

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, June 15th, 2017 @ 11 AM

### ADDENDUM

#### BBBCONDITIONS 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 15th day of June, 2017 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JUNE 15TH, 2017 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, JULY 17TH, 2017, DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

### INDEX

Location	Defendant	Page
Borough of Kennett Square	Isidoro Gonzalez and Victoria Mcelwaine	20
Borough of Kennett Square	Gale A. Lewis	38
Borough of Oxford	Henry J. Ruffenach	63
Borough of Phoenixville	Charles Himes and Terri Himes	26
Borough of Phoenixville	Jane M. Mayo	55
Borough of Spring City	Justin A. Meisten	25
Borough of West Chester	Barry Harshbarger and Deborah Harshbarger	24
Borough of West Chester	Shawn Turner	40

Continued

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
City of Coatesville	Demetrius M. Joeseph, Administrator of the Estate of William Joseph	53
City of Coatesville	John E. Landis, Jr.	18
City of Coatesville	Karen S. Porter, Co-Administratrix of the Estate of Kenneth S. Clay Sr., Kathy S. Hertz, Co-Administratrix of the Estate of Kenneth S. Clay Sr	15
Caln Township	Vanessa Brantley	42
Caln Township	James Forney and The Unknown Heirs off Sybil C. Miller, Dedeased, John P. Mller, IV solely in His Capacity as Heir of Sybil C. Miller, Deceased	50
Caln Township	Walter Palmer	43
Caln Township	Tinika J. Wilson, Administratris of the Estate of Artavia L. Williams	47
East Bradford Township	Dana A. Brinton	23
East Brandywine Township	Christopher Janczak a/k/a Christopher A. Janczak and Irene Janczak	60
East Caln Township	Joan Higgins	41
East Coventry Township	James J. Campbell and Kathleen Campbell	33
East Fallowfield Township	Dana Nicole Arcaro	11
East Fallowfield Township	Oscar C. Hendry, Jr. a/k/a Oscar C. Hendry and Katrina M, Hendry a/k/a Katrina S. Segar a/k/a Katarina S. Hendry	64
East Fallowfield Township	Travis J. Townsend a/k/a Travis Townsend and Megan Townsend a/k/a Megan Mary Delaney-Townsend	67
East Goshen Township	Elizabeth Phillips Carr	61
East Marlborough Township	Lisa Hoyle	27
East Pikeland Township	Irene M Schrader	57
Easttown Township	Mark D. Mazza and Lisa A. Mazza	34
Easttown Township	H. Craig Rappaport anf Mindy Simpson-Rappaport	13
East Whiteland Township	Frank J. Eckley and Janine A. Eckley	51
Honey Brook Township	Robert Thomas and Whitney Aquilant aka Whitnet G. Aquilante	10
Kennett Township	David J. Cranston	17
Kennett Township	John Danko, Jr.	7
Kennett Township	Alma M. Surratt	9
New Garden Township	Cindy Bahn a/k/a Cindy D. Bhan and Ajay Bhan	8
North Coventry Township	Jamie Craig and Christopher Shepardson	59
North Coventry Township	Kelly Gatfield and Mark Storm	58
North Coventry Township	Seanna Moore a/k/a Seanna M. Moore and Robert Unru a/k/a Robert W. Unruh III	37
Uwchlan Township	Joseph P. Gallagher and Shannon Deegan-Gallagher Shannon M. Deegan	36
North Coventry	Julio E. Rosado and TammyL. Rosado	19
Penn Township	Nicole Gray-Wilson a/k/a Nicole Allen, John A. Wilson and James E. Davidson	68
PennTownship	Karen Klemaszewski a/k/a Karen L. Klemaszewski and Michael Klemaszewski a/k/a Michael P. Klemaszewski i	54
PennTownship	Sara Repinski	49
Sadsbury Township	United States of America, Department of the Treasury-Internal Revenue Service and Keith Walker a/k/a Keith A. Walker a/k/a Keith A. Walker, Sr	21
Schuylkill Township	Michael R. Meehan, Sr. a/k/a Michael Meehan by Kathleen Harvey as Attorney in Fact and Stephen R. O'Donnell	29
Thornbury Township	Virrginia Gillespie	52
Tredyffrin Township	Jane H. Tate	39
Upper Uwchlan Township	Karen M. Cain, Known Surviving Heir of Paul Shellem and Unknown Surviving Heirs of Paul Shellem	62
Uwchlan Township	Alexandre E. Daley	30
Uwchlan Township	Joseph P. Gallagher and Shannon Deegan-Gallagher Shannon M. Deegan	36
Valley Township	Shawn R. Clark and Heather S. Clark	65
Valley Township	Mark Hauck a/k/a Mark A. Hauck and Jennifer Knauss-Hauck a/k/a Jennifer K. Hauck	48

*Continued*

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Valley Township	Richard W. Miller and Mysti N. Miller	45-46
Warwick Township	David H. Kercher and Jennifer A. Kercher	5
West Bradford Township	German Herrera and Maria V. Herrera	12
West Bradford Township	Rebecca L. Miller	6
West Caln Township	Catherine E. Wilson	22
West Goshen Township	Rachel Paden, Executrix of the Estate of Larry G. Paden	44
West Goshen Township	Mary Sue Schofield and William M. Schofield	32
West Goshen Township	Thomas E. Wallace, Jr. and Ruth M. Wallace	31
West Nantmeal Township	William A. Medina and Pamula T. Medina a/k/a Pzmela T. Medina	35
West Pikeland Townshiip	Patrick R. Malley, Jr.	28
Westtown Township	Peter E. Aleszczyk and Mary Kathleen Splain	16
Westtown Township	Mark V. Ciarrochi and United States of America	4
West Whiteland Township	Ruth Barrett and Vancouier Barrett	66
West Whiteland Township	Ellen Payne Richardson and W. Phillip Richardson and United States of America	56
Willistown Township	Ronald W. Lockhart, Sr. and Sandra S. Lockhart a/k/a Sandra M. Lockhart	14

# Sheriff's Sale of Real Estate

SALE NO: **15-3-175**

DEBT- **\$4,701.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-9826 DIRECTED TO CAROLYN B. 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 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania being known and designated as Lot 1.

TAX Parcel No. 67-4-88

DOCKET No. 12-09826

PLAINTIFF: Westtown Township

VS

DEFENDANT: **MARK V. CIARROCCHI and UNITED STATES OF AMERICA**

SALE ADDRESS: 911 S. Concord Road, Westtown Township, Pennsylvania 19382

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 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 by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-551**

DEBT- **\$47,505.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02636 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, July 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, August 22, 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, hereditaments and appurtenances, situate the Township of Warwick, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Elsie Carlier made by Leon A. Leshner, Registered Land Surveyor, Sinking Spring, Pennsylvania, dated September 1, 1966, as follows, to wit:

BEGINNING at a point on the southerly side of Township Route No. 519 (as shown on said Plan) which point is at a distance of 316 feet, measured south 82 degrees 09 minutes west, along the same from a point, a corner of lands now or late of St. Mary's Church; thence extending from said beginning point south 07 degrees 51 minutes east, 200 feet to a point; thence extending south 82 degrees 09 minutes west, 150 feet to a point; thence extending north 07 degrees 51 minutes west, 200 feet to a point on the southerly side of Township Route No. 519 aforesaid; thence extending along same, north 82 degrees 09 minutes east, 150 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on said Plan.

BEING Parcel No. 19-04-0136.030

UPI 19-4-136.3

BEING the same premises which Mabel F. Williams by Deed dated 9/18/2001 and recorded 10/16/2001 in Chester County in Record Book 5087 Page 2334 conveyed unto David H. Kercher and Jennifer A. Kercher, husband and wife, in fee.

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **DAVID H. KERCHER and JENNIFER A. KERCHER**

SALE ADDRESS: 124 Mine Hole Road (Warwick Township), Elverson, PA 19520

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: **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: **16-9-649**

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: **16-10-711**

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: **16-10-740**

DEBT- **\$1,462.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05974 DIRECTED TO CAROLYN B. 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, situate in the  
Township of East Fallowfield, County of Chester, Pennsylvania  
TAX PARCEL NO. 47-6-39.20  
PROPERTY ADDRESS: 385 Trotters Way, E. Fallowfield,  
Pennsylvania

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **DANA NICOLE ARCARO**

SALE ADDRESS: 385 Trotters Way, E. Fallowfield, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ.,**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester 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: **17-2-65**

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

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01767 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

ALL THAT CERTAIN lot or tract of land situate in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Plan of The Greens at Waynesborough, made by Eastern States Engineering, Inc. dated January 17, 1994 and last revised May 20, 1994 and recorded in the Office of the Recorder of Deeds in Chester County as Plan # 12517, as follows, to wit:

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

the point and place of beginning.

BEING Lot # 149 on said Plan

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

BEING Parcel No. 55-4E-79

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-2-67**

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

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08544 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, February 16, 2017

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

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

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

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

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

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

BEING Tax UPI #54-6-4

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

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

PARCEL No.: 54-6-4

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-2-73**

DEBT- **\$166,680.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-05876 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

ALL THAT CERTAIN lot or piece of ground with the frame dwelling thereon erected, designated as No. 1125 Oak Street, situate in the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:  
TAX I.D. #: 16-07-0308

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

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

SALE ADDRESS: 1126 Oak Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-2-74**

DEBT- **\$395,011.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08636 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Pleasant Grove made by Robert F. Harsch and Associates, Inc., Consulting Engineers, West Chester, PA, dated 10/2/1978 and last revised 4/3/1981 and recorded in Plan File #2271, as follows, to wit:

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-2-77**

DEBT- **\$555,772.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-00913 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

PROPERTY situate in the Township of Kennett, Chester  
County, Pennsylvania  
BLR# 62-4-745  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID J. CRANSTON**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-2-82**

DEBT- **\$72,829.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07387 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

PROPERTY situate in the Coatesville City, Chester County,  
Pennsylvania  
BLR# 16-2-248.5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PennyMac Loan Services, LLC  
VS

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

SALE ADDRESS: 909 Boundary Court, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-2-88**

DEBT- **\$146,491.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08595 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

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

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

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

SALE ADDRESS: 922 South Hanover Street, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-2-101**

DEBT- **\$441,268.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10531 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

PROPERTY situate in the Chester County, Pennsylvania  
BLR# 3-2-89  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **ISIDORO GONZALEZ and VICTORIA MCELWAINE**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-2-104**

DEBT- **\$136,386.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06042 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-2-106**

DEBT- **\$200,745.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07015 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

ALL THAT CERTAIN lot of land situate in Township of  
West Caln, Chester County, Pennsylvania  
TAX Parcel No.: 28-5-162

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

VS

DEFENDANT: **CATHERINE E. WILSON**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-2-118**

DEBT- **\$339,856.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-09917 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

ALL THAT CERTAIN lot or tract of land, situate in the Township of East Bradford, County of Chester and State of Pennsylvania, bounded and described according to a new survey thereof made by Thomas G. Colesworthy, County Surveyor, June 25, 1951 as follows, viz:

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

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

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

VS

DEFENDANT: **DANA A. BRINTON**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-2-119**

DEBT- **\$234,837.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10633 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

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

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

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

DEFENDANT: **BARRY HARSHBARGER and DEBORAH HARSHBARGER**

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-2-129**

DEBT- **\$131,652.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09234 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 16, 2017

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, known as 202 S & K Street, situate in the First Ward of the Borough of Spring City County of Chester and State of Pennsylvania, bounded and described according to a survey made March 22nd, 1948 by Earl R. Ewing, Registered Surveyor, as follows, to wit;

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

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

COUNTY Parcel Number 14-4-529

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

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

PARCEL No.: 14-4-529

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **JUSTIN A. MEISTEN**

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

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

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

CAROLYN B. WELSH, SHERIFF

# 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: **17-3-138**

DEBT- **\$302,889.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11760 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 Marlborough Township,  
Chester County, Pennsylvania  
BLR# 61-6-361  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **LISA HOYLE**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-171**

DEBT- **\$146,392.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10263 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday March 16, 2017

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

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

PROPERTY situate in the West Pikeland Township, Chester  
County, Pennsylvania  
BLR# 34-3G-18  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-176**

DEBT- **\$717,478.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09962 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday March 16, 2017

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Schuylkill, County of Chester, State of Pennsylvania, bounded and described according to a Record Plan made by Momenee and Associates, Inc., for Anderson Farm, dated 11/3/1998, last revised 12/14/2001 as Plan #16237, as follows, to wit:

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

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

CONTAINING 9.56 acres gross more or less.

BEING Parcel No. 27-06-0069

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$151,261.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00661 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday March 16, 2017

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

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

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

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

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

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

BEING Lot No. 74 on said Plan.

BEING UPI Number 33-04M-0169.0000

PARCEL No.: 33-04M-0169.0000

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

BEING the same property conveyed to Alexandre E.

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

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

VS

DEFENDANT: **ALEXANDRE E. DALEY**

SALE ADDRESS: 347 Devon Drive, Exton, PA 19341

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-195**

DEBT- **\$225,031.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01326 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday March 16, 2017

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

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

PROPERTY situate in the West Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-4D-35  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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: **17-4-205**

DEBT- **\$230,257.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-10342 DIRECTED TO CAROLYN B. 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 of piece of ground, with the buildings and improvements thereon erected, situate in East Coventry Township, Chester County Commonwealth of Pennsylvania, bounded and described according to a plan of "Timothy A. Hansberry, Cary D. and Carol A. Duncan: dated 4/20/1989 last revised 12/26/89, and recorded as Plan #10462, as follows, to wit:

BEGINNING at a point in the bed of Old Schuylkill Road, a corner of lands now or late of Lewis and Evelyn Peck; thence extending along the same north 52 degrees 42 minutes 13 seconds east, 189.23 feet to a point a corner of lands now or late of Frances D. Peck; thence extending along the same the 2 following courses and distances to wit: (1) south 37 degrees 17 minutes 47 seconds east, 75.00 feet and (2) partly along lands now or late of Stephen and Suzanne Funk, north 52 degrees 42 minutes 13 seconds east, 167.91 feet to a point, a corner of Lot #3 on said Plan; thence extending along the same and partly along Lot #4 south 37 degrees 17 minutes 47 seconds east, 101.00 feet to a point a corner of Lot #1

on said Plan; thence extending along the same the 2 following courses and distances to wit: (1) south 52 degrees 47 minutes 27 seconds west, 179.02 feet to a point in the bed of Old Schuylkill Road aforesaid; thence extending along the same the 2 following courses and distances to wit: (1) north 48 degrees 43 minutes 45 seconds west, 169.03 feet and (2) north 47 degrees 41 minutes 17 seconds west, 37.60 feet to a point, a corner of lands now or late of Lewis and Evelyn Peck, aforesaid, the first mentioned point and place of beginning.

BEING the same premises which Jay J. Hallman, by Deed dated 08/15/2003 and recorded 08/22/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5853, Page 831, granted and conveyed unto James J. Campbell and Kathleen Campbell, his wife.

BEING known as: 1275 Old Schuylkill Road, Spg City a/k/a Spring City, PA 19475

PARCEL No.: 18-5-68.6

IMPROVEMENTS: residential property.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **JAMES J. CAMPBELL and KATHLEEN CAMPBELL**

SALE ADDRESS: 1275 Old Schuylkill Road, SPG City a/k/a Spring City, PA 19475

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: **17-4-208**

DEBT- **\$1,501,572.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05926 DIRECTED TO CAROLYN B. 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. Belbar, II and O. John Fuchs, Jr. by Chester Valley Engineers, Inc., Paoli, PA, 3/16/1987, last revised 6/1/1987 and described as follows, to wit:  
TAX I.D. #: 55-4-115.14

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA10 Mortgage Pass-Through Certificates, Series 2006-OA10

VS

DEFENDANT: **MARK D. MAZZA and LISA A. MAZZA**

SALE ADDRESS: 1271 Farm Road, Berwyn, Pennsylvania 19312

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: **17-4-209**

DEBT- **\$195,605.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11898 DIRECTED TO CAROLYN B. 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 Nantmeal Township,  
Chester County, Pennsylvania  
UPI# 23-2-50.1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **WILLIAM A. MEDINA and PAMULA T. MEDINA a/k/a PAMELA T. MEDINA**

SALE ADDRESS: 344 North Manor Road, Elverson, PA 19520

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: **17-4-211**

DEBT- **\$283,067.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05373 DIRECTED TO CAROLYN B. 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 Uwchlan Township, Chester County, Pa., bounded and described according to a subdivision plan of "Welsh Ayres II" made by Yerkes Associates, Inc., West Chester, Pa., and filed in Chester County as Plan No. 9211-9216 as follows, to wit.  
TAX I.D. #: 33-03-0109

PLAINTIFF: Police and Fire Federal Credit Union

VS

DEFENDANT: **JOSEPH P. GALLAGHER and SHANNON DEEGAN-GALLAGHER a/k/a SHANNON M. DEEGAN**

SALE ADDRESS: 102 Victoria Court, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-212**

DEBT- **\$97,471.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07737 DIRECTED TO CAROLYN B. 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 house and lot, piece or parcel of land, situate in South Pottstown, Township of North Coventry County of Chester and State of Pennsylvania, bounded, limited and described according to a survey made by George F. Shaner, Registered Engineer, as follows, to wit;  
TAX I.D. #: 17-3C-52

PLAINTIFF: LSF9 Master Participation Trust c/o Caliber Home Loans, Inc.

VS

DEFENDANT: **SEANNA MOORE a/k/a SEANNA M. MOORE and ROBERT UNRUH III a/k/a ROBERT W. UNRUH III**

SALE ADDRESS: 294 Laurelwood Road, Pottstown, Pennsylvania 19465

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: **17-4-213**

DEBT- **\$151,710.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03108 DIRECTED TO CAROLYN B. 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, with the buildings and improvements thereon erected, situate in Kennett Square Borough, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Las Rosas, dated 9/25/02 last revised 3/3/03 and recorded as Chester County # 16919 as follows, to wit:

BEGINNING at a point on the westerly side of Las Rosas Drive, a corner of Lot # 18 on said Plan; thence extending along the same, crossing a 20.00 feet wide sanitary sewer easement, south 87 degrees 47 minutes west 113.31 feet to a point on the easterly side of a 20.00 feet wide alley; thence extending along the same, north 02 degrees 13 minutes 00 seconds west 18.00 feet to a point, a corner of Lot 16; thence extending along the same, re-crossing the aforesaid easement, north 87 degrees 47 minutes 00 seconds east 113.30 feet to a point on the westerly side of Las Rosas Drive, aforesaid; thence extending along the same, south 02 degrees 16 minutes 00 seconds east 18.00 feet to a point, a corner of Lot #18 on said Plan, the first mentioned point and place of beginning.

BEING Lot 17 on said Plan.

TITLE to said premises vested in Gale A. Lewis by Deed from the Alliance for Better Housing dated July 21, 2006 and recorded August 2, 2006 in the Chester County Recorder of Deeds in Book 6913, Page 665.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Holders of Structured Asset Securities Corporation Mortgage Loan Trust 2006-BC3

VS

DEFENDANT: **GALE A. LEWIS**

SALE ADDRESS: 530 Las Rosas Drive, Kennett Square, PA 19348

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: **17-4-216**

DEBT- **\$188,473.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08857 DIRECTED TO CAROLYN B. 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 with the buildings, improvements, hereditaments and appurtenances, thereto erected, situate in the Township of Tredyfirin, County of Chester and State of Pennsylvania, bounded and described according to a plan thereof made by Miles H. Robinson, Professional Engineer in November 1955, and revised by Yerkes Engineering Co. on February 24, 1958 as follows:

BEGINNING at a point on the southeasterly side of Walker Road (50 feet wide), which point is measured the two following courses and distances from a point of a curve on the southwesterly side of Thomas Road (50 feet wide). (1) Extending from said point of curve on a line curving to the left having a radius of 20 feet the acre distance of 31.49 feet to a point of tangent; and (2) south 65 degrees 48 minutes 30 seconds west 143.01 feet to the point and place of beginning; thence extending from said beginning point and along the said southeasterly side of Walker Road, south 08 degrees 43 minutes 30 seconds west 150 feet to a point; thence extending south 23 degrees 10 minutes 30 seconds east 205.86 feet to a point and thence extending north 66 degrees 49 minutes 36 seconds east 150 feet to a point and thence extending north 23 degrees 10 minutes 30 seconds east 206 feet to the first mentioned point and place of beginning.

BEING Lot No. 24 Walker Road, as shown on said Plan.

TITLE to said premises vested in Thomas R. Tate and Jane H. Tate by Deed from Donald A. Semler and Elizabeth K. Semler dated December 4, 1991 and recorded December 23, 1991 in the Chester County Recorder of Deeds in Book 2718, Page 61.

PLAINTIFF: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.  
VS

DEFENDANT: **JANE H. TATE**

SALE ADDRESS: 474 Walker Road, Wayne, PA 19087

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC, 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: **17-4-221**

DEBT- **\$180,419.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08633 DIRECTED TO CAROLYN B. 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# 01-08-0101  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **SHAWN TURNER**

SALE ADDRESS: 328 West Washington Street, West Chester, PA 19380-2541

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: **17-4-229**

DEBT- **\$316,348.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02631 DIRECTED TO CAROLYN B. 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 East Caln Township, County of Chester, Commonwealth of Pennsylvania bounding and described according to a Final Plan "Villages at Bell Tavern" made for MGJAD Associates, L.P. prepared by Edward B. Walsh & Associates, Inc., Civil Engineers and Surveyors, 55 Country Club Drive, Suite 100, Downingtown, PA 19335 (610) 518-1360, dated 11/20/2000, last revised 09/26/2001 and recorded in Chester County as Plan #16591 as follows, to wit:

BEGINNING at a point on the northerly side of Lincoln Drive, a corner of Lot 148 on said Plan; thence extending along said side of Lot #148 north 06 degrees 21 minutes 42 seconds west 122.33 feet to a point and corner of Lot #144; thence extending along said side of Lot #144 and Lot #145 north 83 degrees 38 minutes 18 seconds east 35.01 feet to a point and corner of Lot #145; thence extending along said side of Lot #145 and Lot #146 south 79 degrees 03 minutes 46 seconds east 43.51 feet to a point on the westerly side of Bell Tavern Boulevard; thence extending along said

side of Bell Tavern Boulevard the following (2) courses and distances: (1) along the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 102.05 feet to a point of reverse curve; (2) along the arc of a circle curving to the right having a radius of 37.00 feet the arc distance of 36.45 feet to a point of tangent on the northerly side of said Lincoln Drive; thence extending along said side of Lincoln Drive south 83 degrees 38 minutes 18 seconds west 35.00 feet to the first mentioned point and place of beginning.

BEING Lot #147 on said Plan.

BEING County Parcel #40-2-1078

ALSO being known as 2 Lincoln Drive.

BEING the same premises which The Cutler Group Inc., a Pennsylvania Corporation, by Deed dated 6/4/04 and recorded 6/24/04 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6199, Page 1865, and Instrument #104282651, granted and conveyed unto Joan Higgins, in fee.

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust

VS

DEFENDANT: **JOAN HIGGINS**

SALE ADDRESS: 2 Lincoln Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-233**

DEBT- **\$206,673.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05258 DIRECTED TO CAROLYN B. 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 unit 177W situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, as shown on Plan "Foundation As-Built, Building 12, Bailey Station", prepared for Provident Home Corp., dated December 12, 2007, by Howell Kline Surveying, LLC., West Chester, PA, being more particularly described as follows

TAX I.D. #: 39-4-0581

PLAINTIFF: Keystone Federal Credit Union

VS

DEFENDANT: **VANESSA BRANTLEY**

SALE ADDRESS: 2759 Fynamore Lane, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-237**

DEBT- **\$184,659.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07195 DIRECTED TO CAROLYN B. 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 with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester and State of Pennsylvania, said lot being composed of portions of Lots Nos. 355 and 356 on a Plan of Megargee Heights, and being bounded and described according to a Plan of Property of Norman E. Donoghue, made by J.W. Harry, Civil Engineer of Coatesville in December 1949 as follows:

BEGINNING at a point in the southerly curb line of East Lincoln Highway at the distance of 177 feet eastwardly from the easterly curb line of Fourteenth Avenue; thence extending along said southerly curb line of East Lincoln Highway, north 85 degrees 03 minutes 30 seconds east 50 feet to a point; thence extending along the remaining portion of Lot No. 355 on Plan of Megargee Heights, south 04 degrees 56 minutes 30 seconds east 180 feet to a point in the north curb line of Harmony Street (20 feet wide); thence extending along the remaining portion of Lot No. 356, north 04 degrees 56 minutes 30 seconds west, 180 feet to the first mentioned point and place of beginning.

EXCEPTING thereout and therefrom all that certain lot or piece of ground as taken for highway purposes as shown in Record Book 1951 Page 365.

BEING Parcel No. #39-3L-46

BLR# 39-3L-46

TITLE to said premises vested in Walter Palmer by Deed from Roy S. Clark and Shannon M. Forrest now known as Shannon M. Clark, husband and wife, dated 9/29/2006 and recorded 10/10/2006 in Book 6977 Page 956

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

VS

DEFENDANT: **WALTER PALMER**

SALE ADDRESS: 1408 Harmony Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-238**

DEBT- **\$87,743.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01729 DIRECTED TO CAROLYN B. 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 with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania bounded and described according to a point of Goshen Hills made by T.G. Colesworthy, County Surveyor, May 1950, as follows, to wit:

TAX I.D. #: 52-5C-205

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **RACHAEL PADEN, EXECUTRIX OF THE ESTATE OF LARRY G. PADEN**

SALE ADDRESS: 211 Long 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: **17-4-240**

DEBT- **\$213,925.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10206 DIRECTED TO CAROLYN B. 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 unit in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 Page 1016, et seq. First Amendment to Declaration recorded in Book 7229 Page 314, Second Amendment to Declaration recorded in Book 7345 Page 2155, Third Amendment to Declaration recoded in Book 7397 Page 2310, Fourth Amendment to Declaration as set forth in Record Book 7412 Page 2209, Fifth Amendment to Declaration as set forth in Record Book 7440 Page 556, Sixth Amendment to Declaration as set forth in Book 7454 Page 037, Seventh Amendment to Declaration as set forth in Book 7495 Page 258, Corrective Amendment to Seventh Amendment to Declaration as set forth in Book 7516 Page 1912 and any and all amendments hereto. Being designated as Unit No. 243 as described in said Declaration and Declaration Plan.

TOGETHER with a proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18%

ALL THAT CERTAIN concrete foundation, located approximately 73.11 feet east of the intersection of Larose Drive and Bardel Drive situate on the northerly side of Bardel Drive, located within the Round Hill Development said development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the north-

west side of the intersection of Buckthorn Drive and Lincoln Highway (S.R. 3070) and shown as Unit 243 on a plan titled "Round Hill Development", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania, said Unit as described in the Declaration of Condominium being contained within the building as follows:

COMMENCING at a point in the bed of Lincoln Highway (S.R. 3070) at the intersection of Lincoln Highway (S.R. 3070) and Buckthorn Drive, said point being the south easterly most property corner of the said Round Hill Development;

THENCE crossing the northerly right of way line of Lincoln Highway (S.R. 3070) and into lands of the Round Hill Development herein, north 40 degrees 25 minutes 53 seconds west, a distance of 1216.47 feet to a point; thence from said point the following four (4) courses:

1. NORTH 89 degrees 56 minutes 07 seconds west, a distance of 23.94 feet to a point;
2. NORTH 03 degrees 58 minutes 47 seconds east, a distance of 1.87 feet to a point;
3. SOUTH 89 degrees 30 minutes 24 seconds west, a distance of 8.48 feet to a point;
4. NORTH 02 degrees 02 minutes 56 seconds east, a distance of 2.69 feet to the place of beginning.

THENCE from said place of beginning continuing along exterior perimeter of the concrete foundation the following six (6)

PLAINTIFF: Ditech Financial LLC  
VS

DEFENDANT: **RICHARD W. MILLER and MYSTI N. MILLER**

SALE ADDRESS: 243 Bardel Drive, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-240X**

DEBT- **\$213,925.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10205 DIRECTED TO CAROLYN B. 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.

courses and distances:

1. NORTH 89 degrees 58 minutes 37 seconds west, a distance of 21.70 feet to a point;
2. NORTH 00 degrees 00 minutes 04 seconds east, a distance of 42.16 feet to a point;
3. SOUTH 89 degrees 21 minutes 09 seconds east, a distance of 11.90 feet to a point;
4. SOUTH 00 degrees 50 minutes 11 seconds east, a distance of 12.01 feet to a point;
5. NORTH 89 degrees 41 minutes 43 seconds east, a distance of 9.63 feet to a point;
6. SOUTH 00 degrees 00 minutes 04 seconds west, a distance of 30.08 feet to the point of beginning.

TAX map and parcel number: 38-01-018100

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **RICHARD W. MILLER and MYSTI N. MILLER**

SALE ADDRESS: 243 Bardel Drive, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-243**

DEBT- **\$174,494.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06281 DIRECTED TO CAROLYN B. 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 and tract of land situate in the Township of Caln, Chester County, Pennsylvania, which is more fully described as follows:

TAX MAP and PARCEL NUMBER: 39-4E-293

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for VM Trust Series 3, a Delaware statutory trust

VS

DEFENDANT: **TINIKA J. WILSON, ADMINISTRATRIX OF THE ESTATE OF ARTAVIA L. WILLIAMS**

SALE ADDRESS: 302 Barclay Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-244**

DEBT- **\$191,830.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08798 DIRECTED TO CAROLYN B. 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 Valley, County of Chester and State of Pennsylvania, bounded and described according to a title plan of Country Ridge, made by Lester R. Andes, Professional Engineer, Thorndale, PA, dated 2/14/1988 and last revised 7/19/1989 and recorded in Chester County as Plan No. 9993, as follows, to wit:  
TAX I.D. #: 38-2-430

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

DEFENDANT: **MARK HAUCK a/k/a MARK A. HAUCK and JENNIFER KNAUSS-HAUCK a/k/a JENNIFER K. HAUCK**

SALE ADDRESS: 115 Arianna Lane, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-4-253**

DEBT- **\$227,617.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09026 DIRECTED TO CAROLYN B. 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 Penn, County of Chester, Commonwealth of Pennsylvania, described according to a plan of property of Charles F. Brackin dated May 12, 1967, made by Manley N. White and recorded at West Chester in Plan Book 26, Page 30, as follows, to wit:  
TAX map and parcel number: 58-2-1.7

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **SARA REPINSKI**

SALE ADDRESS: 473 North Jennersville Road, Cochranville, Pennsylvania 19330

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: **17-4-260**

DEBT- **\$119,258.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07400 DIRECTED TO CAROLYN B. 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 Caln

TAX Parcel #39-03M-0018

IMPROVEMENTS: a residential dwelling.

SOLD AS the Property of: The Unknown Heirs of Sybil C. Miller, Deceased, James Forney and John P. Miller, IV solely in His Capacity as Heir of Sybil C. Miller, Deceased

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

VS

DEFENDANT: **JAMES FORNEY and THE UNKNOWN HEIRS OF SYBIL C. MILLER, DECEASED, JOHN P. MILLER, IV SOLELY IN HIS CAPACITY AS HEIR OF SYBIL C. MILLER, DECEASED**

SALE ADDRESS: 25 Quarry 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: **17-4-261**

DEBT- **\$239,613.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10104 DIRECTED TO CAROLYN B. 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 with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Country Club Estates" made by Chester Valley Engineers, Inc., Consulting Engineers, Inc., Consulting Engineers, Paoli, PA, dated 8/27/1959 and last revised 4/30/1968, as follows, to wit:

BEGINNING at a point on the northeasterly side of Church Road (40 feet wide), at the distance of 486.52 feet measured north 20 degrees 35 minutes 30 seconds west, along same from its intersection with the northwesterly side of Swedesford Road (50 feet wide) (both lines produced); thence extending along the northeasterly side of Church Road, north 21 degrees 43 minutes 20 seconds west 157.23 feet to a point; thence extending north 68 degrees 16 minutes 40 seconds east 250.20 feet to a point; thence extending

south 16 degrees 04 minutes 20 seconds east 202.65 feet to a corner of Lot Number 5; thence along Lot Number 5 south 70 degrees 36 minutes 20 seconds west 132.11 feet to a point in line of the cemetery land; thence along same the two following courses and distances; (1) north 19 degrees 23 minutes 40 seconds west 32.95 feet to a point; (2) south 71 degrees 48 minutes 20 seconds west 99.78 feet to the first mentioned point and place of beginning.

BEING Lot Number 5-A on said Plan

BEING UPI Number 42-3-125.12

BLR# 42-3-125.12

TITLE to said premises vested in Frank J. Eckley and Janine A. Eckley by Deed from Charles Keller, III and Karen A. Keller, husband and wife, dated 6/13/2003 and recorded 6/26/2003 in Book 5758 Page 322

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

VS

DEFENDANT: **FRANK J. ECKLEY and JANINE A. ECKLEY**

SALE ADDRESS: 59 Church Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-266**

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: **17-4-273**

DEBT- **\$102,353.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09498 DIRECTED TO CAROLYN B. 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 of land, together with the 2 story dwelling house erected thereon, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **DEMETRIUS M. JOSEPH, ADMINISTRATOR OF THE ESTATE OF WILLIAM JOSEPH**

SALE ADDRESS: 419 Maple Avenue, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-274**

DEBT- **\$517,763.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04857 DIRECTED TO CAROLYN B. 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 of land situate in Township of  
Penn, Chester County, Pennsylvania  
TAX Parcel No.: 58-3-33.67

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **KAREN KLEMASZEWSKI a/k/a KAREN L. KLEMASZEWSKI and MICHAEL KLEMASZEWSKI a/k/a MICHAEL P. KLEMASZEWSKI**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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: **17-4-277**

DEBT- **\$214,767.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08375 DIRECTED TO CAROLYN B. 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 Phoenixville Borough, Chester County, Pennsylvania, bounded and described according to a Unit Location Plan made by Cowan Associates, Inc., Surveyors, Geologists, Landscape Architects for The Ledges and The Court at the Ledges, prepared for T.H. Properties, dated 11/10/2004, and recorded in Chester County as Plan No. 17216 as follows, to wit:

BEGINNING at an interior point on the northerly side of Bailey Drive and a corner of Unit No. D-3; thence extending the following 8 courses and distances: (1) south 76 degrees 14 minutes 01 seconds west, 12.33 feet to a point; (2) south 13 degrees 45 minutes 59 seconds east, 4.00 feet to a point; (3) south 76 degrees 14 minutes 01 seconds west, 8.00 feet to a point; (4) north 13 degrees 45 minutes 59 seconds west, 4.00 feet to a point; (5) south 76 degrees 14 minutes 01 seconds west, 1.67 feet to a point; (6) north 13 degrees 45 minutes 59 seconds west, 38.00 feet to a point; (7) north 76 degrees 14 minutes 01 seconds east, 22.00 feet to a point; (8) south 13 degrees 45 minutes 59 seconds east, 38.00 feet to the first mentioned point and place of beginning.

BEING Townhouse Unit No. D-4.

BEING the same premises which Christi L. McDonald, by Deed dated November 22, 2011 and recorded December 12, 2011 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8311, Page 1834, granted and conveyed unto Jane M. Mayo

BEING known as: 1053 Balley Drive, Phoenixville, PA 19460

PARCEL No.: 15-2-2-21

IMPROVEMENTS: residential property.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **JANE M. MAYO**

SALE ADDRESS: 1053 Balley Drive, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-278**

DEBT- **\$154,294.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07771 DIRECTED TO CAROLYN B. 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 piece of land, situated in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a map made for Second Whitford Associates, called "Grove Hill" by Yerkes Associates, Inc., West Chester, Pa., dated 2-21-1980 and last revised 4-15-1980 and recorded in Plan Book 3064 as follows, to wit:

BEGINNING at a point on the southwesterly side of Grove Avenue (50 feet wide), a corner of Lot #7 on said Plan; thence extending along said Lot south 39 degrees 50 minutes 07 seconds west 191.38 feet to a point in line of lands now or late of David L. Daly; thence extending along said lands, north 25 degrees 31 minutes 20 seconds west 240.10 feet to a point, a corner of Lot #9; thence extending north 75 degrees 31 minutes 15 seconds east 161.51 feet to a point on the southwesterly side of Grove Avenue; thence extending along same on the arc of a circle curving to the left having a radius of 212.60 feet the arc distance of 132.41 feet to the first mentioned point and place of beginning.

CONTAINING 30,005.285 square feet;

BEING Lot #8 on said Plan.

CHESTER County Tax Parcel #41-5-218.8

BEING the same premises which Second Whitford Associates, a Limited Partnership, by Deed dated 1/26/90 and recorded 2/2/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1872 Page 592, granted and conveyed unto W. Phillip Richardson and Ellen Payne Richardson, his wife, in fee.

PLAINTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **ELLEN PAYNE RICHARDSON and W. PHILLIP RICHARDSON and UNITED STATES OF AMERICA**

SALE ADDRESS: Lot 8 Grove Hill assessed as 1468 Grove Avenue, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-4-291**

DEBT- **\$161,500.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09134 DIRECTED TO CAROLYN B. 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 County of Chester, Commonwealth of Pennsylvania.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Pikeland, in the County of Chester and State of Pennsylvania, bounded and described in accordance with as "As Built Plot Plan Building A" of Napps Dam Bridge Townhouses made by Surdy and Bursich, Inc., (Pottstown, Pa) dated October 21, 1980 as follows, to wit:

BEGINNING at a point, the northwest corner thereof, which point is measured the two following courses and distances from the point formed by the intersection of the center lines of Donna Lane and Debbie Lane; (1) along the center line of Debbie Lane south 63 degrees 25 minutes 27 seconds east 53.320 feet to a point; (2) across the bed of Debbie Lane south 6 degrees 50 minutes

53 seconds west 40.535 feet to the beginning point; thence south 92 degrees 58 minutes 42 seconds east 20.000 feet to a point a corner of Lot A-4; thence along Lot A-4 south 6 degrees 50 minutes 53 seconds west passing through a partition wall 94.907 feet to a point on the northerly right of way line of Rollingsworth Drive; thence along the same along the arc of a circle curving to the right having a radius of 270.000 feet the arc distance of 20.149 feet to a point a corner of Lot A-6; thence along A-6 north 6 degrees 50 minutes 33 seconds east 92.560 feet, passing through a partition wall, to the first mentioned point and place of beginning.

BEING the same premises which Charles T. Schrader, by Deed dated 8/28/07 and recorded 10/15/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7285, Page 1789, granted and conveyed unto Charles T. Schrader and Irene M. Schrader, their heirs and assigns, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **IRENE M. SCHRADER**

SALE ADDRESS: 105 Debbie Lane assessed as 105 East Debbie 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: **17-4-298**

DEBT- **\$138,302.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08070 DIRECTED TO CAROLYN B. 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 with buildings and improvements thereon erected, situate in the Township of North Coventry, Chester County, Commonwealth of Pennsylvania, on the west side of South Hanover Street, being Lot #2 of a Subdivision Plan of John A. and Judy A. Lupas, prepared by Ralph E. Shaner and Son Engineering Co. dated October 12, 1992 and recorded June 24, 1992 as Plan #12548 and being described as follows:

BEGINNING at a point on the west side of said south Hanover Street (50 feet wide) said point in common with Lot #1 of said Plan; thence leaving South Hanover Street traveling along Lot #1 north 59 degrees 55 minutes west 140.00 feet to a point on the east side of Coyne Alley (20 feet wide); thence along the east side of Coyne Alley north 30 degrees 5 minutes east 60 feet to a point, a corner of the lands now or late of William Hamilton; thence by the lands now or late of Williams Hamilton south 59 degrees 55 minutes east 140 feet to a point on the west side of South Hanover Street, aforesaid; thence along the west side of South Hanover Street, south 30 degrees 05 minutes west 60.00 feet to the place of beginning.

BEING Lot #2 on said Plan.

BEING UPI No. 17-3G-57

PLAINTIFF: Ventures Trust 2013-I-H-R by MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC, its trustee

VS

DEFENDANT: **KELLY GATFIELD and MARK STORM**

SALE ADDRESS: 651 Hanover Street, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **MICHAEL J. SHAVEL, ESQ., 215-579-7700**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-299**

DEBT- **\$145,552.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07148 DIRECTED TO CAROLYN B. 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 of land in North Coventry Township, Chester County, Pennsylvania, being part of Lot No. 1, Plan of Lots by James D. Whartenby, surveyed by Samuel Willauer 4-21-1864, being approximately 30 x148, and having thereon erected a dwelling known and numbered as 310 Laurelwood Road, Pottstown, PA 19465

TAX Parcel: 17-03C-0080

CHESTER County Instrument No. 10855850.

TO be sold as the property of Jamie Craig and Christopher Shepardson under Chester County Judgment No. 2016-07418 RC.

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **JAMIE CRAIG and CHRISTOPHER SHEPARDSON**

SALE ADDRESS: 310 Laurel Wood Rd., Pottstown, PA 19465

PLAINTIFF ATTORNEY: **LEON HALLER, ESQ., 717-234-4178**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-302**

DEBT- **\$389,975.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03365 DIRECTED TO CAROLYN B. 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 of land situate in Township of  
East Brandywine, Chester County, Pennsylvania  
TAX Parcel No.: 30-2-100.2

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **CHRISTOPHER JANCZAK a/k/a CHRISTOPHER A. JANCZAK and IRENA JANCZAK**

SALE ADDRESS: 790 Hopewell Road, (East Brandywine Township), 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: **17-4-305**

DEBT- **\$7,823.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-08154 DIRECTED TO CAROLYN B. 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 parcel of real property located in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, being House Number 276 as more fully defined and described in (a) that certain Declaration of Covenants and Easements for the Village of Devonshire, dated October 18, 1979, made by West Chester Realty Corporation and recorded in the Recorder of Deeds Office of Chester County, Pennsylvania, in Misc. Deed Book 458 beginning at Page 38, and amended in Misc. Deed Book 482 Page 408 and 520 Page 3 (hereinafter the "Village Declaration") and (b) that certain Plan of the Village of Devonshire (made by Pennoni Associates, Inc., dated July 20, 1979, recorded in the aforesaid Recorder's Office as Plan Number 2673 (hereinafter the "Village Plan") together with an undivided 1/108 interest in the Common Area, as more fully described in the Village Declaration and the Village Plan (hereinafter called the premises").

TOGETHER, also with the rights, easements, and benefits and under and subject to the easements, reservations, covenants, and encumbrances of the aforesaid Village Declaration and Village Plan and also of that certain Restated Declaration of Covenants and

Easements for Hershey's Mill dated April 21, 1978, recorded in the aforesaid Recorder's Office in Misc. Deed Book 405 beginning at page 180 (hereinafter the "Hershey's Mill Declaration") and that certain Plan of the Property subject to the Hershey's Mill Declaration, made by Roger K. Lewis, AIA, and Associates, dated May 18, 1978, and recorded in the aforesaid Recorder's Office as Plan Number 1832 (hereinafter the "Preliminary Hershey's Mill Plan").

BEING the same premises which was granted and conveyed upon Elizabeth Phillips Carr by Deed dated January 26, 2006 and recorded in the Chester County Recorder of Deeds Office on February 1, 2006 in Book 6753, Page 2044 et. seq.

BEING Chester County UPI 53-4A-6.

BEING Tax Parcel No. 53-4A-6.

BEING UPI #53-41-6

BEING common known as: 276 Devon Way, West Chester, PA 19380

RESIDENTIAL dwelling

PLAINTIFF: Devonshire Village Homeowners Association

VS

DEFENDANT: **ELIZABETH PHILLIPS CARR**

SALE ADDRESS: 276 Devon Way, West Chester, East Goshen Township, Chester County, PA 19380.

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-311**

DEBT- **\$277,019.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04454 DIRECTED TO CAROLYN B. 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, with the hereditaments and appurtenances thereon, situate in the Township of Upper Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property for Fred Betz, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA, dated June 21, 1973, and last revised December 6, 1973, as follows, to wit:  
TAX I.D. #: 32-3-3-53.14

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **KAREN M. CAIN, KNOWN SURVIVING HEIR OF PAUL SHELLEM and UNKNOWN SURVIVING HEIRS OF PAUL SHELLEM**

SALE ADDRESS: 1 Highview Road, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-4-313**

DEBT- **\$474,464.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03579 DIRECTED TO CAROLYN B. 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# 6-8-51  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Indenture Trustee for The Registered Holders of Abfs Mortgage Loan Trust 2002-2, Mortgage-Backed Pass-Through Certificates, Series 2002-2

VS

DEFENDANT: **HENRY J. RUFFENACH**

SALE ADDRESS: 224 Penn Avenue, Oxford, PA 19363-1320

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: **17-4-314**

DEBT- **\$290,372.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10482 DIRECTED TO CAROLYN B. 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 East Fallowfield Township,  
Chester County, Pennsylvania  
BLR# 47-4-595  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA N.A., as Trustee on behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust 2007-He1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **OSCAR C. HENDRY, JR. a/k/a OSCAR C. HENDRY and KATRINA M. HENDRY a/k/a KATRINA S. SEGAR a/k/a KATRINA S. HENDRY**

SALE ADDRESS: 101 Osprey Lane, a/k/a 101 Osprey Way, Coatesville, PA 19320-4365

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, 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: **17-4-315**

DEBT- **\$157,268.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-11368 DIRECTED TO CAROLYN B. 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# 38-02M-0005  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf8 Master Participation Trust

VS

DEFENDANT: **SHAWN R. CLARK and HEATHER S. CLARK**

SALE ADDRESS: 411 Harry Road, Coatesville, PA 19320-1923

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: **17-4-316**

DEBT- **\$559,068.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04327 DIRECTED TO CAROLYN B. 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 Whiteland Township,  
Chester County, Pennsylvania  
BLR# 41-5-70.17  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2

VS

DEFENDANT: **RUTH BARRETT and VANCOUIER BARRETT**

SALE ADDRESS: 601 Sylvania Road, Exton, PA 19341-2401

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: **17-4-318**

DEBT- **\$285,421.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00129 DIRECTED TO CAROLYN B. 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 East Fallowfield Township,  
Chester County, Pennsylvania  
BLR# 47-5-135  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **TRAVIS J. TOWNSEND a/k/a TRAVIS TOWNSEND and MEGAN TOWNSEND a/k/a MEGAN MARY DELANEY-TOWNSEND**

SALE ADDRESS: 206 Providence Hill Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-340**

DEBT- **\$18,863.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00373 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in Penn Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of "3 Lot Subdivision" drawn for Emiline B. Gray, by N. M. Lake, Inc., Engineers-Surveyors, dated 9/17/87, and revised 1/6/86, said Plan recorded in Chester County as Plan No. 6173, as follows, to wit:

BEGINNING at a P.K. Nail on the title line in the bed of Ewing Road (LR 15031) (133 feet wide), said point being a corner of lands now or late of Earl M. Cole; thence extending from said point of beginning along said lands, south 17 degrees 32 minutes 42 seconds west and crossing the southwesterly side of Ewing Road, 221.58 feet to a point, a corner of Lot No. 2 on said Plan; thence extending along same, north 74 degrees 50 minutes 14 seconds west 310.51 feet to an iron pin on the southwesterly side of a 50 feet wide right-of-way; thence extending along same the three following courses and distances, (1) north 15 degrees 08 minutes 46 seconds east 191.70 feet to a point of curve, (2) northeastwardly along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 47.65 feet to a point of tangent, and (3) north 37

degrees 00 minutes 12 seconds east and recrossing the southwesterly side of Ewing Road, 100.00 feet to a point on the title line in the bed of same; thence extending along same, south 52 degrees 59 minutes 48 seconds east 294.70 feet to the first mentioned point and place of beginning.

CONTAINING 2.000 acres of land

BEING Lot No. 1 as shown on the abovementioned Plan.

TAX Parcel No. 58-1-12.1

BEING the same premises which John A. Wilson and Nicole Gray-Wilson, husband and wife, by Deed dated August 25, 2004 and recorded October 26, 2004 in the Office of the Recorder of Deeds, in and for the County of Chester, Pennsylvania as Document ID 10472711, in Book 6317 Page 897, granted and conveyed unto Nicole Gray, a/k/a Nicole Gray-Wilson and James E. Davidson, in fee.

IMPROVEMENTS: Land (Mobile Home located on premises)

BEING known as 729 Ewing Road, Cochranville, Pennsylvania 19330

PLAINTIFF: National Loan Investors, L.P., assignee of National Penn Bank, successor to The Peoples Bank of Oxford

VS

DEFENDANT: **NICOLE GRAY-WILSON a/k/a NICOLE ALLEN, JOHN A. WILSON, and JAMES E. DAVIDSON**

SALE ADDRESS: 729 Ewing Road, Cochranville, Pennsylvania 19330

PLAINTIFF ATTORNEY: **CHARLES N. SHURR, JR., ESQ., 610-670-2552**

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

CAROLYN B. WELSH, SHERIFF