

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, August 17th, 2017 @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 17th day of August, 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, AUGUST 17th, 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, SEPTEMBER 18th, 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 Avondale	Avondale IQ Co., LLC	17
Borough of Kennett Square	Clarence Stevens	23
Borough of Malvern	Alexandre E. Daley & Christopher T. Daley	34
Borough of Malvern	King Investment Group, LLC	40
Borough of Phoenixville	Darren Barber and Debbie Barber	31
Borough of Phoenixville	Jason W. Farley	18
Borough of Spring City	Jason A. Benjamin and Kathryn M. Whitmore	13

Continued

INDEX

Location	Defendant	Page
City of Coatesville	Carmen Allen and Dionna Allen	47
City of Coatesville	Conduit Realty, LLC and Steven Conduit and James J. Maguire	30
City of Coatesville	Steven Conduit a/k/a Steven R. Conduit a/k/a S. A. Conduit, Conduit Properties LLC a/k/a Conduit Realty LLC and James J Maguire, Jr /k/a James Maguire	28
City of Coatesville	Stephen A. Cooper a/k/a Stephen Antonio Cooper	16
City of Coatesville	Elizabeth A. McFadden and Devin J. Pinkerton	4
City of Coatesville	Gerald F. Mullin	43
City of Coatesville	Lawrence O. Powell and Mary Jo Powell	14
City of Coatesville	Francis Schnering and Lisa Schnering	22
Caln Township	Veronica Rivera	12
Caln Township	Linda Washington and United States of America	45
East Bradford Township	Valeria D. Jones	51
East Brandywine Township	James Warren	49
East Caln Township	Riveer Station Land, LP	8
East Coventry Township	Jennifer B. Melrath	3
East Caln Township	Jeffrey Snyder and Denise Snyder	25
East Fallowfield Township	Robert M. Barnhart and Karen A. Barnhart	46
East Marlborough Township	Anna-Carin Brewer	26
East Nottingham Township	David Blisard and Lisa Blisard	7
East Nottingham Township	Matthew J. Gibson	15
East Pikeland Township	Kenneth Boudier and Elizabeth McGowan	10
East Vincent Township	Derek R. Digiacomo a/k/a Derek Digiacomo and Anne M. Digiacomo a/k/a Anne Digiacomo	48
East Vincent Township	Kenneth R. Sachar and Deborah M. Sachar	35
Franklin Township	Rudy D. Arnold	5
Franklin Township	Craig L. Jacobs	33
Lower Oxford Township	David D. O'Connor a/k/a David O'Connor and Lisa Ann O'Connor a/k/a Lisa O'Connor	19
Penn Township	James McAnany and Sylvia McAnany	53
Thornbury Township	Norma P. McDaniel	9
Uwchlan Township	Eric H. Freed and Loretta M. Belfiglio	6
Uwchlan Township	Stephen T. Fuimano, Jr,	42
Uwchlan Township	Robert and Lisa Kent	27
Uwchlan Township	Hugh McDonald and Maria McDonald	36
Uwchlan Township	Martin J. McDonald, IV and Tracy M. Kuhn nka Tracy K. McDonald	24
Uwchlan Township	Gregory G. Truskey and Diane M. Truskey	29
Valley Township	John J. Shaw	11
Valley Township	Ronald F. Sloyer and Payge A. Sloyer	52
West Bradford Township	Allan Hill aka Allan B. Hill & The United States of America, Department of Treasury, Internal Revenue	37
West Bradford Township	John P. McCullosh and Stephanie M. McCullough	44
West Caln Township	Robert R. Groves and Carol A. Buckel	21
West Goshen Township	Jeffrey Gilbert aka Geffrey H. Gilbert	41
West Whiteland Township	Jenifer Jaramillo and David J. Jaramillo	39
West Whiteland Township	Joan J. Rogers and Robert L. Williams, Jr.	50
Willistown Township	Doug E. Koch aka Douglas E. Koch	32
Willistown Township	Michael M. Rosato and Ann V. Rosato	38
Westtown Township	Ernest L. Worrell	20

Sheriff's Sale of Real Estate

SALE NO: **17-8-460**

DEBT- **\$208,755.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02190 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Coventry Township, Chester
County, Pennsylvania
BLR# 18-1-109.17
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **JENNIFER B. MELRATH**

SALE ADDRESS: 266 School House Road, Pottstown, PA 19465-8011

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: **17-8-461**

DEBT- **\$190,474.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11318 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property for Coatesville Communities Corporation made by G.D. Houtman and Son, Inc., Civil Engineers and Land Surveyors, Media, PA dated November 2, 1998 last revised November 8, 2001 and recorded as Plan No. 16144 as follows, to wit:

BEGINNING at a point on the southwesterly side of Mayfield Drive (50 feet wide) said point also marking a corner of Lot No. 110 on said Plan; thence from said beginning point and extending along the southwesterly side of Mayfield Drive the two following courses and distance: (1) south 21 degrees 37 minutes 00 seconds east 8.94 to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 275 feet the arc distance of 41.49 feet to a point, a corner of Lot No. 108; thence leaving said side of Mayfield Drive and extending along said Lot No. 108 south 45 degrees 25 minutes west 117.16 feet to a point of curve on the

northwesterly side of Regency Drive (60 feet wide); thence extending along said side of Regency Drive on the arc of a circle curving to the right having a radius of 270 feet the arc distance of 48.12 feet to a point, a corner a aforesaid Lot No. 110; thence leaving said side of Regency Drive and extending along aforesaid Lot No. 110 north 45 degrees 25 minutes 00 seconds east 126.61 feet to the first mentioned point and place of beginning.

THE improvements thereon being known as 113 Mayfield Drive, Coatesville, Pennsylvania 19320.

BEING the same premises which Sean E. Chipman, married, by Deed dated August 31, 2006 and recorded September 12, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6951, Page 1122, granted and conveyed unto Elizabeth A. McFadden and Kevin J. Pinkerton, wife and husband.

19320

PARCEL No.: 16-4-389

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-I c/o Wells Fargo Bank, N.A.

VS

DEFENDANT: **ELIZABETH A. McFADDEN and KEVIN J. PINKERTON**

SALE ADDRESS: 113 Mayfield Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-462**

DEBT- **\$56,691.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01543 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Franklin Township, Chester
County, Pennsylvania
BLR# 72-5-34.1
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **RUDY D. ARNOLD**

SALE ADDRESS: 1833 New London Road, Landenberg, PA 19350

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: **17-8-463**

DEBT- **\$242,099.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02689 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Uwchlan Township, Chester
County, Pennsylvania
BLR# 33-5A-27
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **ERIC H. FREUD and LORETTA M. BELFIGLIO**

SALE ADDRESS: 213 Autumn Dr, Exton, PA 19341-2909

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: **17-8-464**

DEBT- **\$188,559.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11373 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of Locksley Glen, Section 1, Phase 1, made by Reagis, Inc., Engineers and Surveyors, dated 6/20/1998, last revised 3/19/1999 and recorded on 5/14/1999, as Plan #14921, as follows, to wit:

BEGINNING at a point on the southeasterly side of Winston Way, the northwest corner of Lot #67 and the southwest corner of the about to be described lot; thence along Winston Way, north 48 degrees 02 minutes 50 seconds east, 90.00 feet to a point, a corner of Lot #65 on said Plan; thence along same, south 41 degrees 57 minutes 10 seconds east, 178.75 feet to a point, a corner of Lots #70 and #71; thence along Lot #70, south 48 degrees 02 minutes 50 seconds west; 90.00 feet to a point, a corner of Lot #60 and #67; thence along Lot #67, north 41 degrees 57 minutes 10 seconds west; thence along Lot #67, north 41 degrees 57 minutes 10 seconds west, 178.75 feet to the first mentioned point and place of beginning.

BEING the same premises which Edward J. Deal, III and Marlene T. Deal, by Deed dated 6/30/2004 and recorded 8/16/2004 in the Office of the Recorder of Deeds in and for the County of Chester as Instrument Number 10449228, granted and conveyed unto David Blisard and Lisa Blisard, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **DAVID BLISARD and LISA BLISARD**

SALE ADDRESS: 117 Winston Way, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-465**

DEBT- **\$5,517,318.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02269 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

UPI Nos. 11-8-73 and 11-8-74 in Downingtown Borough;
Nos. 40-3-4 and 40-3-5 in East Caln Township

PLAINTIFF: Brandywine Station, LP

VS

DEFENDANT: **RIVER STATION LAND, LP**

SALE ADDRESS: 300 Brandywine Ave., Downingtown, PA 19355; 400 Brandywine Ave., Downingtown, PA 19355; 406 Brandywine Ave., Downingtown, PA 19355

PLAINTIFF ATTORNEY: **JANE RICHARDSON, ESQ., 610-458-4400**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-466**

DEBT- **\$250,748.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00398 DIRECTED TO CAROLYN B. 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 17th, 2017

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ALL THAT CERTAIN lot or piece of ground situate in the Township of Thornbury, County of Chester and State of Pennsylvania and described partly according to a Plan of Property for "Cheyney Homesteads" said Plan made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated October 12, 1956 and revised December 14, 1956 and partly according to a Plan of Property for Raleigh Ellis, made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated December 17, 1957 as follows, to wit:

TAX I.D. #: 66-02-0054.0200

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **NORMA P. McDANIEL**

SALE ADDRESS: 1376 College Hill Drive, Cheyney, Pennsylvania 19319

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: **17-8-467**

DEBT- **\$244,806.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-01853 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 on the northerly side of the public road leading from the Schuylkill Road and Rapps Dam to Phoenixville in the Township of East Pikeland County or Chester and Commonwealth of Pennsylvania, comprising and designated as Lots Nos. 18 and 19 on a certain plan of the Realty Development Company of Phoenixville, Pa Inc.; recorded in Plan Book 2 Page 113, Chester County Recorders and being bounded and described according to said plan as single tract, as follows, to wit;

BEGINNING at a point in the centerline of the aforesaid public road leading from the Schuylkill Road and Rapps Dam to Phoenixville said point of beginning being also a corner of Lot No. 17 on the aforesaid Plan; thence from said point of beginning along said Lot No. 17 north 13 degrees 13 minutes east 176.50 feet to a point in line of lands designated Tract "JS" on the aforesaid Plan; thence along the same south 76 degrees 47 minutes east 200.00 feet to a point a corner of lot designated Tract "A" on the aforesaid Plan;

thence by said latter lands south 13 degrees 13 minutes west 176.50 feet to a point in the aforesaid public road thence in and along said road and at or near the centerline thereof north 76 degrees 47 minutes west 200.00 feet to the first mentioned point and place of beginning.

COUNTY Parcel No. 26-3-75

UNDER and subject, nevertheless, to the covenants, conditions and restrictions as set forth in length in the statement of covenants, conditions and restrictions attached to and made part of the aforesaid plan of lots of record as aforesaid.

BEING the same premises which Joseph P. Grossey by his attorney in fact Eugene L. Grossey, by Deed dated 8/1/07 and recorded 9/26/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7273, Page 1267, and Instrument #10791578, granted and conveyed unto Elizabeth McGowan and Kenneth Boudier, as tenants by the entirety, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **KENNETH BOUDER and ELIZABETH McGOWAN**

SALE ADDRESS: 1005 Mowere Road, Phoenixville, PA 19460

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: **17-8-468**

DEBT- **\$138,203.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02361 DIRECTED TO CAROLYN B. 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 17th, 2017

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ALL THOSE CERTAIN lots of land, hereditaments, upper-tenances and improvements thereon, situate, lying and being in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, known and designated as Lots Nos. 37, 38, 39, 40, 41, 42, 43 and 44 inclusive on a tract called Steel City Addition No. 2, a map or plan of which is recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania, in Plan Book No. 1, Page 94, particularly described together as follows:

FRONTING together one hundred seventy feet on the north side of Spruce Street and extending back northwardly between parallel lines of that width at right angles to said Spruce Street, a distance of one hundred twenty feet to the south line of a fifteen feet wide alley.

BOUNDED on the north by the south line of said fifteen feet wide alley; on the east by Lot No. 46, on the south by the north line of said Spruce Street; and on the west by the east line of Oak Avenue.

BEING UPI Nos. 38-5F-81 and 38-5F-82 and 38-5F-83
BEING the same premises which Judith A. Profeto, by Deed dated 4/10/2013 and recorded 4/15/2013 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8692, Page 1531, granted and conveyed unto John J. Shaw, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **JOHN J. SHAW**

SALE ADDRESS: 62 Spruce Street, Coatesville, PA 19320

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: **17-8-469**

DEBT- **\$118,677.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01521 DIRECTED TO CAROLYN B. 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 17th, 2017

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PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
BLR# 39-5E-0203
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mid America Mortgage, Inc, an Ohio Corporation

VS

DEFENDANT: **VERONICA RIVERA**

SALE ADDRESS: 83 Brighton Court, Downingtown, PA 19335-2270

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: **17-8-470**

DEBT- **\$213,695.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05932 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Spring City
TAX Parcel #14-04-0142/UPI No. 14-4-142
IMPROVEMENTS: a residential dwelling.
SOLD AS THE PROPERTY OF: Jason A. Benjamin and
Kathryn M. Whitmore

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **JASON A. BENJAMIN and KATHRYN M. WHITMORE**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-471**

DEBT- **\$67,385.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02689 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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# 38-5C-71
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **LAWRENCE O. POWELL and MARY JO POWELL**

SALE ADDRESS: 924 Charles Street, Coatesville, PA 19320-2802

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: **17-8-472**

DEBT- **\$516,927.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09196 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 Nottingham Township,
Chester County, Pennsylvania
BLR #69-3-161
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

VS

DEFENDANT: **MATTHEW J. GIBSON**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352-1729

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: **17-8-473**

DEBT- **\$102,892.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02932 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 the 5th Ward of
the City of Coatesville, Chester County, Pennsylvania
TAX Parcel No.: 16-2-74.1

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **STEPHEN A. COOPER a/k/a STEPHEN ANTONIO COOPER**

SALE ADDRESS: 901 Poplar Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-474**

DEBT- **\$548,645.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00901 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 estate in the Borough of Avondale, County of Chester, Commonwealth of Pennsylvania as follows, to wit:

BEGINNING at a point at the southwesterly extremity of the arc of a curve having a radius of 35 feet which connects the northeasterly line of State Highway (50 feet wide) Route Number 215, and which has a bearing of south 44 degrees 00 minutes east, with the southerly line of State Highway (60 feet wide) Route No. 131 at a point of reverse curve, said beginning point being distant 22 feet northwardly and radially from the center line of railroad of The Philadelphia, Baltimore and Washington Railroad Company, known as the Octorara Branch, Maryland Division; thence extending from said point the following 4 courses and distances to wit: (1) north-eastwardly along said arc or connecting curve to the right having a radius of 35 feet the chord of said curve having a bearing of north 29

degrees 36 minutes east for a length of 67.15 feet to said point of reverse curve at the point of meeting with said southerly line of State Highway, Route No. 131; (2) eastwardly along said southerly line of the last mentioned highway on a curve to the left having a radius of 667.27 feet the chord of said curve having a bearing of south 89 degrees 12 minutes east for a length of 322.83 feet an arc length of 326.03 feet; (3) south 11 degrees 15 minutes west 153.11 feet and thence (4) westwardly on a line parallel with and distant 22 feet northwardly and radially from said center line of railroad on a curve to the right having arc radius of 1,888.08 feet the chord of said curve having a bearing of north 73 degrees 33 minutes west for a length of 340 feet an arc length of 342.42 feet to the place of beginning.

BEING UPI No. 4-3-30

IMPROVEMENTS consisting of commercial structure.

PLAINTIFF: PNC Bank, N.A.

VS

DEFENDANT: **AVONDALE IQ CO., LLC**

SALE ADDRESS: 72 Baltimore Pike, Avondale, PA 19311

PLAINTIFF ATTORNEY: **KRISTEN WETZEL LADD, ESQ., 610-692-1371**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-475**

DEBT- **\$130,113.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04713 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-12-32
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A., formerly known as Sovereign Bank, N.A.

VS

DEFENDANT: **JASON W. FARLEY**

SALE ADDRESS: 893 Woodlawn Avenue, Phoenixville, PA 19460-4031

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: **17-8-476**

DEBT- **\$232,224.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02626 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 Lower Oxford
TAX Parcel #56-04-0054.240
UPI No. 56-4-54-24
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **DAVID F. O'CONNOR a/k/a DAVID O'CONNOR and LISA ANN O'CONNOR a/k/a LISA O'CONNOR**

SALE ADDRESS: 406 Township Road, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-477**

DEBT- **\$704,476.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00063 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Stonehenge, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated November 16, 1959 and last revised August 2, 1961, as follows, to wit:

BEGINNING at a point on the southwesterly side of Sugartown Road (as shown on said Plan) which point is measured the following two courses and distances from a point on the southeasterly side of Monument Road (as shown on the said Plan) viz: (1) along a curve to the right having a radius of 25 feet, the arc distance of 38.50 feet to a point on the southwesterly side of Sugartown Road, (2) along the said southwesterly side of Sugartown Road 22 degrees 07' East, 129.77 feet to the point and place of beginning;

thence; extending from the said point of beginning along the said southwesterly side of Sugartown Road south 22 degrees 07' east, 155.00 feet to a point; thence extending along Lot 45 on the said Plan south 57 degrees 53' west, crossing a 30 feet wide drainage easement, 252.05 feet to a point; thence extending partly along Lot No. 54 and 48 on the said Plan; north 22 degrees 07' west, 155.00 feet to a point; thence extending along Lot 47 on the said Plan north 67 degrees 53' recrossing the said 30 feet wide drainage easement, 282.06 feet to the first mentioned point and place of beginning.

TAX ID/Parcel No. 54-02-0044.460

BEING the same premises which Donna J. Corazza, by Deed dated April 23, 2004 and recorded in the Chester County Recorder of Deeds Office on April 30, 2004 in Deed Book 6138, Page 233, granted and conveyed unto Ernest L. Worrell.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **ERNEST L. WORRELL**

SALE ADDRESS: 554 Sugartown Road, Malvern, PA 19355

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: **17-8-478**

DEBT- **\$189,130.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06611 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situate on the easterly side of Baron Hills Road (T-364) in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by K. R. Comstock, Jr. Registered Land Surveyor, dated January 20, 1972 as follows, to wit:

BEGINNING at an iron pin in the bed of the unimproved public road known as Baron Hills Road (T-364), the southwest corner of land of William Dick, which iron pin is located a distance of 1,278 feet, more or less, as measured along in said road, south-westwardly from the point of intersection of the same with Telegraph Road (T-435) thence extending from the point of beginning, leaving the bed of Baron Hills Road by land of William Dick, south 79 degrees 40 minutes 30 seconds east, for a distance of 537.28 feet to an iron pin; thence by land of William Dick, south 32 degrees 25 minutes west, a distance of 175 feet to an iron pin;

thence by the same land, north 79 degrees 40 minutes 30 seconds west for a distance of 537.28 feet to an iron pin in the westerly side of the bed of Baron Hills Road; thence along in the bed of the public road, north 32 degrees 25 minutes east, a distance of 175 feet to the first mentioned iron pin and place of beginning.

CONTAINING 2 acres of land be the same more or less.

CHESTER County Tax Parcel 428-2-84.3

PARCEL ID 28-02-0084.0300

BEING known as 614 North Sandy Hill Road, Coatesville, PA 19320

BEING the same premises which David L. Weibley, by Deed dated November 14, 1988 and recorded on November 17, 1988 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1348 Page 301, granted and conveyed unto Robert R. Groves and Carol A. Buckel, as tenants by entireties, in fee.

PLAINTIFF: HSBC Bank USA, National Association, as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-4, by its servicer, Ocwen Loan Servicing, LLC
VS

DEFENDANT: **ROBERT R. GROVES and CAROL A. BUCKEL**

SALE ADDRESS: 614 North Sandy Hill Road, Coatesville, PA 19320

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: **17-8-479**

DEBT- **\$136,659.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01885 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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# 16-7-222.1.
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates Series 2005-AP3

VS

DEFENDANT: **FRANCIS SCHNERING and LISA SCHNERING**

SALE ADDRESS: 811 Oak Street, Coatesville, PA 19320-3839

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: **17-8-480**

DEBT- **\$216,188.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-14117 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 Borough of Kennett Square, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot of land, situated on the west side of Park Avenue (formerly Race Street) being Lot #56 South View Development in the Borough Kennett Square, County of Chester and the State of Pennsylvania being bounded and described according to a survey made by George E. Regester, Jr., Registered Surveyor, as follows;

BEGINNING at a stake in the West Street Line of Park Avenue (formerly Race Street) as the same is now laid out 47 feet wide, and said point of beginning being south 02 degrees 06 minutes west 175 feet from an iron pin set in the South Street Line of Chestnut Street, 50 feet wide, measured, along the West Street line of Park Avenue;

THENCE along the West Street line of Park Avenue, south 02 degrees 06 minutes west 55 feet to a stake; a corner of Lot #55;

THENCE along Lot 55 north 88 degrees 45 minutes west 137.98 feet to a stake in a line of land of Kennett Consolidated School;

THENCE along land of said school, north 06 degrees 09 minutes west 58.48 feet to a stake, a corner of Lot #57;

THENCE along Lot #57 south 88 degrees 45 minutes east 145.84 feet to the first mentioned point and place of beginning.

CONTAINING 7806.3 square feet of land, be the same more or less.

BEING UPI Number 3-5-190

PARCEL No.: 3-5-190

BEING known as: 818 Park Avenue, Kennett Square, PA 19348

BEING the same property conveyed to Clarence Stevens who acquired title by virtue of a Deed from John B. Morton, dated March 30, 2007, recorded June 13, 2007, at Deed Book 7184, Page 1666, Chester County, Pennsylvania Records.

PLAINTIFF: US Bank National Association, as Trustee for CMLTI 2007-WFHE3

VS

DEFENDANT: **CLARENCE STEVENS**

SALE ADDRESS: 818 Park Avenue, Kennett Square, PA 19348

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: **17-8-481**

DEBT- **\$84,385.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00468 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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
Uwchlan, Chester County, Pennsylvania
TAX Parcel No.: 33-2-260

PLAINTIFF: U.S. Bank National Association, as Indenture Trustee for Home Loan Trust, Home Loan-Backed Notes, Series 2006-HI5

VS

DEFENDANT: **MARTIN J. McDONALD, IV and TRACY M. KUHN nka TRACY K. McDONALD**

SALE ADDRESS: 1803 Saint Johnsbury Ct, Chester Springs (Township of Uwchlan), PA 19425

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: **17-8-482**

DEBT- **\$255,328.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00601 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Caln Township, Chester
County, Pennsylvania
BLR# 39-4-101.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for Hlss Mortgage Master Trust for The Benefit of The Holders of The Series 2014-1 Certificates issued by Hlss Mortgage Master Trust

VS

DEFENDANT: **JEFFREY SNYDER and DENISE SNYDER**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335-2107

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: **17-8-483**

DEBT- **\$242,645.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00905 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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# 61-6-404
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **ANNA-CARIN BREWER**

SALE ADDRESS: 246 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: **17-8-484**

DEBT- **\$374,488.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01214 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 erected, situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West-Section II made by Henry S. Conroy, Inc., dated November 14, 1969 and last revised May 9, 1970 as follows, to wit:

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

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

BEING UPI Number 33-05J-0303.0000

PARCEL No.: 33-05J-0303.0000

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT and LISA KENT**

SALE ADDRESS: 357 Devon Drive, Exton, PA 19341

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-485**

DEBT- **\$92,760.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11724 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 Coatesville
City, Chester County, Pennsylvania
TAX Parcel No.: 16-06-0373.0000

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS1

VS

DEFENDANT: **STEVEN CONDUIT a/k/a STEVEN R. CONDUIT a/k/a S. A. CONDUIT, CONDUIT PROPERTIES LLC a/k/a CONDUIT REALTY LLC, and JAMES J. MAGUIRE JR. a/k/a JAMES MAGUIRE**

SALE ADDRESS: 20 South 6th Avenue, 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: **17-8-486**

DEBT- **\$661,317.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05293 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Uwchlan Township, Chester
County, Pennsylvania
BLR# 33-4-69.1B
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **GREGORY G. TRUSKEY and DIANE M. TRUSKEY**

SALE ADDRESS: 106 Steeplewood Drive, Exton, PA 19341-3068

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: **17-8-487**

DEBT- **\$77,631.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02480 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Coatesville
TAX Parcel #160601270000
UPI No. 16-6-127
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee to Lehman XS Trust Mortgage Pass-Through Certificates, Series 2005-8

VS

DEFENDANT: **CONDUIT REALTY, LLC and STEVEN CONDUIT and JAMES J. MAGUIRE**

SALE ADDRESS: 605 East Chestnut 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: **17-8-488**

DEBT- **\$163,846.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01795 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, 15th,
Chester County, Pennsylvania
BLR# 15-9-5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Trust 2011-NPL1

VS

DEFENDANT: **DARREN BARBER and DEBBIE BARBER**

SALE ADDRESS: 566 West High Street, Phoenixville, PA 19460-3060

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: **17-8-489**

DEBT- **\$210,395.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07196 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land, together with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester, Commonwealth of PA, being Lot No. 95 on a Plan made for Village Builders, Inc., by M.R. and J. B. Yerkes, Civil Engineers, on 5/10/1948 and last revised 5/22/1952, said revision being recorded in Plan Book No. 3 Page 5, Chester County Records, bounded and described according to said Plan as follows:

BEGINNING at a point on the westerly side of the northern extension of Gable Road (50 feet wide) at the arc distance of 369.83 feet measured along the arc of a circle curving to the left having a radius of 300 feet from the southerly end of curve having a radius of 12 feet which connects the said westerly side of the northern extension of Gable Road with the southwesterly of Fairview Road (50 feet wide) thence along said westerly side of the northern extension

of Gable Road along the arc of a curve deflecting to the left having a radius of 300 feet the arc distance of 27.98 feet to a point of tangent; thence still along the westerly side of the northern extension of Gable Road, south 23 degrees 44 minutes east, 50.28 feet to a point; thence along Lot No. 96 on said Plan south 66 degrees 16 minutes west, 200 feet to a point in line of John Frazer Subdivision; thence along the same north 23 degrees 44 minutes west, 95.60 feet to a point; thence along lot No. 94 on said Plan north 71 degrees 12 minutes east, 201.95 feet to the first mentioned point and place of beginning.

BEING UPI Number 54-1Q-61

BLR# 54-1Q-61

TITLE to said premises vested in Douglas E. Koch by Deed from Ruth G. West, dated 11/19/2004 and recorded 12/1/2004 in Book 6347 Page 1632

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

VS

DEFENDANT: **DOUG E. KOCH, aka DOUGLAS E. KOCH**

SALE ADDRESS: 129 Gable Road, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-490**

DEBT- **\$78,908.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03344 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 Franklin
TAX Parcel #72-04L-0001
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **CRAIG L. JACOBS**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-491**

DEBT- **\$284,978.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01688 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 Borough of Malvern, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tracts of land, situated in the Borough of Malvern, County of Chester and State of Pennsylvania, as follows:

TRACT #1, being bounded and described as follows:

BEGINNING at an iron pin at the intersection of the middle of Old Lincoln Highway, (a/k/a Philadelphia and Lancaster Turnpike) and division line between the Borough of Malvern and Township of Willistown, the northeast corner of Levi S. Thomas property; thence along the middle of the said highway, north 88 degrees, 22 minutes west, 80.16 feet to an iron point, a corner of Tract #2 and other kind of Levi S. Thomas; thence leaving the highway and by other land of said Thomas, south 13 degrees, 46 minutes east, 175.7 feet to a stake in the middle of an extension of Broad Street; thence along the middle of Broad Street, north 81 degrees, 25 minutes east, 58.24 feet to a concrete monument on said division line; thence leaving Broad Street extension and extending along said division line, north 13 degrees, 45 minutes west, 164.99 feet to the place of beginning.

CONTAINING 8,874 square feet of land, more or less.

TRACT #2 being all that certain lot of piece of ground, situated in the Borough of Malvern aforesaid, bounded and described

as follows to wit:

BEGINNING at a point in the middle of Old Lincoln Highway (a/k/a Philadelphia and Lancaster Turnpike) at a corner of Tract #1, land about to be conveyed by John McCann and wife to the said Clyde B. Mercer and Edith Mercer, his wife, thence along the middle of the said highway, north 88 degrees, 22 minutes west, 50 feet; thence leaving the highway and by other lands of Levi S. Thomas, south 13 degrees, 45 minutes east 184.6 feet to the middle of an extension of Broad Street, north 81 degrees, 25 minutes east 48.4 feet to a corner of Tract #1 the aforesaid premises about to be conveyed by John McCann and wife; thence by the same, north 13 degrees, 46 minutes west, 175.7 feet to the place of beginning.

CONTAINING 8.863 square feet of land, more or less.

BEING UPI Number 02-004-0100.0000

PARCEL No.: 02-004-0100.0000

BEING known as: 420 Old Lincoln Highway, Malvern, PA 19355

BEING the same property conveyed to Alexandre E. Daley and Christopher T. Daley who acquired title, with rights of survivorship, by Virtue of a Deed from Brian Peter McCarthy, dated October 12, 2009, recorded October 26, 2009, at Document ID 10971284, and recorded in Book 7796, Page 1613, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ALEXANDRE E. DALEY & CHRISTOPHER T. DALEY**

SALE ADDRESS: 420 Old Lincoln Highway, Malvern, PA 19355

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: **17-8-492**

DEBT- **\$258,213.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11811 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Stoney Run prepared by Bursich Associates, Inc., dated 4/13/1995, last revised 8/30/1996 and recorded as Plan No. 13736, being Lot No. 105 on said Plan
PARCEL No 21-06-0141 (UPI) 21-6-141
ALSO known as 307 Foxtail Lane, Spring City, PA 19475
BEING the same premises which NVR, Inc., a Virginia Corporation, by Deed dated October 23, 2000 and recorded October 27, 2000 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 4841 Page 2364, conveyed and granted unto Kenneth R. Sachar, married man and Deborah M. Sachar, married woman, as tenants by the entireties.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **KENNETH R. SACHAR and DEBORAH M. SACHAR**

SALE ADDRESS: 307 Foxtail Lane, Spring City, PA 19475

PLAINTIFF ATTORNEY: **STERN & EISENBERG, 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: **17-8-493**

DEBT- **\$461,963.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00739 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 Uwchlan
TAX Parcel #33-04N-0144
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **HUGH McDONALD and MARIA McDONALD**

SALE ADDRESS: 510 William Salesbury Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-494**

DEBT- **\$259,837.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11402 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 West Bradford, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN message and lot or piece of ground, with the hereditaments and appurtenances, thereon, situate in the Township of West Bradford, County of Chester, State of PA., and described according to a subdivision plan known as Marshallton Manor, said Plan made by Henry S. Conrey, Division of Chester Valley Engineers, Civil Engineers, dated 1/30/1965 and revised 2/4/1965, said Plan being recorded in the Office for the Recording of Deeds, in and for the County of Chester, at West Chester, PA., in Plan Book No. 20 Page 7 on 2/10/1965, as follows, to wit:

BEGINNING at a point on the southwesterly side of Northbrook Road (L.R. 15077) being at the distance of 30 feet southwest of the title line thereof said point being measured by the two following courses and distances from a point of curve on the southeasterly side of Manor Drive (50 feet wide) (1) leaving Manor Drive on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the south-

westerly side of Northbrook Road and (2) south 23 degrees 10 minutes 50 seconds east, along the said side of Northbrook Road 105 feet to the point of beginning.

CONTAINING in front or breadth south 23 degrees 10 minutes 50 seconds east, along the said side of Northbrook Road, 130 feet and extending of that width in length or depth southwestwardly between parallel lines at right angles to Northbrook Road 160 feet.

BEING Lot No. 45 as shown on the above mentioned Plan.

BEING UPI Number 50-9B-22

PARCEL No.: 50-9B-22

BEING known as: 510 Northbrook Road, West Chester, PA 19382

BEING the same property conveyed to Allan Hill who acquired title by Virtue of a Deed from Florence Wetzel, no marital status shown, dated February 9, 2010, recorded March 9, 2010, at Official Records Volume 7878, Page 1406, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ALLAN HILL aka ALLAN B. HILL & THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNA; REVENUE**

SALE ADDRESS: 510 Northbrook Road, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-495**

DEBT- **\$458,448.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00756 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-3-248
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **MICHAEL M. ROSATO and ANN V. ROSATO**

SALE ADDRESS: 10 Creek Road, Malvern, PA 19355-2904

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAAMOND & 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: **17-8-496**

DEBT- **\$900,608.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08588 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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# 41-2-84.2D
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation,
Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Emx7

VS

DEFENDANT: **JENIFER JARAMILLO and DAVID J. JARAMILLO**

SALE ADDRESS: 503 Anthonys Drive, Exton, PA 19341-2349

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: **17-8-497**

DEBT- **\$159,567.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11212 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 Malvern Borough, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan made by Peter Krasas, Jr. & Associates, Inc., Consulting Engineers, Berwyn, PA, dated June 18, 1986, described as follows, to wit:

BEGINNING at a point in the title line in bed of King Street (50 feet wide) said point being the southwesterly corner of Lot 1 shown on said Plan; thence extending along the title line in the bed of King Street, south 62 degrees 54 minutes 0 seconds west 76 feet to a point; thence leaving King Street and extending north 27 degrees 6 minutes 0 seconds west 154.80 feet to a point in line of lands now or late of the Penna. Railroad; thence extending along the last mentioned lands north 62 degrees 20 minutes 0 seconds east 40 feet to a point; thence extending south 27 degrees 6 minutes 0 seconds east 36 feet to a point; thence extending south 27 degrees 6 minutes 0 seconds east 1 foot to a point; thence extending north 62 degree 11 minutes 0 seconds east 36 feet to point; thence extending south 27 degrees 6 minutes 0 seconds east 154.65 feet to a point in the title line in the bed of King Street, the first mentioned point and place of beginning.

BEING Lot 2 on said Plan.

BEING UPI #2-4-119

PLAINTIFF: John R. Blackburn, III and Donanne M. Blackburn

VS

DEFENDANT: **KING INVESTMENT GROUP, LLC**

SALE ADDRESS: 19-19 1/2 E. King St., Malvern, PA 19355

PLAINTIFF ATTORNEY: **WILLIAM R. HAGNER, ESQ., 610-644-6565**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-498**

DEBT- **\$68,209.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00683 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 West Goshen, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances thereon, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to Land Subdivision for S.T. Kobernick & Sons, Consulting Engineers, West Chester, PA dated 8/15-1966 as follows, to wit:

BEGINNING at a point on the title line in the bed of Green Hill Avenue, said point being also a corner of land now or late of J.P. Glauner (as shown on said Plan) thence extending from said beginning point, along the title line in the bed of Green Hill Avenue, north 19 degrees 54 minutes 40 seconds west, 137.596 feet to a point a corner of Lot 8 on said Plan, thence extending along the same north 58 degrees 44 minutes 30 seconds east, 545.417 feet to a point in line of lands now or late of Ralph Talley, thence extending along the

same south 31 degrees 15 minutes 30 seconds east, 115 feet to a point in line of land now or late of J.F. Glauner, thence extending along the same south 58 degrees 44 minutes 30 seconds west, 570 feet to the first mentioned point and place of beginning.

CONTAINING 64,136,54 square feet of land, more or less.

BEING Lot A as shown on said Plan
BEING UPI Number 52-003-0003.0000
PARCEL No.: 52-003-0003.0000

BEING known as: 1351 Green Hill Avenue, West Chester, PA 19380

BEING the same property conveyed to Georgina Phillips and Jeffrey Gilbert, as joint tenants with the right of survivorship and not as tenants in common who acquired title by Virtue of a Deed from Donald J. Opdenaker, dated May 27, 1999, recorded June 17, 1999, at Deed Book 4583, Page 25, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA Successor by Merger to Wachovia Bank, National Association
VS

DEFENDANT: **JEFFREY GILBERT aka JEFFREY H. GILBERT**

SALE ADDRESS: 1351 Green Hill Avenue, West Chester, PA 19380

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: **17-8-499**

DEBT- **\$355,092.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11678 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 Uwchlan, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for the Ridings at Uwchlan, made by Commonwealth Engineers, Inc. 101 Fellowship Road, P.O. Box 773, Uwchland, Pa 19480, (610) 458-4200, dated 7-26-99, last revised 2-10-00, and recorded as Plan # 9015574, as follows to wit:

BEGINNING at a point on the southerly side of Wagon Trail Way, a corner of Lot 58, thence extending along the line of same, south 08 degrees 48 minutes 53 seconds west 135.00 feet to a point in the line of Open Space; thence extending along the line of same, north 81 degrees 56 minutes 20 seconds west 107.43 feet to a point in the line of Lot 60; thence extending along the line of same, north 05 degrees 47 minutes 28 seconds east 135.00 feet to a point on the southerly side of Wagon Trail Way, aforementioned; thence extending along the line of same, along the arc of a circle curving to the right with a radius of 1150.00 feet, the arc distance of 60.69 feet to a point of tangent; thence extending still along the line of same, south 81 degrees 11 minutes 07 seconds east 53.89 feet to the point of beginning.

BEING Lot No. 59 on said Plan.

TITLE to said premises vested in Stephen T. Fuimano, Jr. by Deed from Weichert Relocation Resources, Inc. dated February 7, 2011 and recorded March 9, 2011 in the Chester County Recorder of Deeds in Book 8139, Page 152 as Instrument Number 11085479.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **STEPHEN T. FUIMANO, JR.**

SALE ADDRESS: 103 Wagon Trail Way, Downingtown, PA 19335

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: **17-8-500**

DEBT- **\$262,038.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-00245 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 First Ward of the City of Coatesville, County of Chester, Pennsylvania, bounded and described according to a survey thereof made by Berger & Hayes, Inc., last revised July 24, 1980, as follows:

PLAINTIFF: CITI Bank, N.A.

VS

DEFENDANT: **GERALD F. MULLIN**

SALE ADDRESS: 337 Lemon 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: **17-8-501**

DEBT- **\$1,625.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06889 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 West Bradford, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 50-5A-272

PROPERTY address: 1414 Ashcom Drive, West Bradford, Pennsylvania

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **JOHN P. McCULLOUGH and STEPHANIE M. McCULLOUGH**

SALE ADDRESS: 1414 Ashcom 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: **17-8-502**

DEBT- **\$2,237.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-09891 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of ground, situate in the
Township of Caln, County of Chester, State of Pennsylvania.
TAX Parcel No. 39-4-29
PROPERTY address: 909 Caln Meetinghouse Road, Caln
Township, Pennsylvania 19320

PLAINTIFF: Township of Caln

VS

DEFENDANT: **LINDA WASHINGTON and UNITED STATES OF AMERICA**

SALE ADDRESS: 909 Caln Meetinghouse Road, Caln Township, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-503**

DEBT- **\$72,555.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11370 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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# 47-6-54.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT M. BARNHART and KAREN A. BARNHART**

SALE ADDRESS: 960 South Caln Road, a/k/a Lot 2 South Caln Road, East Fallowfield, PA
19320-4616

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: **17-8-504**

DEBT- **\$209,200.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11976 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CERTAIN tracts of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, conveyed to Carmen Allen and Dionna Allen, joint tenants with right of survivorship, by Deed dated 7/8/1990 and recorded 7/23/1990, from Thomas Peoples, of record in Book 2084, Page 174, Chester County Recorder of Deeds.

PARCEL ID: 16-10-6

PLAINTIFF: U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-MX1

VS

DEFENDANT: **CARMEN ALLEN and DIONNA ALLEN**

SALE ADDRESS: 370-374 S. First Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-505**

DEBT- **\$358,799.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00490 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land situate in the Township of East Vincent Township, County of Chester and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Earl R. Ewing, Registered Surveyor on August 12, 1958, No. 6016 as follows, to wit:

BEGINNING at a spike in the middle to Wall Street, said point being at the distance of 188.28 feet measured south 47 degrees 00 minutes east along the middle of Wall Street from its intersection with the middle of Park Road; thence along the middle of Wall Street north 47 degrees 00 minutes west 100 feet to a spike/thence leaving Wall Street by other land of Brown C. and Myrta W. Hall south 47 degrees 00 minutes east 111.86 feet to an iron pipe; thence by land now or late of Wilmer Beard, the two following courses and distances: (1) north 7 degrees 17 minutes east 20.32 feet to an iron pipe; (2) north 43 degrees 00 minutes east 200

PLAINTIFF: Bank of America, NA

VS

DEFENDANT: **DEREK R. DIGIACOMO a/k/a DEREK DIGIACOMO and ANNE M. DIGIACOMO a/k/a ANNE DIGIACOMO**

SALE ADDRESS: 130 S. Wall Street, 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: **17-8-506**

DEBT- **\$181,793.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05813 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot piece of ground with the buildings and improvements thereon erected, situate in the Township of East Brandywine, County of Chester, Commonwealth of Pennsylvania, described in according with "Timbers As-Built Plan, Phase I" made by George Medveczky Associates, Architects and Engineers, Exton, PA, dated 1/5/84 and last revised 3/10/87 as follows, to wit:

BEGINNING at a point on the southeast corner of Lot #9, said point being measured the 6 following courses and distances from a point on the west side of Guthriesville Road, L.R. 137 E (60 feet) and the south side of Timber Pass (50 feet wide): (1) along the south side of Timber Pass and along lands now or late of Thurmon and Catherine J. Palva, north 85 degrees 31 minutes 15 seconds west 439.20 feet to a point of curve; (2) still along same on the arc of a circle curving to the left having a radius of 1,190.59 feet the arc distance of 70.86 feet to a point of tangent; (3) still along same north 88 degrees 55 minutes 51 seconds west 246.51 feet to a point of curve; (4) still along same on the arc of a circle curving to the right having a radius of 502.87 feet the arc distance of 137.07 feet to a point; (5) leaving Timber Pass and extending south 04 degrees 28 minutes 45 seconds west 168.53 feet to a point on the northerly side

of a 20 feet sewer and water easement; (6) along same north 85 degrees 31 minutes 15 seconds west 220.32 feet to the point of beginning; thence from said beginning point extending along the northerly side of said 20 feet wide sewer and water easement, north 84 degrees 31 minutes 15 seconds west 28.17 feet to a point a corner also of Lot #8 on said Plan; thence extending along same north 04 degrees 28 minutes 45 seconds east 97.50 feet to a point of a 20 feet wide sewer and water easement; thence extending through same south 87 degrees 22 minutes 21 seconds east 28.18 feet to a point a corner also of Lot #10 on said Plan, thence extending along same south 04 degrees 28 minutes 45 seconds west 97.96 feet to the first mentioned point and place of beginning.

BEING the same premises which George David Zimmerman and Deborah H. Zimmerman, husband and wife, by Deed dated June 28, 1991 and recorded July 3, 1991 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 2485, Page 588, granted and conveyed unto James Warren.

BEING known as: 11 Delancey Place, Downingtown, PA 19335

PARCEL No.: 30-2N-46.21

IMPROVEMENTS: residential property.

PLAINTIFF: PROF-2013-S3 Legal Title Trust IV, by U.S. National Association, as Legal Title Trustee
VS

DEFENDANT: **JAMES WARREN**

SALE ADDRESS: 11 Delancey Place, Downingtown, PA 19335

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: **17-8-507**

DEBT- **\$433,522.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01887 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in West Whiteland
Township, Chester County, Pennsylvania
TAX Parcel No.: 41-5-111.1

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as Successor in Interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-1, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-1

VS

DEFENDANT: **JOAN J. ROGERS and ROBERT L. WILLIAMS, JR.**

SALE ADDRESS: 1409 Burke Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-508**

DEBT- **\$2,852.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07703 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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/City of East Bradford (erroneously named in Prior Deeds Township/City of West Chester), County of Chester, and Commonwealth of Pennsylvania.

TAX Parcel No. 51-8-59

PROPERTY address: 762 Shropshire Drive, East Bradford, Pennsylvania

PLAINTIFF: East Bradford Township

VS

DEFENDANT: **VALERIA D. JONES**

SALE ADDRESS: 762 Shropshire Drive, East 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: **17-8-509**

DEBT- **\$1,521.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02320 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CERTAIN lots or pieces of ground on which is located a frame dwelling house, hereditaments and appurtenances, situate in Valley Township, Chester County, Pennsylvania.
TAX Parcel No. 38-5F-42
PROPERTY address: 1596 Valley Road, Coatesville, Pennsylvania 19320

PLAINTIFF: Township of Valley
VS

DEFENDANT: **RONALD F. SLOYER and PAYGE A. SLOYER**

SALE ADDRESS: 1596 Valley Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-8-510**

DEBT- **\$6,878.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11801 DIRECTED TO CAROLYN B. 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 17th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 18th, 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 building and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Penn, County of Chester and State of Pennsylvania.

TAX Parcel No. 58-3-33.2

PROPERTY address: 78 Allsmeer Drive, Penn Township, Pennsylvania

PLAINTIFF: Penn Township

VS

DEFENDANT: **JAMES McANANY and SYLVIA McANANY**

SALE ADDRESS: 78 Allsmeer Drive, Penn Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF