

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, September 21, 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 21st day of September, 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, SEPTEMBER 21ST, 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, OCTOBER 23RD, 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 Atglen	Dana L. Arnold and Raymond F. Arnold	25
Borough of Downingtown	Edward Flagge	27
Borough of Honeybrook	Marcie L. Mimm and James M. Mimm III	28
Borough of Kennett Square	Hector J. Gonzalez a/k/a Herctor Gonzalez and Kelly Lynn Ruiz, in Her Capacity as Heir at Law of Mary C. Rhoades, Deceased and Colleen Ann Riley, in Her Capacity as Heir at Law of Mary C. Rhoades, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mary C. Rhoades, Deceased	37

Continued

INDEX

Location	Defendant	Page
Borough of Kennett Square	Teresa Mitchell	11
Borough of Oxford	Louis Thomas Alexander, Jr. and Sarah Alexander	16
Borough of Parkesburg	Rhonda Zeiders and Richard Zeiders	61
Borough of Phoenixville	Robert W. Zecca and United States of America	21
Borough of South Coatesville	Joan Hubert, Known Surviving Heir of Ashley B. Kennedy, Jean London, Known Surviving Heir of Ashley B. Kennedy, Markproe Thompson, Known Surviving Heir of Ashley Kennedy, Claudette Marsahll, Known Surviving Heir of Ashley B. Kennedy. Robert Pope, Known Surviving Heir of Ashley B. Kennedy, Stuart Pope, Known Surviving Heir of James Kennedy, Jr., Known Surviving Heir of Ashley B. Kennedy and Unknown Surviving Heirs of Ashley B. Kennedy	54
Borough of Spring City	Steve Cortea a/k/a Steven Cortea	63
Borough of West Chester	Juana Mercado & Damazo William a/k/a Damazo William Mercado	9
City of Coatesville	Conduit Reality, LLC, Steven Conduit and James Maguire	10
City of Coatesville	Natashia C. Miller and John R. Miller	36
City of Coatesville	John W. Smith	26
City of Coatesville	Juan Carlos Sober	6
Birmingham Township	Erik Grandell and Karen Grandell	45
Caln Township	Lisa A. Burke amd Julia A. Morton	32
Caln Township	Khoi D. Truong	60
East Brandywine Township	Dan E. McKinley and Dawn A. McKinley	33
East Goshen Township	John E. Abraham Trustee of the John E. Abraham Revocable Living Trust	15
East Goshen Township	Kevin Doyle and Briget Doyle	7
East Nottingham Township	Thomas A. Jaycox and Deborah C. Jaycox	57
East Vincent Township	Cynthia J. Taylor and Thomas N. Taylor	24
Kennett Township	Ronald Marks a/k/a Ronald C. Marks & Teri Marks a/k/a Teri M. Marks	35
London Grove Township	Martin Harvitz and Lisa Stratton-Harvitz a/k/a Lisa Straton-Harvitz	51
London Grove Township	Elsa Otero, in Her Capacity as Heir of Heir of Herminio Otero Perez, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associtions Claiming Right, Title or Interest From or under Herminio Otero a/k/a Herminio Otero Perez, Deceased and Charles D. Alvarez	34
London Grove Township	Edith J. Wilson	39
New Garden Township	David A. Nelson and Donna M. Nelson	23
New London Township	Alison P. Muench and David TI Muench	59
New London Township	Anthoony A. Wiskwire a/k/a Anthony Wickwire and Julie Ann English Wickwire a/k/a Julie Wickwire	47
North Coventry Township	Michelle M. Atkins a/k/a Michelle Atkins, Virginia C. Atlins a/k/a Virginia Atkins and Tony Wise	49
North and South Coventry Twps	Keith Yancheck, Jr. and Tina Renn	52
Pennsbury Township	Frederick Scannapieco and Lisa Scannapieco	50
Sadsbury Township	George Lichowid; Stephanie Lichowid	55
Schuylkill Township	Theodore P. Nemceff a/k/a Theodore Nemceff and United States of America, Department of the Treasury - Internal Revenue Service	13
Tredyffrin Township	Rosemarie Holck and Christopher Holck ???? ?	17
Tredyffrin Township	Cornelius Serle and Edward Serle	14
Upper Uwchlan Township	Sean Murphy and Jeaanene M. Jarvie-Murphy	38
Uwchlan Township	Martin J. McDonald, IV and Tracy K. McDonald f/k/a Tracy M. Kuyn	30
Uwchlan Township	John C. Riley, Jr. and Teresa A. Riley	44
Valley Township	Christopher J. Alexinas and Lisa Alexinas	64
Valley Township	Chloe Jacenda Bostic	8
Valley Township	Michael A. Lambert	18
Valley Township	Peter J. Turner and Michelle N. Turner	22
Warwick Township	Julia L. Snyder a/k/a Julia Leigh Talyai	53
Wallace Township	Lloyd E. Keesey	42
West Bradford Township	David D. Browne and Phyllis M. Browne	20

Continued

INDEX

Location	Defendant	Page
West Brandywine Township	Dale S. Guyer and Rosemary Guyer	12
West Brandywine Township	Delores A. Meggett	29
West Brandywine Township	Lena Maria McKim amd Joseph P. McKim a/k;a Joseph Paul McKim	41
West Brandywine Township	Joseph W. Stern, Jr. and Ella D. Stern	58
West Goshen Township	Anna-Lind Hummel, in Her Capacity as Administratris and Heir of The Estate of Evelyn A. Olson a/k/a Evelyn Keisel Olson a/k/a Evelyn Ann Olson; Kristin G. Mclennan a/k/a Kristin Mclennan, in Her Capacity as Heir of The Estate of Evelyn A. Olson a/k/a Evelyn Keisel Olson; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Rigjt, Title or Interest From or Under Evelyn A. Olson a/k/a Evelyn Keisel Olson a/k/a Evelyn Ann Olson, Deceased	62
West Marlborough Township	Brian Simmons and Krista L. Simmons	46
West Nottingham Township	James Bower	56
West Pieland Townshii	Tracy E. Beaver-McKeon and Michael McKeon	48
West Whiteland Township	David G. Lucas	31
West Whiteland Township	Erin McCarthy	19
Willistown Township	Dennis Antonious	40
Willistown Township	James A. Coggins	5
Willistown Township	Melissa Snow and Melissa Snow, in her capacity as Administratrix of the Estatea aof Roobert A. Snow	4
Willistown Township	John J Vestri and Susan A. Manaker	43

Sheriff's Sale of Real Estate

SALE NO: **17-9-511**

DEBT- **\$278,524.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05506 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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, State of Pennsylvania, bounded and described according to a Final Plan of Property of Ivy Hill made by Howard W. Doran, Registered Surveyor Professional Engineers, Newtown Square, Pa., dated 10-10-1985, last revised 5-2-198 recorded 2-13-1987 in Plan File #6923, as follows, to wit:

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **MELISSA SNOW and MELISSA SNOW, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ROBERT A. SNOW**

SALE ADDRESS: 118 Cratin Lane, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-512**

DEBT- **\$225,682.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03498 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-3-4.1A
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **JASON A. COGGINS**

SALE ADDRESS: 11 Devon Road, Malvern, PA 19355-3011

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: **17-9-513**

DEBT- **\$71,439.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03738 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in the Coatesville City, Chester County,
Pennsylvania
BLR# 16-6-909
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **JUAN CARLOS SOLER**

SALE ADDRESS: 146 S 5th Ave a/k/a, 146 S Fifth Ave, Coatesville, PA 19320-3652

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: **17-9-514**

DEBT- **\$206,688.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03285 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

SITUATE in the Township of East Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of Hunt Country Estates, made by Pennoni Associates, Inc., Consulting Engineers, Philadelphia, Pennsylvania dated 4/28/1980, recorded 8/14/1980 and revised 8/25/1980 in Chester County Plan File No. 3139, as follows, to wit;
TAX I.D. #: 53-04-0132-07z

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **KEVIN DOYLE and BRIDGET DOYLE**

SALE ADDRESS: 624 Thorncroft Drive, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-515**

DEBT- **\$234,604.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02869 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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ALL THAT CERTAIN lot or piece of ground situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Valley Springs made by Drake & Waddington, Inc., Kennett Square, PA, dated March 9, 1987, last revised June 11, 1987 and recorded in Plan File No. 7246-48 as follows, to wit:
TAX I.D. #: 38-02-0302

PLAINTIFF: CIS Financial Services, Inc.

VS

DEFENDANT: **CHLOE JACENDA BOSTIC**

SALE ADDRESS: 22 Donna Drive, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-516**

DEBT- **\$222,286.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00843 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in Borough of West Chester
TAX Parcel #1-8-133
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar HECM Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, not individually but solely as trustee

VS

DEFENDANT: **JUANA MERCADO and DAMAZO WILLIAM a/k/a DAMAZO WILLIAM MERCADO**

SALE ADDRESS: 225 North New Street, West Chester, PA 19380

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: **17-9-517**

DEBT- **\$38,854.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03726 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in Coatesville City
TAX Parcel #Tax ID / UPI Parcel No #: 16-10-0164/16-10-
164
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **CONDUIT REALITY, LLC, STEVEN CONDUIT and JAMES MAGUIRE**

SALE ADDRESS: 226 New Street a/k/a 226 North New 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: **17-9-518**

DEBT- **\$214,166.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10954 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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ALL THAT CERTAIN lot of land situate in the Borough of Kennett Square shown as Lots No. __ and No. __ on Plan of Building Lots of "Kennett Heights" as recorded in the Recorder's Office of Chester County and being bound and described as follows:

BEGINNING at a point on the southerly side of Richard Road as originally laid out, said point of beginning being a corner of Parcel B and being marked by the following 2 courses and distances, from an iron marking the intersection of the northerly side of Richards Road (45 feet wide) with the westerly side of Bloomfields Avenue (50 feet wide) to wit: (1) south 18 degrees 42 minutes 00 seconds east 43.10 feet (2) north 71 degrees 18 minutes 00 seconds east 50 feet to said point of beginning and long the southerly side of Richards Road as originally laid out north 71 degrees 18 minutes 00 seconds east 50 feet to a point in a common driveway marking a corner of the lands of Donald R. and Patricia A. Farmer, thence along the same south 18 degrees 42 minutes 00 seconds east 1.90 feet to a point on the southerly side of Richards Road as presently laid out; thence continuing along the lands of Donald R. and Patricia A.

Farmer leaving Richard Road passing through the aforementioned common drive and passing through a garage 148.10 feet to a point in line with the lands of Marvin B. and Willa Mae Claycomb; thence along same north 18 degrees 42 minutes 00 seconds west 148.10 feet to an iron pin on the southerly side of Richards Road as presently laid out thence continuing along Parcel B north 18 degrees 42 minutes 00 seconds west 1.90 feet to the first mentioned point and place of beginning.

BEING UPI #3-3-111

BEING the same premises which Gary R. Clark and Suzanne J. Clark, husband and wife, by Deed dated August 30, 2004 and recorded September 3, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6272, Page 416, granted and conveyed unto Teresa Mitchell

BEING known as: 530 Richards Road, Kennett Square, PA 19348

PARCEL No.: 3-3-111

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **TERESA MITCHELL**

SALE ADDRESS: 530 Richards Road, Kennett Square, PA 19348

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: **17-9-519**

DEBT- **\$5,261.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11797 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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ALL THAT CERTAIN tract of land together with the improvements thereon erected, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania
TAX Parcel No. 29-7L-77

PLAINTIFF: West Brandywine Township Municipal Authority
VS

DEFENDANT: **DALE S. GUYER and ROSEMARY GUYER**

SALE ADDRESS: 15 Greenhill Road, Coatesville, Pennsylvania

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-520**

DEBT- **\$391,028.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11269 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Schuylkill, County of Chester and Commonwealth of PA, bounded and described according to a subdivision plan for Loretta Stine, made by Earl R. Ewing, Inc., Phoenixville, PA, 08/28/1975 as follows, to wit:

BEGINNING at a point in the bed of Pennsylvania State Highway Route No. 23, a corner of land of Anthony Buono, said point being 483.4 feet measured southeastwardly along the bed of Pennsylvania State Highway Route No. 23 from a point in the center line of Pawling Road; thence extending from said point of beginning along land of Anthony Buono north 65 degrees 11 minutes 35 seconds east 279.50 feet to a point a corner of land William R. Weightman; thence extending south 64 degrees 48 minutes 25 seconds east 130.50 feet to a point; thence still along land of Rev. Hamilton G. Reeve, south 34 degrees 18 minutes 25 seconds east 50 feet to a point; thence extending along Lot No. 2 south 65 degrees 11 minutes 35 seconds west 350 feet to a point in the bed of Pennsylvania State Highway Route No. 23; thence extending along the same north 34 degrees 18 minutes 25 seconds west 150.90 feet to the first mentioned point and place of beginning.

BEING the same premises which James C. McCloskey and Elizabeth L. McCloskey, husband and wife, by Deed dated 2/25/2000 and recorded 3/10/2000, in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4724, Page 0294, granted and conveyed unto Theodore Nemceff.

PLAINTIFF: U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-12, Mortgage Loan Pass-Through Certificates, Series 2005-12

VS

DEFENDANT: **THEODORE P. NEMCEFF a/k/a THEODORE NEMCEFF and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 1257 Valley Forge 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: **17-9-521**

DEBT- **\$60,299.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05588 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit, designated as Building Number 27, Unit Number 307, being a Unit in Old Forge Crossing Condominium, situate in the Township of Tredyffrin and County of Chester and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Old Forge Crossing Condominium, bearing dated the 26th day of May A.D., 1981 and recorded on the 27th day of May A.D, 1981 and recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania on the 27th day of May A.D., 1981 and recorded on the 27th day of May A.D., 1981 in Condominium Plan Book 3516.

TOGETHER with all right, title and interest being a .1867% undivided interest, of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TOGETHER with all right, title and interest of, in and to the Limited Common Elements designated for this Unit in the Declaration of Condominium and/or Plats and Plans.

UNDER AND SUBJECT, nevertheless, to the right and powers of the Executive Board of, in and to the Reserved Common Elements as defined in the Declaration of Condominium.

ALSO, UNDER AND SUBJECT to all easements, agreements, covenants, conditions and restrictions of record and to the provisions, easements and covenants as contained in the Declaration of Condominium, the Declaration Plan and the Bylaws and any amendments thereto.

CHESTER County Tax Parcel 43-5-816.

IMPROVEMENTS consisting of a residential condominium unit.

PLAINTIFF: PNC Bank, N.A.

VS

DEFENDANT: **CORNELIUS SERLE and EDWARD SERLE**

SALE ADDRESS: Unit 307, Building 27, Old Forge Crossing, Devon, PA 19333

PLAINTIFF ATTORNEY: **NANCY J. GLIDDEN, 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: **17-9-522**

DEBT- **\$109,341.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00024 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit known and named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording of the Declaration dated June 27, 1972, and recorded June 28, 1977, in Misc. Deed Book 198, Page 272, as amended, and a Declaration Plan dated October 1971 and recorded on June 28, 1972, in Plan Book 43, Page 24, and a Table of Regulations dated June 27, 1972, and recorded June 28, 1972, in Misc. Deed Book 198, Page 306, as amended, being designated on such Declaration Plan as Unit 504, as more fully described in such Declaration Plan and Declaration, together with an initial proportionate undivided interest in the Common Elements of 0.6945%.

TAX I.D. # - 53-6-1525.4E

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **JOHN E. ABRAHAM, TRUSTEE OF THE JOHN E. ABRAHAM REVOCABLE LIVING TRUST**

SALE ADDRESS: 504 Summit House, West Chester, Pennsylvania 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-523**

DEBT- **\$140,969.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04028 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Oxford Borough, Chester
County, Pennsylvania
BLR# 6-4-61
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **LOUIS THOMAS ALEXANDER, JR. and SARAH ALEXANDER**

SALE ADDRESS: 113 North 3rd Street, a/k/a 113 N Third Street, Oxford, PA 19363-1425

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: **17-9-524**

DEBT- **\$4,730.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00751 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

BEING Lot No. 7 as shown on said Plan.

CONTAINING 4952 square feet more or less.

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

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

BEING UPI #43-4M-39

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

RESIDENTIAL dwelling

PLAINTIFF: Main Street Village Homeowners Association

VS

DEFENDANT: **ROSEMARIE HOLCK and CHRISTOPHER HOLCK**

SALE ADDRESS: 7 Sturbridge Lane, Tredyffrin Township, Chester County, PA 19460

PLAINTIFF ATTORNEY: **WATERMAN & MAYER, LLP, 215-925-2110**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-525**

DEBT- **\$199,041.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05628 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

VALLEY Township, Cty of Chester & Cmwlth of PA. HET
a dwg k/a 185 Grant Avenue, Coatesville, PA 19320.
TAX UPI No. 38-5B-20.

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for
GFT Mortgage Loan Trust Series 2014-1

VS

DEFENDANT: **MICHAEL A. LAMBERT**

SALE ADDRESS: 185 Grant Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **VITTI & VITTI & ASSOCIATES, P.C., 412-281-1725**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-526**

DEBT- **\$184,142.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08630 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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# 41-6K-37
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **ERIN McCARTHY**

SALE ADDRESS: 1013 Elmwood Ave, West Chester, PA 19380-1414

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: **17-9-527**

DEBT- **\$1,745.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09292 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Bradford County of Chester and State of Pennsylvania.

TAX Parcel No. 50-5A-391

PROPERTY address: 1618 Wolfe Lane, West Bradford, Pennsylvania

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **DAVID D. BROWNE and PHYLLIS M. BROWNE**

SALE ADDRESS: 1618 Wolfe Lane, 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: **17-9-528**

DEBT- **\$2,022.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02382 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Phoenixville Borough, County of Chester and State of Pennsylvania.

TAX Parcel No. 15-4-5

PLAINTIFF: Borough of Phoenixville
VS

DEFENDANT: **ROBERT W. ZECCA and UNITED STATES OF AMERICA**

SALE ADDRESS: 14 Cromby Road, Phoenixville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-529**

DEBT- **\$164,685.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03912 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Valley Township, Chester County, Pennsylvania, bounded and described according to a Record Plan for Valley Crossing made by Medveczky Associates, Ltd. Land Planners and Engineers, Exton, Pennsylvania, dated 9/23/1988 and last revised 4/20/1992 and recorded in Chester County as Plan No. 11618 as follows, to wit:

BEGINNING at a point on the westerly right of way line of Thia Court said point being a mutual corner of Lot 33 and Lot 34 (the herein described lot) said point being located in a utility and access easement; thence leaving Thia Court and said easement and along Lot 33 south 84 degrees 28 minutes 20 seconds west 117.33 feet to a point in line of Lot 25; thence along lot 25 and partially along Open Space north 00 degrees 56 minutes 10 seconds east 42.27 feet to a point a corner of Open Space; thence along said Open Space north 84 degrees 28 minutes 20 seconds east 67 feet to a point

a corner of Lot 35; thence along Lot 35 south 65 degrees 48 minutes 9 seconds east 57.16 feet to a point on the right-of-way line of Thia Court and crossing into a utility and access easement; thence continuing in and along said easement and along said right-of-way on the arc of a circle curving to the left having a radius of 117 feet the arc distance of 14.26 feet to the first mentioned point and place of beginning.

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

BEING the same premises which Lisa Battista a/k/a Lisa L. Battista by Deed dated October 2, 2006 and recorded October 6, 2006 in the Recorder of Deeds Office in and for Chester County in Book 6975, Page 328 granted and conveyed unto Peter J. Turner and Michelle N. Turner, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the adjustable rate mortgage trust 2007-1, adjustable rate mortgage-backed pass through certificates, series 2007-1
VS

DEFENDANT: **PETER J. TURNER and MICHELLE N. TURNER**

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-530**

DEBT- **\$320,926.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00825 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the New Garden Township, Chester
County, Pennsylvania
UPI # 60-5-36.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **DAVID A. NELSON and DONNA M. NELSON**

SALE ADDRESS: 506 Newark Road, Landenberg, PA 19350-9358

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: **17-9-531**

DEBT- **\$511,422.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03216 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN triangular shaped parcel or tract of land to be annexed from Lot No. 77 to Lot No. 78 in the Phil Davies subdivision, situate on the northwestern side of Nottingham Drive as shown on a plan prepared by C.L. Frantz & Associates, Inc., being drawing no. 15-19-7-D-1 and recorded in the Chester County Recorder of Deeds Office, said tract being situate in the Township of East Vincent, County of Chester, and Commonwealth of Pennsylvania.

ALL THAT CERTAIN lot or piece of ground, situate in East Vincent Township, Chester County, Pennsylvania, bounded and described according to a Plan, Barton Meadows, made by C.L. Frantz & Associates, Inc. Engineers, Surveyors-Land Planners, dated 1/22/1987 and last revised 10/13/1988 and recorded in the Recorder of Deeds Office, Chester County as Plan #8776-8783
PARCEL Number: 21-004-0183

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA2

VS

DEFENDANT: **CYNTHIA J. TAYLOR and THOMAS N. TAYLOR**

SALE ADDRESS: 107 Nottingham Drive, Spring City, Pennsylvania 19475-3420

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: **17-9-532**

DEBT- **\$177,503.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00061 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN measure and tract of land situate in the Borough of Atglen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a new survey made thereof as one tract, as follows:

BEGINNING at a stone, by lands of James Burley and the north side of Rosemont Avenue; thence by lands of James Burley north 06 degrees 50 minutes west (passing over an iron pin south of the Newport Pike), 335.2 feet to a spike in the Newport Pike; thence by said Newport Pike south 58 degrees 35 minutes 40 seconds east 63.66 feet to a spike; thence still by the Newport Pike south 58 degrees 31 minutes 20 seconds east, 63.72 feet to a spike; thence leaving the Newport Pike and by other lands of James Hurley south 06 degrees 50 minutes east (passing over an iron pin on the south side of the Newport Pike) 256.3 feet to an iron pin on the north side of Rosemont Avenue; thence by Rosemont Avenues' north side south 83 degrees 10 minutes west, 100 feet to a stone and point of beginning.

TAX ID: 07-03-0005

UPI# 7-3-5

TITLE to said premises is vested in Raymond F. Arnold, Sr. and Dana L. Arnold, by Deed from William H. Roth, Jr. and Jacqueline A. Roth was recorded 05/01/1996, in the Chester County Recorder of Deeds in Book 4025, Page 0134 as Instrument Number 24580.

PLAINTIFF: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 c/o Special Loan Servicing, LLC

VS

DEFENDANT: **DANA L. ARNOLD and RAYMOND F. ARNOLD**

SALE ADDRESS: 427 Rosemont Avenue, Atglen, PA 19310

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-533**

DEBT- **\$213,664.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02359 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 16th, 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
PARCEL #: 38-2-149.17
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN W. SMITH**

SALE ADDRESS: 220 Peck Drive, Coatesville, PA 19320-1940

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: **17-9-534**

DEBT- **\$176,404.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03189 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot or tract of land situate in the Borough of Downingtown, Chester County, Pennsylvania on the south side of Church Street being 50.00 feet on front on said street extending back of that width between parallel lines, 130.00 feet to the center of a public alley running between said Church Street and Prospect Avenue and parallel thereto
TAX I.D. #: 11-11-0068

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

DEFENDANT: **EDWARD FLAGGE**

SALE ADDRESS: 224 Church Street, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-535**

DEBT- **\$143,018.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00844 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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 Honey Brook
TAX Parcel # Tax ID / UPI Parcel No. 12-01-0051/12-1-51
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity, but solely as Trustee for RMAC Trust, Series 2015-5T

VS

DEFENDANT: **MARCIE L. MIMM and JAMES M. MIMM III**

SALE ADDRESS: 290 Pequea Avenue, Honey Brook, PA 19344

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-536**

DEBT- **\$101,910.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10007 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Leon K. Prout made 11-15-1962 and revised 12-1-1970 by Slack, DeArmit & Hayes as recorded 1-16-1973 in the Recorder of Deeds in and for Chester County at West Chester, Pa. in Plan Book 47 Page 20, as follows, to wit:

TAX I.D. #: 29-07-0148.180

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

VS

DEFENDANT: **DELORES A. MEGGETT**

SALE ADDRESS: 187 Hurley Road, 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: **17-9-537**

DEBT- **\$224,451.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00772 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN Unit or Parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania and designated and shown on title plan of "Liongate made by Henry S. Coney, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 1/17/1983 and recorded 1/24/1983 at West Chester in the Office for the Recording of Deeds in and for the County of Chester in Plan File No. 4260 and designated as Unit No. 1803.

TAX I.D. #: 33-02-0260

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

VS

DEFENDANT: **MARTIN J. McDONALD, IV and TRACY K. McDONALD f/k/a TRACY M. KUHN**

SALE ADDRESS: 1803 Saint Johnsbury Court, Chester Springs, Pennsylvania 19425

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: **17-9-538**

DEBT- **\$477,667.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01714 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, lot or piece of ground, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of 'Whiteland Ridge', made by Yerkes Associates, Inc., dated 5/28/1996 and recorded 2/27/1998 as Plan No. 14274 as follows, to wit:

BEGINNING at a point on the southeasterly side of Grand View Drive (50 feet wide) said point being a corner of Lot 18 (as shown on said Plan); thence from said point of beginning extending along said drive the 2 following courses and distances (1) north 68 degrees 19 minutes, 57 seconds east 47.86 feet to a point of curve; thence (2) on a line curving to the left having a radius of 619.02 feet an arc distance of 71.99 feet to a point, being a corner of open space the 2 following courses and distances (1) crossing a basin easement

area and a 20 feet wide sanitary sewer easement, south 33 degrees, 06 minutes, 01 seconds east, 183.38 feet to a point; thence (2) south 88 degrees, 13 minutes, 24 seconds west 158.24 feet to a point, being a corner of Lot 18; thence leaving said open space extending along Lot 18 and recrossing said easement, north 21 degrees, 40 minutes, 03 seconds west 191.17 feet to the first mentioned point and place of beginning.

BEING Lot 19 on said Plan.

PARCEL No. 41-2-253

BEING the same premises which George E. Lucas, by Deed dated 11/11/13 and recorded 11/21/13 in the Office of the Recorder of Deeds in and for the County of Chester, Instrument No. 11318690, granted and conveyed unto David G. Lucas.

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Merrill Lynch Mortgage Investors Trust Series MLCC 2004-1

VS

DEFENDANT: **DAVID G. LUCAS**

SALE ADDRESS: 916 Grandview Drive, Exton, PA 19341

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: **17-9-539**

DEBT- **\$157,384.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09707 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a map made for Wedgwood Estates, made by Yerkes Associates, Inc., surveyors dated 12/1/1975 as follows, to wit:

BEGINNING at a point in line of land of Wedgwood Estates, a corner of Unit # 19 on the said Plan; thence along the said land of Wedgwood Estates the 2 following courses and distances: (1) north 89 degrees 06 minutes 59 seconds east 56.57 feet to a point; and (2) south 01 degree 53 minutes 01 seconds east 52.51 feet to a point, a corner of Unit #18 on said Plan; thence along the said Unit #18 and Unit #17 on the said Plan, south 87 degrees 57 minutes 58 seconds west 56.43 feet to a point, a corner of said Unit #19; thence along the said Unit #19 north 02 degrees 02 minutes west 52.65 feet to the first mentioned point and place of beginning.

BEING Unit 20, Building D-5 on the said Plan.

BEING known as 116 Argyll Court.

BEING UPI #39-5E-17

BEING the same premises which Nancy Lee, by Deed dated January 20, 2015, and recorded January 22, 2015, in the Chester County Recorder of Deeds in Book 9048, Page 541, granted and conveyed unto Lisa A. Burke and Julia A. Morton.

PLAINTIFF: Stearns Lending, LLC

VS

DEFENDANT: **LISA A. BURKE and JULIA A. MORTON**

SALE ADDRESS: 116 Argyll Court, Downingtown, PA 19335

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: **17-9-540**

DEBT- **\$379,058.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11192 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PARCEL NO. 3002 00740300

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a final title plan of Ridgewood, made by Edward B. Walsh and Associates, Inc., Civil Engineers, dated December 27, 1988, last revised June 5, 1990, and filed in Chester County as Plan No. 10661, as follows, to-wit:

BEGINNING at a point on the north side of Great Oak Drive, said point being a corner of Lot No. 2 as shown on said Plan; thence extending from said point of beginning along the north side of Great Oak Drive the two (2) following courses and distances; (1) on the arc of a circle curving to the left having a radius of 325 feet, the arc distance of 182.46 feet to a point of reverse curve; and (2) on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 22.67 feet to a point a corner of Lot No. 4; thence extending along the same, north 07 degrees 11 minutes 56 seconds

east, 443.96 feet to a point in line of land now or late of John and Debra Ann Caso; thence extending along the same south 84 degrees 17 minutes 00 seconds east, 175.06 feet to a point a corner of Lot No. 2, aforesaid; thence extending along the same south 07 degrees 11 minutes 56 seconds west, 339.07 feet to the first mentioned point and place of beginning.

CONTAINING 1.508 acres of land more or less.

BEING the same premises as Krona Enterprise, Inc., by Deed dated April 27, 1992, and recorded on May 11, 1992, by the Chester County Recorder of Deeds in Deed Book 2962, at Page 68, granted and conveyed unto Dan E. McKinley and Dawn A. McKinley, as tenants by the entirety.

BEING known and numbered as 115 Great Oak Drive, Downingtown, PA 19335
UPI# 30-2-74.3

PLAINTIFF: M&T Bank

VS

DEFENDANT: **DAN E. McKINLEY and DAWN A. McKINLEY**

SALE ADDRESS: 115 Great Oak Drive, Downingtown, PA 19335

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: **17-9-541**

DEBT- **\$587,673.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00328 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the London Grove Township,
Chester County, Pennsylvania
BLR# 59-11-22.29
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust
VS

DEFENDANT: **ELSA OTERO, IN HER CAPACITY AS HEIR OF HERMINIO OTERO a/k/a HERMINIO OTERO PEREZ, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HERMINIO OTERO a/k/a HERMINIO OTERO PEREZ, DECEASED & CHARLES D. ALVAREZ**

SALE ADDRESS: 24 Bramble Lane, West Grove, PA 19390-9729

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: **17-9-542**

DEBT- **\$409,272.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06482 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Kennett Township, Chester
County, Pennsylvania
BLR# 62-5-79.14
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglq Investors, L.P.

VS

DEFENDANT: **RONALD MARKS a/k/a RONALD C. MARKS and TERI MARKS a/k/a TERI M.**

MARKS

SALE ADDRESS: 6 McCarthy Road, Chadds Ford, PA 19317-9264

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: **17-9-543**

DEBT- **\$110,330.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08573 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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 City of Coatesville, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Carcella and Forbes, made by Berger and Hayes, Inc., Professional Engineers and Professional Land Surveyors P.O. Box 505, 205 Barley Sheaf Road, Thorndale, Pa 19372-0505 (610) 384-3870, dated 2-19-1996, last revised 4-22-1996, and recorded as Plan #16507, as follows to wit:

BEGINNING at a point on the northerly side of Coates Street, a corner of Lot 4, thence extending along the line of Coates Street, south 80 degrees 11 minutes west 25.00 feet to a point in the line of Lot 2, thence extending along the line of same, north 09 degrees 49 minutes west 152.42 feet to a point on the southerly line Poplar Street (unimproved), thence extending along the line of same, north 77 degrees 45 minutes east 25.025 feet to a point in the line of Lot 4, aforementioned, thence extending along the line of same, south 09 degrees 49 minutes east 153.21 feet to the point of begin-

ning.

BEING Lot 3 on said Plan.

BEING UPI #16-2-98.2.

THE improvements thereon being known as 749 Coates Street, Coatesville, Pennsylvania – 19320.

BEING the same premises which Natashia Bookman, now by marriage, Natashia Miller, also known as Natashia C. Miller, and John Miller, also known as John R. Miller, by Deed dated October 24, 2006 and recorded October 30, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6993, Page 1070, granted and conveyed unto Natashia C. Miller and John R. Miller, husband and wife.

BEING known as: 749 Coates Street, Coatesville, PA 19320

PARCEL No.: 16-2-98.2

IMPROVEMENTS: Residential property.

PLAINTIFF: VINMAK RE HOLDINGS, LLC

VS

DEFENDANT: **NATASHIA C. MILLER and JOHN R. MILLER**

SALE ADDRESS: 749 Coates Street, 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: **17-9-544**

DEBT- **\$156,922.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00821 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land, with the hereditaments and appurtenances, thereon erected, situate in the Borough of Kennett Square, Chester County, Pennsylvania, being known as 402 Ridge Avenue, Stenning Hills, bounded and described according to Plan thereof made by Reeder and Magarity, Darby, Penna., May 31, 1955 as follows:

SITUATE on the southeasterly side of Ridge Avenue (50 feet wide) at the distance of 1,115.76 feet measured south 81 degrees 15 minutes west, along same from its intersection with the south-westerly side of South Union Street (50 feet wide) both lines extended.

CONTAINING in front or breadth on the southeasterly side

of Ridge Avenue, measured south 81 degrees 15 minutes west, 78 feet and extending of that width in length or depth southeastwardly between parallel lines at right angles to Ridge Avenue 150 feet to the south line of a certain 20 feet wide right of way for water main, being the Borough limit.

BEING Parcel Number 3-6-13

BLR# 3-6-13

BEING the same premises which Hector Gonzales and Mary C. Rhoades, granted and conveyed unto Hector Gonzales and Mary C. Rhoades by Deed dated August 2, 2006 and recorded August 4, 2006 in Chester County Record Book 6916, Page 723 for the consideration of \$1.00

PLAINTIFF: LSF9 Master Participation Trust
VS

DEFENDANT: **HECTOR J. GONZALEZ a/k/a HECTOR GONZALEZ and KELLY LYNN RUIZ, IN HER CAPACITY AS HEIR AT LAW OF MARY C. RHOADES, DECEASED AND COLLEEN ANN RILEY, IN HER CAPACITY AS HEIR AT LAW OF MARY C. RHOADES, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY C. RHOADES, DECEASED**

SALE ADDRESS: 402 Ridge Avenue, Kennett Square, PA 19348

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: **17-9-545**

DEBT- **\$275,644.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09004 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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 Upper Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Plan of Property of Bernard Hankin Builders, Final Subdivision for McIlhenny Property made by Landward Engineers, Exton, PA dated 3/12/1987 and last revised 9/15/1987 and recorded in the Office of the Recorder of Deeds, Chester County, as Plan Nos. 7560 and 7562 as follows, to wit:

BEGINNING at a point on the southwesterly side of Heather Hill Drive a corner of Lot #10 on said Plan; thence extending along the same, south 86 degrees 17 minutes 50 seconds west, 292.29 feet to a point in the line of Lot No. 13; thence extending along same, and also Lot No. 12 north 41 degrees 17 minutes 50 seconds east, 260.52 feet to a point on the southerly side of Heather Hill Drive, thence extending along the line of same, south 48 degrees 42 minutes 10 seconds east, 60.63 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 225.00 feet the arc distance of 158.95 feet to the point of beginning.

BEING Lot No. 11 on said Plan.

CONTAINING in area 30,055 square feet.

TITLE to said premises vested in Sean Murphy and Jeanene M. Jarvie-Murphy, a married couple by Deed from Lisa J Dente now known as Lisa J. Natalizio dated April, 4 2003 and recorded May 7, 2003 in the Chester County Recorder of Deeds in Book 5685, Page 549 as Instrument Number 10233192.

PLAINTIFF: Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2006-6CB, Mortgage Pass-Through Certificates, Series 2006-6CB
VS

DEFENDANT: **SEAN MURPHY and JEANENE M. JARVIE-MURPHY**

SALE ADDRESS: 124 Heather Hill Drive, 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: **17-9-546**

DEBT- **\$64,453.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09542 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land orate in London Grove Township, Chester County, Pennsylvania, bounded and described according to a survey made by George E. Regester, Jr. & Sons, Inc., Registered Land Surveyors, on June 24, 1970, as follows, to wit:

BEGINNING at a spike set for a northwesterly corner of this about to be described tract and a corner of other land of Robert Wilson, grantor herein, of which this was a part, said spike being set in the center line of Public Road T-364 (being a 12' wide dirt road) leading in a northwesterly direction to Public T-321 and a southeasterly direction to Public Road T-323, said spike being set the following two (2) courses and distances to wit from a point set in the center line of said Public Road T-364 marking the original northwesterly corner of land of Robert Wilson and a southwesterly corner of land of A. Gioffredl Et Al, and said two (2) following courses and distances being measured along' the center line of said Public Road T-364:

- 1- SOUTH 07 degrees 12 minutes 00 seconds east, 178.30' to a spike.
- 2- SOUTH 08 degrees 38 minutes 00 seconds east 318.77' to said spike of beginning; thence leaving said spike of beginning

and leaving the center line of said Public Road T-364 and by land of Robert Wilson, grantor herein, of which this was a part, the following three courses and distances to wit:

1- NORTH 78 degrees 36 minutes 00 seconds east, 266.00' to an iron pin. South 11 degrees 24 minutes 00 seconds east, 175.00' to an iron pin.

3- SOUTH 78 degrees 36 minutes 00 seconds east, 266.00' to a spike set for a southwesterly corner of this and being set in the center line of said Public Road T-364; thence by the center line of said Public Road T-364, north 11 degrees, 24 minutes, 00 seconds west, 175.00' to a spike being the place of beginning.

CONTAINING 1.069 acres of land be the same more or less.

BEING the same premises which Robert T. Wilson, Jr. and Martha R. Wilson, his wife, by Deed dated 01/15/1976 and recorded 01/15/1976 in the Office of the Recorder of Deed in and for the County of Chester, in Deed Book H-47, Page 103, granted and conveyed unto Robert T. Wilson, Jr. and Edith J. Wilson, his wife, in fee.

PLAINTIFF: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

VS

DEFENDANT: **EDITH J. WILSON**

SALE ADDRESS: 559 South Guernsey Road, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-547**

DEBT- **\$401,021.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02568 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Willistown Township
TAX Parcel # Tax ID / UPI Parcel No. 5408 03240000 / 54-
8-324
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VS
DEFENDANT: **DENNIS ANTONIOUS**
SALE ADDRESS: 124 Hedgerow Lane, West Chester, PA 19380
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: **17-9-548**

DEBT- **\$208,154.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05551 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of West Brandywine
TAX Parcel # Tax ID / UPI Parcel No. 29-07-0155.530/29-
7-155.53
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **LENA MARIA McKIM and JOSEPH P. McKIM aka JOSEPH PAUL McKIM**

SALE ADDRESS: 110 North Hawthorne Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-549**

DEBT- **\$312,978.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10958 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Wallace Township, Chester
County, Pennsylvania
BLR# 31-4-102.5A
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2004-7, Home Equity Pass-Through Certificates, Series 2004-7
VS
DEFENDANT: **LLOYD E. KEESEY**
SALE ADDRESS: 1580 Creek Road, Glenmoore, PA 19343-1721
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: **17-9-550**

DEBT- **\$627,222.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02858 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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# 54-3-22.4
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2007-1

VS

DEFENDANT: **JOHN J. VESTRI and SUSAN A. MANAKER**

SALE ADDRESS: 32 Harvey Lane, Malvern, PA 19355-2944

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: **17-9-551**

DEBT- **\$230,826.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05458 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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# 33-3-0117
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JOHN C. RILEY, JR. and TERESA A. RILEY**

SALE ADDRESS: 1013 Welsh Ayres Way, Downingtown, PA 19335-4489

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: **17-9-552**

DEBT- **\$583,456.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12075 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Birmingham Township, Chester
County, Pennsylvania
BLR# 65-3-14.18
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: M&T Bank as Successor by Merger to Hudson City Savings Bank
VS

DEFENDANT: **ERIK GRANDELL and KAREN GRANDELL**

SALE ADDRESS: 1161 Arrowhead Drive, West Chester, PA 19382-8159

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: **17-9-553**

DEBT- **\$246,291.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00892 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Marlborough Township
TAX Parcel #Tax ID / UPI Parcel No. 48-08-0030 / 48-8-30
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust c/o Rushmore Loan Management Services LLC

VS

DEFENDANT: **BRIAN SIMMONS and KRISTA L. SIMMONS**

SALE ADDRESS: 403 West Street Road, Kennett Square, PA 19348

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: **17-9-554**

DEBT- **\$268,477.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03799 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the New London Township, Chester
County, Pennsylvania
BLR# 71-2-42.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **ANTHONY A. WICKWIRE a/k/a ANTHONY WICKWIRE and JULIE ANN ENGLISH
WICKWIRE a/k/a JULIE WICKWIRE**

SALE ADDRESS: 815 West Avondale Road, West Grove, PA 19390-9517

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: **17-9-555**

DEBT- **\$823,524.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05089 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Pikeland Township

TAX Parcel #34-4-260

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: Tracey E. Beaver-McKeon and

Michael McKeon

PLAINTIFF: U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-3, Mortgage Loan Pass-Through Certificates, Series 2005-3

VS

DEFENDANT: **TRACY E. BEAVER-McKEON and MICHAEL McKEON**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-556**

DEBT- **\$104,135.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04009 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land in Township of North Coventry, Chester County, State of Pennsylvania, as more fully described in Deed Book 6537, Page 1844, ID #17-3D-117, being known and designated as all that certain messuage and tract of land situate in North Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company, on 3/18/1968 as follows, to wit:

BEGINNING at a corner on the northerly property line of East Main Street (40 feet wide) said point being distant from a corner set for the center line intersection of South Hanover Street (40 feet wide) and East Main Street the following 3 courses and distances: (1) along the center line of East Main Street south 77 degrees 15 minutes east 760 feet to a corner marking the center line intersection aforesaid East Main Street and the middle of a given 20 feet wide alley; (2) continuing along the center line of East Main Street south 61 degrees, 51 minutes east 427.81 feet to a corner and (3) by a course at right angles to East Main Street or north 28 degrees 9 minutes east 20 feet to a corner and place of beginning, thence from said place of beginning continuing along a projection

of course (3) or by lands now or late of Patsy Ruberto north 28 degrees 9 minutes east 140 feet to a corner on the southerly side of a given 20 feet wide alley; thence along the southerly side of said alley south 61 degrees 51 minutes east 23.67 feet to a corner of lands now or late of Casimir A. Stryjewski; thence along said lands on a course passing through the middle of a joint brick partition wall of double dwelling or south 28 degrees, 9 minutes west 140 feet to a corner on the northerly side of aforesaid East Main Street; thence along the same north 61 degrees, 51 minutes west 23.67 feet to a corner and place of beginning.

TITLE to said premises vested in Michelle M. Atkins and Virginia C. Atkins and Tony Wise as joint tenants with right of survivorship and not as tenants in common by Deed from Bank of America, National Association, as Successor by Merger to LaSalle Bank, N.A., as trustee for WMALT 05-7, by JP Morgan Chase Bank, National Association, as attorney in fact by: Susan M. Peterson, Vice President dated September 15, 2009 and recorded December 1, 2009 in the Chester County Recorder of Deeds in Book 7818, Page 1275 as Instrument Number 10978818.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MICHELLE M. ATKINS a/k/a MICHELLE ATKINS, VIRGINIA C. ATKINS a/k/a VIRGINIA ATKINS and TROY WISE**

SALE ADDRESS: 189 East Main Street, Pottstown, PA 19465

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: **17-9-557**

DEBT- **\$135,039.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01000 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Pennsbury Township, Chester
County, Pennsylvania
BLR# 64-4J-111
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **FREDERICK SCANNAPIECO and LISA SCANNAPIECO**

SALE ADDRESS: 10 Concord Way, Chadds Ford, PA 19317-9418

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: **17-9-558**

DEBT- **\$386,229.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03413 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the London Grove Township,
Chester County, Pennsylvania
BLR# 59-8-191.44
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mortgage Research Center, LLC d/b/a Veterans United Home Loans, A Missouri Limited Liability Company

VS

DEFENDANT: **MARTIN HARVITZ and LISA STRATTON-HARVITZ a/k/a LISA STRATON-HARVITZ**

SALE ADDRESS: 4 Wellsville Lane, Avondale, PA 19311-1322

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: **17-9-559**

DEBT- **\$294,401.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01258 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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 tract of land known as Lot 2 of the Hale South Subdivision situate on Harmonyville Road, North Coventry Township and South Coventry Township, Chester County, Pennsylvania, as shown on the Buchanan Boundary Survey prepared for Anthony and Deborah Buchanan, by All County and Associates, Inc. Plan Number cbch199-1, dated December 13, 1999, being more fully bounded and described as follows:

BEGINNING at an iron pin a corner of Lot 1 of the aforementioned subdivision, said iron pin being on the southerly right-of-way of Harmonyville Road (SR 4041) (40 feet from centerline);

THENCE from said point of beginning and extending along Lot 1 the three courses and distances as follows: (1) crossing into South Coventry Township, South (erroneously set forth as north on prior deed) 1 degree 12 minutes 24 seconds east 267.67 feet to an iron pin (2) re-crossing into North Coventry Township, north (erroneously set forth as south on prior deed) 88 degrees 47 minutes 36 seconds east 106.76 feet to an iron pin (3) north (erroneously set forth as south on prior deed) 67 degrees 16 minutes 08 seconds east 84.11 feet to a concrete monument, a corner of lands now or formerly of Stephen T. Lloyd and Margaret M. Lloyd (DBV U-24 Page 10); thence along the same the two courses and distances as follows: (1) south 34 degrees 43 minutes 52 seconds east 181.50 feet to a concrete monument (2) crossing into South Coventry Township, south 71 degrees 16 minutes 08 seconds west 403.99 feet to an iron pin, a corner of Lot 3 of the aforementioned subdivision; thence along the same north 1 degree 12 minutes 24 seconds west 509.77 feet to an iron pin on the aforementioned southerly right-of-way of Harmonyville Road; thence along the same, re-crossing into North

Coventry Township, north 88 degrees 47 minutes 36 seconds east 100.00 feet to the first mentioned point and place of beginning.

CONTAINING 2.1423 acres of land.

TOGETHER with a certain 30 feet wide Shared Driveway Easement for use by Lot 1 and Lot 2 the centerline thereof being more fully bounded and described as follows:

BEGINNING at an iron pin on the southerly right-of-way of Harmonyville Road (S.R. 4041) (40 feet from centerline), said iron pin being a common corner of Lot 1 and Lot 2;

THENCE from said point of beginning north 1 degree 12 minutes 24 seconds west 30.12 feet to a point at or near the southerly edge of said road; also from said point of beginning south 1 degree 12 minutes 24 seconds east 49.82 feet to a point.

BEING Lot 2 on said Plan.

BEING Chester County Tax Parcel 20-2-225.

THIS property is wholly assessed in South Coventry Township.

BEING THE SAME PREMISES which Anthony E. Buchanan and Deborah J. Buchanan, husband and wife, by Deed dated September 30, 2005 and recorded October 12, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6649, Page 1698 granted and conveyed unto Keith E. Yancheck, Jr. and Tina Renn as joint tenants with right of survivorship.

BEING KNOWN AS: 122 Harmonyville Road, Pottstown, PA 19465

PARCEL NO.: 2-2-225

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KEITH E. YANCHEK, JR. and TINA RENN**

SALE ADDRESS: 1220 Harmonyville Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **POWERS, KIRN AND 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: **17-9-560**

DEBT- **\$227,331.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10556 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Warwick Township
TAX Parcel #19-02-0095.020
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **JULIA L. SNYDER a/k/a JULIA LEIGH TALYAI**

SALE ADDRESS: 2202 Harmonyville Road, Elverson, PA 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-561**

DEBT- **\$73,403.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06202 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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 with the buildings and improvements to be thereon erected, hereditaments and appurtenances, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Penna., dated March 25, 1963, as follows, to wit:-

TAX I.D. #: 09-11-0014.010

PLAINTIFF: American Advisors Group

VS

DEFENDANT: **JOAN HUBERT, KNOWN SURVIVING HEIR OF ASHLEY B. KENNEDY, JEAN LONDON, KNOWN SURVIVING HEIR OF ASHLEY B. KENNEDY, MARJORIE THOMPSON, KNOWN SURVIVING HEIR OF ASHLEY B. KENNEDY, CLAUDETTE MARSHALL, KNOWN SURVIVING HEIR OF ASHLEY B. KENNEDY, ROBERT POPE, KNOWN SURVIVING HEIR OF ASHLEY B. KENNEDY, STUART POPE, KNOWN SURVIVING HEIR OF ASHLEY B. KENNEDY, JAMES KENNEDY, JR., KNOWN SURVIVING HEIR OF ASHLEY B. KENNEDY, AND UNKNOWN SURVIVING HEIRS OF ASHLEY B. KENNEDY**

SALE ADDRESS: 2216 Upper Gap Road, 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: **17-9-562**

DEBT- **\$223,370.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07553 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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 Sadsbury, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, Commonwealth of Pennsylvania being shown and described on a Fountain As-Built Plan for Sadsbury Associates, Building Unit "Y" Drawing Number 2002219u135 dated May 7, 2003 prepared by Wilkinson Associate. Engineering/Surveying and recorded IN Plan No. 16637 as follows:

BEING Unit 139, Building "Y", Sadsbury Village.

BEING UPI Number 37-4-40.9D

PARCEL No: 37-4-40.9D

BEING Known as: 203 Fox Trail, Parkesburg, PA 19365

BEING the same property conveyed to George Lichowid and Stephanie Lichowid who acquired title by Virtue of a Deed from Daniel Rush and Samira Rush, dated March 20, 2009, recorded March 24, 2009, at Document Number 10911296, Book 7621, Page 1903, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **GEORGE LICHOWID and STEPHANIE LICHOWID**

SALE ADDRESS: 203 Fox Trail, Parkesburg, PA 19365

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: **17-9-563**

DEBT- **\$589,126.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01320 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Nottingham Township,
Chester County, Pennsylvania
BLR# 68-2-40.5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust

VS

DEFENDANT: **JAMES BOWER**

SALE ADDRESS: 38 Kimble Road, a/k/a 30 Kimble Road, Nottingham, PA 19362-9162

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: **17-9-564**

DEBT- **\$332,578.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09724 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Heritage Valley made by Crossan-Raimato Professional Land Surveyors, dated 11/15/1988 last revised 4/5/1989 and recorded in the Recorder of Deeds Office, Chester County as Plan #9273-9285 as follows, to wit:

BEGINNING at a point on the southeasterly side of Duck Farm Road (T-334) (50 feet wide proposed right of way), a corner of Lot #28 on said Plan; thence extending along Duck Farm Road, north 07 degrees 25 minutes 05 seconds east 50.00 feet to a point; thence extending south 82 degrees 34 minutes 55 seconds east 230.00 feet to a point; thence extending south 52 degrees 34 minutes 55 seconds east 50.00 feet to a point; thence extending south 82 degrees 34 minutes 55 seconds east crossing a 30 feet wide drainage easement and crossing a stream known as "McDonald Run", 324.11 feet to a point; thence extending south 17 degrees 10 minutes 51 seconds west 218.16 feet to a point, a corner of Lot #30; thence

extending along said Lot, north 82 degrees 34 minutes 55 seconds west recrossing "McDonald Run", 330.42 feet to a point a corner of Lot #28; thence extending along same the two following courses and distances: (1) north 07 degrees 25 minutes 05 seconds east 190.00 feet to a point and (2) north 82 degrees 34 minutes 55 seconds west 230.00 feet to the first mentioned point and place of beginning.

TAX Parcel #69-03-29.29

BEING known as: 154 Duck Farm Road, Oxford, PA 19363

BEING the same premises which Discovery Realty Investments, LLC by Deed dated 3/24/11 and recorded 4/1/11 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 8153, Page 169 as Instrument Number 11090327, granted and conveyed unto Thomas A. Jaycox and Deborah C. Jaycox.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **THOMAS A. JAYCOX and DEBORAH C. JAYCOX**

SALE ADDRESS: 154 Duck Farm Drive, East Nottingham, 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: **17-9-565**

DEBT- **\$202,050.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02580 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J. W. Harry, C. E. as follows:

BEGINNING at an iron pin in the middle of a public road leaving from Coatesville to Brandywine Manor and known as the Manor Road; thence along the middle of the said Manor Road south 12 degrees west 208.71 feet to an iron pin; thence along land formerly of Minnie N. Heyes, deceased, south 78 degrees east 208.71 feet to an iron pin; thence still along said land formerly of the said Minnie M. Hayes, deceased north 12 degrees east 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased north 78 degrees west 208.71 feet to an iron pin in the middle of the said Manor Road; thence place of beginning.

EXCEPTING thereout the following tract of land; all that certain lot or tract of land, together with the buildings together erected, situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a cor-

ner of lands of Thomas C. Dunlap, formerly of Minnie M. Hayes; thence along said lands of Thomas C. Dunlap, south 78 degrees east 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, north 12 degrees east 80 feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Henry G. Saylor, et ux north 78 degrees west 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road; thence along the middle of the said Manor Road, south 12 degrees west 80 feet to an iron pin, the point and place of beginning.

BEING the same premises which H. Burke Horton and Gloria Ann Horton, husband and wife, by Deed dated 1/15/90 and recorded 1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stern, Jr. and Ella D. Stern, husband and wife, as tenants by the entireties, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **JOSEPH W. STERN, JR. and ELLA D. STERN**

SALE ADDRESS: 1121 Manor Road, 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: **17-9-566**

DEBT- **\$329,772.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01950 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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 New London

TAX Parcel #71-01-0006.150 / UPI No. 71-1-6.15

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: Alison P. Muench and David

T. Muench

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **ALISON P. MUENCH and DAVID T. MUENCH**

SALE ADDRESS: 23 Violet Road a/k/a 23 Violet Lane, West Grove, PA 19390

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: **17-9-567**

DEBT- **\$96,193.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-12126 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 23rd, 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 upon which is located the west house of a block of two frame dwelling houses, situate in the Village of Thorndale, Township of Caln, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING in the middle of the Lincoln Highway at a corner of land now or late of John Daller; thence by the middle of said Lincoln Highway, north eighty-four degrees and forty seven minutes east, seventeen and sixty one one-hundredths feet to a point for a new corner of remaining land of Fred Butterworth and Annie Butterworth; thence by the same, south five degrees fifty two minutes east, fifty three and forty one one-hundredths feet to the north side of said block to two frame dwelling houses; thence still by said land and passing through the center of the middle dividing partition in said block of two frame dwelling houses; south five degrees and thirteen minutes east, thirty two and forty one one-hundredths feet to the south side of said block of two frame dwelling houses; thence

still by said land, south five degrees and fifty two minutes east, one hundred ninety and eighty one one-hundredths feet to a point in line of land of the Pennsylvania Railroad Company; thence by the same, south eighty one degrees and forty eighth minutes west, fifteen and seventy five one hundredths feet to a point another corner of land now or late of John Daller; thence by the same, north six degrees and thirteen minutes west, two hundred seventy five and nine tenths feet to the place of beginning.

CONTAINING forty five hundred twenty six and thirteen one hundredths feet of land, be the same more or less.

BEING Parcel Number 39-4H-48

BEING known as 3622 Lincoln Highway, Thorndale, PA 19372

BEING the same premises which Hieu D. Truong, by Deed dated June 6, 2005, and recorded June 7, 2005, in the Chester County Recorder of Deeds in Book 6511, Page 810, Instrument #10540135, granted and conveyed unto Khoi D. Truong.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Mortgage Loan Trust 2005-7, Mortgage Pass-Through Certificates, Series 2005-7

VS

DEFENDANT: **KHOI D. TRUONG**

SALE ADDRESS: 3622 Lincoln Highway, Thorndale, PA 19372

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-568**

DEBT- **\$209,317.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01613 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN west side of a certain double frame house and lot of land situate on the north side of Highland or Second Avenue, in the Borough of Parkesburg, County of Chester, and State of Pennsylvania, being, the west half of lot designated as Lot No. 7 on a plan of lots known as Smith's Addition to Parkesburg Borough bounded and described as follows:

BEGINNING at a point in the middle of Highland or Second Avenue 175 feet west from the west side of Culvert Street, extended across said avenue, and opposite the middle of the partition dividing the house erected on the lot herein conveyed from the house erected on the lot immediately contiguous on the east owned by D. Parke Mann; thence extending north 10 degrees 23 minutes west, and passing through the middle of said partition, 195 feet to a point in the middle of South Alley; thence along the middle line of said Alley south 79 degrees 37 minutes west, 25 feet to a point at the northeast corner of Lot No. 6 on said Plan of Lots; thence along the

same south 10 degrees 23 minutes east, 195 feet to a point in the middle of Highland or Second Avenue aforesaid; thence eastwardly along the middle at said avenue north 79 degrees 37 minutes east, 25 feet to the place of beginning. Containing 4,875 square feet, be the same more or less.

PARCEL No. 08-05-0150

UPI# 8-5-150

ALSO known as 515 West 2nd Avenue, Parkesburg, PA 19365

BEING the same premises which Dorothy S. Moyer n/k/a Dorothy Moyer Mathias, joined by Larry Mathias, her husband, by Deed dated March 10, 2006 and recorded April 7, 2006 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 6810 Page 652, conveyed and granted unto Rhonda Zeiders, a married woman.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **RHONDA ZEIDERS and RICHARD ZEIDERS**

SALE ADDRESS: 515 West 2nd Avenue, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-9-569**

DEBT- **\$246,351.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05816 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Goshen Township, Chester
County, Pennsylvania
BLR# 52-4D-9
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: ANNA-LIND HUMMEL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF EVELYN A. OLSON a/k/a EVELYN KIESEL OLSON a/k/a EVELYN ANN OLSON and KRISTIN G. McLENNAN a/k/a KRISTIN McLENNAN, IN HER CAPACITY AS HEIR OF THE ESTATE OF EVELYN A. OLSON a/k/a EVELYN KIESEL OLSON a/k/a EVELYN ANN OLSON and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN A. OLSON a/k/a EVELYN KIESEL OLSON a/k/a EVELYN ANN OLSON, DECEASED

SALE ADDRESS: 901 Baylowell Drive, West Chester, PA 19380-4301

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: **17-9-570**

DEBT- **\$246,977.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00181 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 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 Third Ward of
the Borough of Spring City, Chester County, Pennsylvania
TAX Parcel No.: 14-4-175.1

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-10

VS

DEFENDANT: **STEVE CORTEAL a/k/a STEVEN CORTEAL**

SALE ADDRESS: 228 Yost Avenue, Spring City, PA 19475

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: **17-9-571**

DEBT- **\$196,658.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05875 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 21st, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Legal Description: Being Unit No, 120 as shown on said Plan

ALL THAT CERTAIN Unit in the property, known, named and identified as Roundhill, a Condominium, located in Township of Valley, County of Chester and commonwealth of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA. C.A. 3101 et seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 Page 1016, et seq. First Amendment to Declaration recorded in Book 7229, Page 314, Second Amendment recorded in Book 7345, Page 2155 and Third Amendment recorded in Book 7397, at Page 2310 and any and all amendments hereto. Being designated as Unit No. 120 as described in said Declaration and Declaration Plan

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

BEING Parcel No. 38-1-66
BLR# 38-1-66

TITLE to said premises vested in Christopher J. Alexinas and Lisa Alexinas, husband and wife by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 5/13/2008 and recorded 5/19/2008 in Book 7437 Page 1178

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

VS

DEFENDANT: **CHRISTOPHER J. ALEXINAS and LISA ALEXINAS**

SALE ADDRESS: 120 Larose Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF