

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, October 19th, 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 19th day of October, 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, OCTOBER 19TH, 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, NOVEMBER 20TH, 2017, DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **17-10-572**

DEBT- **\$342,350.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03245 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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# 33-7-47.10
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: United Security Financial Corp.

VS

DEFENDANT: **JOSEPH J. McKAY, III and CHRISTINE D. McKAY**

SALE ADDRESS: 59 Oakland Drive, Downingtown, PA 19335-1736

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: **17-10-573**

DEBT- **\$264,963.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06543 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in the West Vincent Township, Chester
County, Pennsylvania
BLR# 25-3-162
IMPROVEMENTS thereon: residential property

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2015-2

VS

DEFENDANT: **GIOVANNI MASTROSTEFANO and MARZIA LETTERI-MASTROSTEFNO a/k/a MARZIA LETTERI a/k/a MARZIA LETTERI MASTROSTEFANO**

SALE ADDRESS: 9 North Iroquois Lane, Chester Springs, PA 19425-2928

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: **17-10-574**

DEBT- **\$145,135.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03573 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 2017

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

PROPERTY situate in East Vincent Township
TAX Parcel #Tax ID / UPI Parcel No. 21-05-0138/21-5-138
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **DARYL FAGGIOLI AS EXECUTOR OF THE ESTATE OF BERNARD A. FAGGIOLI a/k/a BERNARD FAGGIOLI, DECEASED**

SALE ADDRESS: 70 Buckwalter Road, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-575**

DEBT- **\$81,722.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02829 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 2017

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

PROPERTY situate in City of Coatesville
TAX Parcel #Tax ID / UPI Parcel No. 16-02-0157/16-2-157
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **JACQUELINE D. BLACKWELL a/k/a JACQUELINE BLACKWELL**

SALE ADDRESS: 564 Coates 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: **17-10-576**

DEBT- **\$102,291.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10508 DIRECTED TO CAROLYN 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 Borough of South Coatesville, County of Chester, State of Pennsylvania, and described according to a Plan thereof known as "Hill Side" said Plan made by C. Timothy Slack, P.E., dated August 7, 1958 as follows, to wit:

BEGINNING at a point on the southeasterly side of Penn Avenue at the distance of 32.17 feet measured on bearing of south 46 degrees 40 minutes west along the said side of Penn Avenue from its point intersection with the southwesterly side of Cambria Avenue.

CONTAINING in front or breadth on the said side of Penn Avenue 70 feet and extending of that width in length or depth southeastwardly between parallel lines or right angles to Penn Avenue 120 feet.

BEING Lot No. 12 as shown on the above mentioned Plan.

BLR# 09-03-0067.050

TITLE to said premises vested in Herbert Baker, Jr. and Vivian Baker, his wife by Deed from David L. Flowers and Edna M. Flowers, divorced, dated 2/28/1986 and recorded 3/6/1986 in Book 225 Page 333

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **SHARI L. BRICKUS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED, HERBERT T. BAKER, III, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED, MARK BAKER, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED AND TRENT BAKER, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED**

SALE ADDRESS: 47 Penn Avenue, Coatesville, PA 19320

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **1710-577**

DEBT- **\$402,669.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-11357 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 2017

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PROPERTY situate in West Bradford Township
TAX Parcel #50-8-8
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2004-FR3

VS

DEFENDANT: **DOMINICK GUERRERA a/k/a DOMINICK J. GUERRERA**

SALE ADDRESS: 945 Lieds 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: **17-10-578**

DEBT- **\$179,526.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03974 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, more particularly bounded and described according to a survey thereof by Howard H. Ranck, Registered Surveyor, 6/26/1950, as follows, to wit:

BEGINNING at a spike in the center of a public road in line of land now or late of G.O. Carlson and a corner of remaining land now or late of Paul L. Nelms, his wife; thence by the last mentioned land and along the center line of said road north 78 degrees 39 minutes east 110 feet to a point, a corner of land now or late of Harold Edgar Nelms and Marion Elizabeth Nelms, his wife; thence, by the last mentioned land and passing over an iron pin set in the south line of said road south 6 degrees 8 minutes east 282 feet to an iron pin in line of remaining lands now or late of said Paul L. Nelms and Anna M. Nelms, his wife; thence, by the last mentioned land now or late of said Paul L. Nelms and Anna M. Nelms, his wife; thence by the last mentioned land south 89 degrees 34 minutes west 140.1 feet to an iron pin in line of lands now or late of said G.O. Carlson; thence by the last mentioned land north 00 degrees 31 minutes east 260 feet and passing over a concrete marker set 13.89 feet from the center line of said road to the place of beginning.

CONTAINING 33,630 square feet of land, more or less.

UNDER AND SUBJECT to a certain drainage pipe running through said premises and under the message herein conveyed, as

well as under the 2 messages and premises lying adjacent to the east thereof.

TOGETHER with the right and privilege to attach a pipe to the water line lying immediately south of the message on the herein premises and the two messages to the east thereof, supplying water from a source on remaining land of said grantors and to draw and use water therefrom for domestic purposes, with the right, with workmen, to renew, replace and repair said pipe and water line as occasion may require and under and subject to said water line.

SUBJECT to the use in common with the premises adjoining on the east of a driveway 18 feet in width extending from the rear of the present messages on said respective premises, northwardly to the public road; 9 feet in width being on the herein described premises and 9 feet in width on said adjoining premises.

COMMONLY known as 4202 Hazelwood Avenue, Downingtown, PA.

PARCEL No. 39-5-16

BEING the same premises which the Bank of New York Trust Company, N.A. as Successor Trustee to JP Morgan Chase Bank, N.A. as original Trustee for the MLMI SURF Trust Series 2005-BC4 by Wilshire Credit Corp. as attorney in fact, by Deed dated April 13, 2009 and recorded July 6, 2009 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7713, Page 430, granted and conveyed unto Bridgette A. Mercer.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **BRIDGETTE A. MERCER**

SALE ADDRESS: 4202 Hazelwood Avenue, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-579**

DEBT- **\$127,306.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01843 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,
Chester County, Pennsylvania
BLR# 47-7-55.25
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LSF10 Master Participation Trust
VS

DEFENDANT: **DELORES E. HORSEY and JAMES HORSEY**

SALE ADDRESS: 118 Huntington Circle, Coatesville, PA 19320-4316

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: **17-10-580**

DEBT- **\$126,063.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05291 DIRECTED TO CAROLYN 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 Borough of
West Chester, Chester County, Pennsylvania
TAX Parcel No.: 1-10-203

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **CAROLANN HARVEY and ROOSEVELT HARVEY**

SALE ADDRESS: 700 S. Penn St, West Chester, PA 19382

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: **17-10-581**

DEBT- **\$457,489.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09793 DIRECTED TO CAROLYN 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 East Nottingham Township
TAX Parcel #Tax ID / UPI Parcel No. 69-07-0031/69-7-31
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Indymac Venture LLC

VS

DEFENDANT: **JAMES VINCENT LIOTT a/k/a JAMES LIOTT**

SALE ADDRESS: 778 Waterway Road, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-582**

DEBT- **\$243,698.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02659 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Caln Township, Chester
County, Pennsylvania
BLR# 28-8-111.35
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JOHN LONG and SHEILA LONG**

SALE ADDRESS: 229 Valley Green Drive, Coatesville, PA 19320-1198

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: **17-10-583**

DEBT- **\$234,667.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05758 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 West Chester
TAX Parcel #Tax ID / UPI Parcel No. 01-0947/1-9-947
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: CP-SRMOF II 2012-A Trust

VS

DEFENDANT: **RUSSELL W. LAMBING**

SALE ADDRESS: 118 East Union Street, West Chester, PA 19382

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: **17-10-584**

DEBT- **\$163,394.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12293 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the North Coventry Township,
Chester County, Pennsylvania
BLR# 17-3D-125
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **HEATHER R. SMILEY**

SALE ADDRESS: 158 East Main Street, Pottstown, PA 19465-7042

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: **17-10-585**

DEBT- **\$386,666.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06816 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, and described according to a draft of Lot No. 17 on Plan of Thistle Downs", said Plan made by Howard F. Ranck, Registered Surveyor dated December 5, 1964, as follows, to wit:

BEGINNING at a point on the northeasterly side of Keller Way (40 feet wide) at the distance of 926.00 feet eastwardly from a point in Didworth Road, said point of beginning also being a corner of Lot No. 16; thence extending along Lot No. 16, north 29 degrees 11 minutes east 227.80 feet to an iron pin in line of land of East Brandywine Elementary School; thence extending along the last mentioned land north 87 degrees 13 minutes east 294.00 feet to a marble stone in line of land now or late of Moore; thence extending along the last mentioned land south 12 degrees 05 minutes west 185.00 feet to an iron pin, a corner of Lot No. 18; thence extending along Lot No. 18 south 66 degrees 32 minutes west 287.60 feet to an

iron pin on the northeasterly side of Keller Way, aforesaid; thence extending northwestwardly along the said side of Keller Way on the arc of a circle curving to the left having a radius of 140 feet the arc distances of 135.00 feet (the chord of said arc bearing north 50 degrees 39 minutes west, 130.82 feet) to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on the above mentioned Plan.

BEING UPI Number 30-5-43.4

PARCEL No: 3 005 004 304 00

BEING known as: 16 Keller Way, Downingtown, PA 19335

BEING the same property conveyed to William Vandurme and Alicia Vandurme, husband and wife, tenants by the entireties, who acquired title by virtue of a Deed from William Vandurme, dated March 9, 2005, recorded April 6, 2005, at Document ID 10520802, and recorded in Book 6454, Page 1190, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3

VS

DEFENDANT: **WILLIAM VANDURME and ALICIA A. VANDURME, aka ALICIA VANDURME**

SALE ADDRESS: 16 Keller Way, Downingtown, PA 19335

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: **17-10-586**

DEBT- **\$1,373,697.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06455 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Easttown, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Easttown Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Howard W. Doran, Inc., Registered Surveyors, Newtown Square, Pa dated 4/18/1968 and last revised 12/7/1969 as follows, to wit:

BEGINNING at a point in the title line in the bed of South Leopard Road or Devon Road, which point is measured the (2) following courses and distances from a point marking the intersection of the title line in the bed of South Leopard Road or Devon Road with the title line in the bed of Leopard Road or Darby Paoli Road, as shown on said Plan: (1) extending from said point of intersection along the title line in the bed of South Leopard Road or Devon Road north 41 degrees 05 minutes east, 284.8 feet to a point and (2) north 44 degrees 38 minutes east, 372.25 feet to the point and place beginning; thence extending from said beginning point along the title line in the bed of South Leopard Road or Devon Road the (2) following courses and distances: (1) north 44 degrees 38 minutes

east, 110.30 feet to a point and (2) north 52 degrees 44 minutes east, 141.11 feet to a point; thence extending south 45 degrees 22 minutes east, 800.95 feet to a point on the northwesterly side of a 50 feet wide right of way as shown on said Plan; thence extending along the same the (2) courses and distances: (1) south 33 degrees 45 minutes west, 217.46 feet to a point of curve and (2) on a line curving to the right having a radius of 150 feet the arc distance of 98.61 feet to a point; thence extending north 47 degrees west, 251.49 feet to a point; thence extending north 39 degrees west, 600.82 feet to the first mentioned point and place of beginning.

CONTAINING 5.5050 acres of land, more or less.

BEING UPI Number 55-4-118.5

PARCEL No.: 5 504 01180500

BEING known as: 1330 South Leopard Road, Easttown Township, PA 19312 AKA 1330 South Leopard Road, Berwyn, PA 19312

BEING the same property conveyed to Gary Bolis, Jr. and Natasha Bolis who acquired title, as tenants by the entirety with rights of survivorship, by virtue of a Deed from Richard B. Kent and Edith M. Kent, dated February 8, 2002, recorded August 12, 2002, at Document ID 10115471, and recorded in Book 5355, Page 608, Chester County, Pennsylvania Records.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **NATASHA BOLIS and GARY BOLIS, JR.**

SALE ADDRESS: 1330 South Leopard Road, Easttown Township, PA 19312 aka 1330 South Leopard Road, Berwyn, PA 19312

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: **17-10-587**

DEBT- **\$147,670.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11090 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 City of Coatesville, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

BEING all that certain lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the City of Coatesville, County of Chester and State of Pennsylvania, described in accordance with a Plan of Section 1 or Property of Miller Hill Corporation, made by Chester Valley Engineers, Paoli, PA, dated March 6, 1972, and revised October 18, 1972, and recorded February 1, 1973, in Plan Book 47 Page 37, as follows, to wit;

BEGINNING at a point on the southwest side of Dulles Avenue (fifty feet wide) measured the two following courses and distances along the side of Dulles Avenue from a point of tangent of a curve on the northwest side of Adams Avenue (fifty feet wide) (1) northeasterly on the arc of a circle curving to the left, having a radius of twenty-five feet, the arc distance of thirty-three and sixty-six one hundredths feet; (2) northwestwardly to the arc of a circle curving to the right, having a radius of one hundred ninety-nine and sixty-two one hundredths feet, the arc distance of seventy two and twenty-one one-hundredths feet to the point and place of beginning thence from said point of beginning along Lot 35, south forty-three degrees, three minutes, ten seconds west, one hundred twelve and eighty-two one hundredths feet to a point thence extending north thirty-one degrees, thirteen minutes, thirty-six seconds west, one

hundred twenty-four and three one-hundredths feet to a point a corner of Lot 60;

THENCE extending along said Lot 60 north sixty-six degrees, thirteen minutes, fifty-nine seconds east, one hundred three and seventy one-hundredths feet to a point on the southeast side of Dulles Avenue, aforesaid;

THENCE along the same on the arc of a circle curving to the left, having a radius of one hundred ninety-nine and sixty-two one-hundredths feet the arc distance of eighty feet and seventy-six one hundredths of a foot to the first mentioned point and place of beginning. The improvements thereon being commonly known as 298 Dulles Drive.

BEING Lot 59 on said Plan.

CONTAINING 10.591 square feet of land, more or less.

BEING UPI Number 16-1-42

PARCEL No.: 1 601 004 200 00

BEING known as: 298 Dulles Drive, Coatesville, PA

19320

BEING the same property conveyed to Daniel J. McHale and Dianne Dehm McHale also known as Dianne R.H. McHale who acquired title by virtue of a Deed from Dianne R.H. McHale, dated June 24, 2002, recorded October 17, 2002, at Instrument Number 10139847, and recorded in Book 5423, Page 2310, Office of the Recorder of Deeds, Chester County, Pennsylvania.

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

VS

DEFENDANT: **DANIEL J. McHALE, DIANNE McHALE aka DIANNE R. H. McHALE aka DIANNE DEHM McHALE aka DIANE R. H. McHALE**

SALE ADDRESS: 298 Dulles Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-588**

DEBT- **\$90,290.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00428 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 West Chester
TAX Parcel #Tax ID / UPI Parcel No #: 01-05-0428/1-5-428
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **TONOA T. JACOBS**

SALE ADDRESS: 235 East Market Street a/k/a 235 Market Street, West Chester, PA 19382

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: **17-10-589**

DEBT- **\$332,099.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03970 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Charlestown Township, Chester
County, Pennsylvania
BLR# #35-4-88
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series Inabs 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates Series Inabs 2007-A

VS

DEFENDANT: **EDWARD L. BLOOMER a/k/a EDWARD BLOOMER and JEAN E. BLOOMER a/k/a JEAN BLOOMER**

SALE ADDRESS: 3161 Phoenixville Pike, Malvern, PA 19355-8643

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: **17-10-590**

DEBT- **\$162,089.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12629 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017 . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CONTIGUOUS lots or pieces of land,
known as Lots #9 and 10 on the Plan of Lots laid out by John
Latshaw, with the buildings and improvements thereon erected,
located on the north side of Pikeland Avenue, in the Borough of
Spring City, County of Chester and Commonwealth of Pennsylvania,
bounded and described as follows, to wit:

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **KATHERINE E. GLOWACKI and MARK A. GLOWACKI**

SALE ADDRESS: 329 Pikeland Avenue, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-591**

DEBT- **\$98,192.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08669 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to an "As Built Plan, part of Phase IV, Indian King" made by Yerkes Associates, Inc., dated 3/14/1980 last revised 12/22/1980 as follows, to wit:

BEGINNING at an interior point, a corner of No. 395 Anglesey Terrace East, said point being located the three following course and distances from a point on the center line of East Belvidere Circle known as .34+12.87 (1) south 70 degrees 6 minutes 11 seconds east 31.56 feet to a point; (2) south 21 degrees 43 minutes 23 seconds east 80 feet to a point and (3) north 68 degrees 16 minutes 37 seconds east, 20.66 feet; thence extending from said point of beginning and along No. 395 Anglesey Terrace East, north 21

degrees 43 minutes 23 seconds west, 80 feet to a point; thence extending north 68 degrees 16 minutes 37 seconds east, 20 feet to a point in line of No. 397 Anglesey Terrace East; thence extending along the same, south 21 degrees 43 minutes 23 seconds east, 80 feet to a point; thence extending south 68 degrees 16 minutes 37 seconds west, 20 feet to the first mentioned point and place of beginning.

BEING No. 396 Anglesey Terrace East, also known as Unit 396 Building Group "F"

BEING Parcel No. 41-5Q-238

BLR# 41-05Q-0238

TITLE to said premises vested in Alejandro Franco and Sara J. Franco by Deed from Windy L. Deese, dated 8/27/2002 and recorded 9/6/2002 in Book 5377 Page 1625

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

VS

DEFENDANT: **ALEJANDRO FRANCO and SARA J. FRANCO**

SALE ADDRESS: 405 East Anglesey Terrace Unit Number 396, West Chester, PA 19380

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: **17-10-592**

DEBT- **\$135,696.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02663 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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, 2nd, Chester
County, Pennsylvania
BLR# 16-6-772
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Matrix Financial Services Corporation

VS

DEFENDANT: **KEVIN C. MILLS and WANDA M. MILLS**

SALE ADDRESS: 96 South 6th Avenue, Coatesville, PA 19320-3657

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: **17-10-593**

DEBT- **\$176,078.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11436 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959, by George E. Register & Sons, and recorded in Plan Book 9 Page 24, as follows:

BEGINNING at a point on the northerly side of Hazel Road, said point being the southeasterly corner of Lot No. 7 on said Plan, and the southwesterly corner of the about to be described Lot; thence from said point of beginning, and extending along said Lot No. 7 in a northerly direction, 198.00 feet to a point in line of lands now or late of John Winters; thence extending along said land of Winters, north 75 degrees 38 minutes east, 101.00 feet to a point set on the westerly side of a 12 feet wide right of way; thence extending along said right of way, south 02 degrees 51 minutes east, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of said Hazel Road, south 71 degrees 29 minutes west, 78.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically

describe as follows:

BEGINNING at a point, set of the northerly side of Hazel Road or Avenue (45 feet wide), said point marking the southeasterly corner of this about to be described tract and the southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, south 71 degrees 29 minutes 00 seconds west, 75.00 feet to a point marking the southwesterly corner of this tract and the southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot No. 8 north 11 degrees 51 minutes 53 seconds west, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving said line, north 71 degrees 29 minutes 00 seconds east, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, south 03 degrees 22 minutes 09 seconds east, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

IT being the intention of the Grantor herein to grant an easement across a strip approximately 4 feet wide along the southerly side of Lot 7 as shown on the said Plan, abutting and adjoining the premises, Lot 6, conveyed herein.

BEING Chester County UPI 3-1-7.

BEING the same premises which Grant W. Carlson and

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **JASON J. NICHOLS and ALICIA NICHOLS**

SALE ADDRESS: 563 Hazel Avenue, 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: **17-10-593X**

DEBT- **\$176,078,98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11436 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Nancy J. Carlson, by Deed dated December 12, 2003 and recorded December 19, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6015, Page 2256, granted and conveyed unto Jason J. Nichols and Alicia Nichols, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife by deed each with an undivided 1/2 interest as tenants by the entirety, as joint tenants with right of survivorship and not as tenants in common.

BEING known as: 563 Hazel Avenue, Kennet Square, PA 19348

PARCEL No.: 3-1-7

IMPROVEMENTS: residential property.

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **JASON J. NICHOLS and ALICIA NICHOLS**

SALE ADDRESS: 563 Hazel Avenue, 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: **17-10-594**

DEBT- **\$1,892.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01221 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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
Valley Township, Chester County, Pennsylvania.
TAX Parcel No. 38-2-105

PLAINTIFF: Township of Valley

VS

DEFENDANT: **JOAN B. HUBERT and LAWRENCE JAMES HUBERT-AUSTIN**

SALE ADDRESS: 102 St. George Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, 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: **17-10-595**

DEBT- **\$5,281.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09957 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN brick messuage and lot of land with the buildings and improvements thereon erected, hereditaments, and appurtenances, situate on the east side of South High Street between Lacey and Niels Streets in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania
TAX Parcel No. 1-9-1158

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **525 MANAGEMENT, L.L.C.**

SALE ADDRESS: 525 S. High Street, West Chester, 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: **17-10-596**

DEBT- **\$19,358.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04906 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Easttown, County of Chester and State of Pennsylvania.

TAX Parcel No. 55-3E-57

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **MICHAEL J. MONAGHAN**

SALE ADDRESS: 122 Old Lancaster Road, Easttown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-597**

DEBT- **\$5,854.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04590 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.fer.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for Daniel Michie, Jr., dated March 15, 1973 and last revised March 26, 1973 and made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, as follows, to wit:

TAX Parcel No. 43-10D-11.2

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **JOEL A. HARDEN**

SALE ADDRESS: 430 Berwyn Baptist Road, Tredyffrin Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-598**

DEBT- **\$17,060.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05812 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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
Township of Easttown, County of Chester and Commonwealth of
Pennsylvania.

TAX Parcel No. 55-6.1.5

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **SAMUEL CLEMENT**

SALE ADDRESS: 2544 White Horse Road, Easttown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-599**

DEBT- **\$4,036.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05314 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Tredyffrin, County of Chester, State of Pennsylvania, designated and shown on plan of "Paoli Woods" made by Henry S. Conrey, Inc., division of Chester Valley Engineers, Paoli, Pennsylvania.
TAX Parcel No. 43-9R-345

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **SHERRILL E. ROWLAND and UNITED STATES OF AMERICA**

SALE ADDRESS: 345 Paoli Woods Drive, Tredyffrin Township, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, 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: **17-10-600**

DEBT- **\$186,017.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00924 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Valley Springs made by Drake & Waddington, Inc., P.O. Box 612 E. Baltimore Pike, Kennett Square, Pa., 19348, dated 3/9/1987, last revised 6/1/1987 and recorded #7246-48, as follows, to wit:

BEGINNING at a point on the easterly side of Matthew Drive (50 feet wide) a corner of Lot #37 on said Plan; thence extending along said side of Matthew Drive the 3 following courses and distances (1) along the arc of a circle curving to the right having a radius of 140.00 feet the arc distance of 46.83 feet to a point of tangent; (2) north 14 degrees 46 minutes 30 seconds east 39.99 feet to a point of curve; and (3) along the arc of a circle curving to the right having a radius of 11.00 feet the arc distance of 17.28 feet to a point of tangent on the southerly side of Mineral Springs Road (T-411); thence extending along the same, south 75 degrees 13 minutes 30 seconds east, crossing into a 20 feet wide utility easement, 156.77 feet to a point a corner of Lot #38 on said Plan; thence extending

along same and through said easement south 02 degrees 18 minutes 21 seconds east, crossing a utility easement line 101.37 feet to a point a corner of Lot #37; said point also being the center of a 20 feet wide utility easement on said plan; thence extending along said Lot and through said easement, north 75 degrees 14 minutes, 30 seconds west, 189.78 feet the point and place of beginning.

CONTAINING in area 17,561

BEING Lot #36 on said Plan

BEING the same premises which Judith L. Myak by deed dated May 12, 2000 and recorded June 15, 2000 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4769, Page 582, granted and conveyed unto Scott Viola and Lisa Viola, husband and wife, their heirs and assigns, as tenants by the entirety.

CHESTER County Tax Parcel #38-2-269

TO be sold as the premises of Scott Viola and Lisa Viola IMPROVEMENTS to property: residential dwelling

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **SCOTT VIOLA and LISA VIOLA**

SALE ADDRESS: 100 Mineral Springs Road, Valley Township, Chester County

PLAINTIFF ATTORNEY: **SHAWN M. LONG, ESQ., 717-299-5201**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-601**

DEBT- **\$96,245.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01094 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-13-845
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Embrace Home Loans, Inc.

VS

DEFENDANT: **LAWRENCE J. MARINO, JR.**

SALE ADDRESS: 409 West Anderson Avenue, Phoenixville, PA 19460-4304

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: **17-10-602**

DEBT- **\$131,924.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11798 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Lower Oxford Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of John J. Kelley and Lois C. Kelley, his wife, made by Kenneth G. Crossan, Professional Land Surveyor, dated June 3, 1987 revised July 16, 1987 and recorded in the Office of the Recorder of Deeds, Chester County, as Plan 10430 as follows, to wit:

BEGINNING at a point on the westerly side of Duck Farm Road (T-334) (fifty feet wide) a corner of Lot No. 2 on said Plan, thence extending along said lot the (2) following courses and distances; (1) north eighty five degrees, forty six minutes, thirty five seconds west, two hundred ninety two and twenty two one-hundredths feet to a point, (2) north four degrees, thirteen minutes,

twenty five seconds east, one hundred forty nine and eighty one-hundredths feet to a point in line of lands now or late of David Delp and wife; thence extending along said lands south eighty five degrees, forty six minutes, thirty five seconds east, three hundred feet to a point on the westerly side of Duck Farm Road; thence extending along same, south seven degrees, eleven minutes, fifty three seconds west, one hundred fifty feet to the first mentioned point and place of beginning.

BLR# 56-09-0048.010

TITLE to said premises vested in Michael J. Ruggirello and Ruth S. Ruggirello, husband and wife by Deed from Marco E. Dorazio, III and Deborah A. Dorazio, husband and wife, dated 9/4/1991 and recorded 9/9/1991 in Book 2578 Page 37.

PLAINTIFF: Ajax E Master Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB,
Trustee

VS

DEFENDANT: **RUTH S. RUGGIRELLO**

SALE ADDRESS: 315 Duck Farm Road, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-603**

DEBT- **\$246,977.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-06252 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 situate in West Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan prepared for Clarence H. and Lillie C. Nixon by John D. Stapleton, III, Registered Surveyor, dated October 24, 1991 and last revised June 8, 1992, which plan is duly recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania under Plan Number 11742, as follows, to wit:

TAX I.D. #: 36-05-0032-010

PLAINTIFF: PROF-2014-S2 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **TERENCE H. NIXON**

SALE ADDRESS: 4201 Church Road, Parkesburg, Pennsylvania 19365

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: **17-10-604**

DEBT- **\$195,933.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04013 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Caln, County of Chester and State of Pennsylvania, bounded ad described according to a Plan of property of Frank W. and Marian B. Hershey made by Howard H. Rank, registered surveyor, dated September 12, 1967 as follows, to-wit:

BEGINNING at the northwest corner thereof, a point in Telegraph Road, a corner of Tract No. 2, premises of now or late George and Laura Reed and located a distance of 400 feet northeastward from a corner of land conveyed to now or late John R. Spotts; thence extending along said road, and crossing diagonally the south side of the road, part of the way thereof, by land now or late of now or late Lester Groff, north 59 degrees east 317 feet to an iron pin; thence by land of the said now or late of Frank W. and Marian B. Hershey and by land of now or late Elvin Brickus, respectively, south 2 degrees 45 minutes west 688 feet to an iron pin in a Woodland Road, the original corner of premises of the grantor and land of now or late Elvin Brickus; thence extending by Tract No. 2, premises of George and Laura Reed, north 24 degrees 22 minutes west 574.10 feet to the place of beginning.

BEING Parcel ID No 28-5-27.5

UPI # 28-5-27.5

BEING the same premises which Michael J. Wallace, by Deed dated September 6, 2012 and recorded October 5, 2012 in the Recorder of Deeds Office in and for Chester County in Book 8530, Page 1222, Instrument Number 11214865 granted and conveyed unto Shannon L. Funk, sole owner.

PLAINTIFF: Home Point Financial f/k/a Stonegate Mortgage Corporation
VS

DEFENDANT: **SHANNON L. CURD a/k/a SHANNON L. HOCKMAN a/k/a SHANNON L. FUNK a/k/a SHANNON LEANN FUNK CURD**

SALE ADDRESS: 1836 Telegraph Road, Honey Brook, PA 19344

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: **17-10-605**

DEBT- **\$754,960.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01001 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-11B-37
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Diplomat Property Manager, LLC

VS

DEFENDANT: **JOSEPH GLEASON and SARAH GLEASON**

SALE ADDRESS: 425 Woodcrest Road, Wayne, PA 19087

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: **17-10-606**

DEBT- **\$134,452.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06414 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 land situate on the east side of Broad Street, more particularly known as 323 South Broad Street, in Kennett Square Borough, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in the middle of Broad Street, a corner of land now or late of Sallie Johns; thence along the middle of said Street, south 5.5 degrees east 45 feet to a pin, a corner or land now or late of Don C. Byrd; thence along said Byrd's land, north 86.5 degrees, east, 183 feet to the east side of Church Alley; thence along the same, north 5.5 degrees west, 45 feet to a post, a corner of the said John's land; thence by land of the same, south 86.5 degrees west 183 feet to the place of beginning.

BEING Tax Parcel #3-05-023.1

PLAINTIFF: Coatesville Savings Bank

VS

DEFENDANT: **JOSEPH W. KANE III and AMANDA W. EGAN**

SALE ADDRESS: 323 South Broad Street, Kennett Square, Chester County, Pennsylvania 19348

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQ., 610-374-7320**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-607**

DEBT- **\$269,236.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11193 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter. fter.

SALL THAT CERTAIN tract of land situated in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made July 5, 1966, by DeArmit and Hayes, Consulting Engineers and Surveyors, as follows.

BEGINNING at an iron pin the center lines of intersection Route 82 and Rockby Road, thence continuing N 10°-56' W – 125.00 feet to a point a corner of land remaining of the Grantor-herein; thence along the same N 69°-04' E – 316.50 feet to an iron pin in line of land remaining of the Grantor-herein; thence along the same S 10°-56' E – 164.85 feet to a point on the aforesaid center line of Rockby Road; thence along the same S 76°-17'30" W – 312.05 feet to the first mentioned point and place of beginning.

CONTAINING 1.037 acres of land be the same more or less.

TITLE to said premises vested in Richard A. Ruth and Sara M. Ruth by Deed from Charles N. Williams and Ida J. Williams dated August, 6 1966 and recorded August 12, 1966 in the Chester County Recorder of Deeds in Book 37, Page 611.

PLAINTIFF: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG

VS

DEFENDANT: **SARA M. RUTH aka SARA RUTH and RICHARD A. RUTH aka RICHARD RUTH**

SALE ADDRESS: 11 Rokeby Rd, Coatesville, PA 19320

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: **17-10-608**

DEBT- **\$8,749.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03322 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Easttown, County of Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 55-6-12

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **WENDY McALLISTER BELLE**

SALE ADDRESS: 2570 Crum Creek Drive, Easttown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-609**

DEBT- **\$8,435.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05831 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Tredyffrin, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 43-9G-110

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **EDWARD T. GIESKE and ELIZABETH MAY GIESKE**

SALE ADDRESS: 1870 Black Rock Lane, Tredyffrin Township, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT DADAY, 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: **17-10-610**

DEBT- **\$326,070.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03200 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Marlborough, in the County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Final Subdivision Plan of "Beverstede", Section 1, made by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors (Kennett Square, Pennsylvania) dated March 13, 1975 and last revised June 3, 1975, and recorded as Chester County Plan Book 66 page 22 as follows, to wit:

BEGINNING at a point on the westerly side of Beverstede Trail (50 feet wide), at the southeast corner of this lot and the northeast corner of Lot 4, as shown on the above mentioned recorded plan; thence along Lot 4, south 85 degrees 15 minutes 51 seconds west, 300 feet to a point in line of Longwood Gardens, Inc; thence

along said land, north 04 degrees 44 minutes 09 seconds west, 238.96 feet to a point, a corner of Lot 6; thence along Lot 6, south 78 degrees 51 minutes 24 seconds east, 327.57 feet to a point on the westerly side of Beverstede Trail, aforesaid; thence along the same, the 2 following courses and distances: (1) along the arc of a circle curving to the left, having a radius of 395 feet, the arc distance of 109.47 feet to a point of tangent; (2) south 04 degrees 44 minutes 09 seconds east, 41.25 feet to the fire mentioned point and place of beginning.

TAX Parcel # 61-6-43-31

BEING the same premises which CJD Group, LLC, via Indenture dated November 19, 2014 and recorded on November 20, 2014 in the Office of the Recorder of Deeds in and for Chester County, granted and conveyed unto Bruce Hill, in fee.

PLAINTIFF: Bruce Hill

VS

DEFENDANT: **DAVID HILL**

SALE ADDRESS: 709 Beverstede Trail, Kennett Square, PA 19438

PLAINTIFF ATTORNEY: **SAMANTHA J. KOOPMAN, ESQ., 215-665-3000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-611**

DEBT- **\$354,584.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04825 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Whiteland Township,
Chester County, Pennsylvania
BLR# 42-4P-3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation,
Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Emx6

VS

DEFENDANT: **HELEN R. JACKMON and THOMAS A. JACKMON**

SALE ADDRESS: 6 Tanglewood Lane, Malvern, PA 19355-2031

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: **17-10-612**

DEBT- **\$436,258.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01924 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 the Township of Wallace County of Chester and State of Pennsylvania bounded and described in accordance with a subdivision plan made for Reset, Inc. by Henry S Conrey Inc. a Division of Chester Valley Engineers, Paoli, PA dated 12/13/1976 revised 3/12/1977 recorded in Plan File #982 as follows, to wit;

BEGINNING at a point in the title line in the bed of Seminary Road (T 491) (as shown on said plan); which point is measured the 3 following courses and distances from a point in the title line in the bed of Little Conestoga Road (LR 15052) (33 feet wide at this point) (1) north 08 degrees 15 minutes east 80.19 feet to a point in the bed of Seminary Road aforesaid (2) south 58 degrees 30 minutes east, 176.22 feet and (3) south 85 degrees 30 minutes east 702.2 feet to a point and place of beginning; thence extending from said beginning point along Lot #20 (as shown on said Plan) and crossing over a Texas Eastern Corp. Pipeline Easement (as shown on said Plan) north 04 degrees 30 minutes east 435.60 feet to a point in line of Lot #19 (as shown on said Plan); thence south

along the same south 85 degrees 30 minutes east, 200 feet to a point a corner of Lot #22 (as shown on said Plan) thence extending along the same and recrossing the Texas Eastern Corp. Pipeline Easement, aforesaid, south 04 degrees 30 minutes west 435.60 feet to a point in the title line in the bed of Seminary Road aforesaid; thence extending along the same north 85 degrees 30 minutes west, 200 feet to the first mentioned point and place of beginning.

CONTAINING in area 2 acres of land, more or less.

BEING Lot #21 as shown on said Plan.

BEING Parcel ID NO 31-4-23.7

UPI # 31-4-23.7

BEING the same premises which Billy B. Hollabaugh and Barbara J. Algira by Deed dated August 24, 2004 and recorded August 27, 2004 in the Recorder of Deeds Office in and for Chester County in Book 6264, Page 1248, Instrument Number 10453516 granted and conveyed unto Martin K. Weissflog and Laura D. Weissflog.

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2

VS

DEFENDANT: **MARTIN K. WEISSFLOG and LAURA D. WEISSFLOG**

SALE ADDRESS: 43 Seminary Road, Glenmoore, PA 19343

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: **17-10-613**

DEBT- **\$102,193.08**

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

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Habitat of Humanity of Chester County, Inc.

VS

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

SALE ADDRESS: 408 Community Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-614**

DEBT- **\$25,191.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03797 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Whiteland Township
TAX Parcel #41-05Q-0321.0000
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **CAROL ANN BRUNO**

SALE ADDRESS: 432 East Cardigan Terrace, 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: **17-10-615**

DEBT- **\$168,978.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01813 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

west, 186.03 feet to a point in line of lands now or late of Timothy A. and Mary Geary; thence extending along same and along lands now or late of William and Lois Thomson and partly along lands now or late of Arleigh R and Florence Grace, north 21 degrees 53 minutes west, 361.52 feet to a point a corner of lands now or late of Norman H. and Francis Pew Hayes; thence extending partly along same, north 35 degrees 4 minutes 30 seconds east, 20.29 feet to a point a corner of Lot 32; thence extending along same the 2 following courses and distances: (1) south 58 degrees 26 minutes east, 316.07 feet to a point and (2) south 79 degrees 34 minutes 30 seconds east, 246.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

CONTAINING 1.338 acres, more or less.

TITLE to said premises vested in William Pennewell and Barbara Pennewell by deed from Dominic L. Spinozz and Rosalie N. Spinozz dated October, 3 1986 and recorded October 28, 1986 in the Chester County Recorder of Deeds in Book 497, Page 318 as Instrument Number 5847294.

PLAINTIFF: Capital One, N.A.

VS

DEFENDANT: **BARBARA PENNEWELL and WILLIAM PENNEWELL**

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

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: **17-10-616**

DEBT- **\$227,078.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11992 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Londonderry, County of Chester and Commonwealth of Pennsylvania, described according to a Final Plan for Honeycroft Village, made by Lake, Roeder, Hillard and Associates, dated February 14, 2003, and recorded February 5, 2005, as Plan No. 17332, as follows, to wit:

BEGINNING at a point on the southeasterly side of Sweetwater Path, a corner of Lot No. 103 on said Plan; thence extending along Sweetwater Path, the three (3) following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 22.94 feet to a point of tangent; thence, (2) south 42 degrees 46' 26" east, 10.00 feet to a point; and thence (3) north 47 degrees 13' 34" east 14.19 feet to a point, a corner of Lot No. 105; thence extending along Lot No. 105, south 42 degrees 46' 26" east, crossing an easement, 124.50 feet to a point in line of other lands; thence, extending along same, south 47 degrees 13' 34" west 24.00 feet to a point, a corner of Lot No. 103 aforesaid; thence extending along Lot No. 103, north 42 degrees 46' 26" west, recrossing said easement, 154.36 feet to the point and place of beginning.

BEING Lot No. 104 on said Plan.

TITLE to said premises vested in Charles A. Fischer, Jr. and Nancy A. Fischer by Deed from Honeycroft Village, LP dated May, 21 2008 and recorded May 29, 2008 in the Chester County Recorder of Deeds in Book 7444, Page 329 as Instrument Number 10848398.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **NANCY A. FISCHER and CHARLES A. FISCHER**

SALE ADDRESS: 323 Sweetwater Path, Cochranville, PA 19330

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: **17-10-617**

DEBT- **\$162,291.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00121 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter. fter.

PROPERTY situate in Honey Brook Borough, Chester
County, Pennsylvania
BLR# 12-2-8.9
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Prof-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title
Trustee

VS

DEFENDANT: **ELIZABETH SUE LORAH**

SALE ADDRESS: 430 Wawassan Drive, Honey Brook, PA 19344-1009

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: **17-10-618**

DEBT- **\$113,715.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03326 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Borough of West Chester, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by T. G. Colesworthy, County, Surveyor, dated May 1953, as follows, to wit:

BEGINNING at a point on the southwesterly side of Adams Street (40 feet wide) at the distance of 206.20 feet northwestwardly from the northwesterly side of Rosedale Avenue (40 feet wide); thence extending south 65 degrees 45 minutes west, partly through the center of the party wall, 94.26 feet to a point on the northeasterly side of a certain 18 feet wide alley; thence extending north 33 degrees 38 minutes 50 seconds west, along the northeasterly side of said alley, 18.42 feet to a point; thence extending north 65 degrees 45 minutes east, partly through the center of the party wall, 97.27

feet to a point on the southwesterly side of Adams Street, aforesaid; thence extending south 24 degrees 15 minutes east along the said side of Adams Street 18.17 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 as shown on the above mentioned Plan.

THE improvements thereon being known as 706 South Adams Street, West Chester, Pennsylvania 19382.

BEING the same premises which Antonio Silva, by Deed dated December 15, 2006 and recorded March 26, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7114, Page 1044, granted and conveyed unto Eric Fiorentino.

BEING known as: 706 South Adams Street, West Chester, PA 19382

PARCEL No.: 1-10-177

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ERIC FIORENTINO**

SALE ADDRESS: 706 South Adams Street, West Chester, PA 19382

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: **17-10-619**

DEBT- **\$82,044.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-07627 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 land situate in Sadsbury
Township, Chester County, Pennsylvania
TAX Parcel No: 37-1-33.1A

PLAINTIFF: First Niagara Bank, N.A., a national banking association, successor by merger to Harleysville National Bank and Trust Company and Willow Financial Bank

VS

DEFENDANT: **JOHN D. HANAWAY**

SALE ADDRESS: 26 West Hammond Drive, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **KELLY L. EBERLE, ESQ., 215-257-6811**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-620**

DEBT- **\$704,080.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10433 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Township of East Caln, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan of Williamsburg Subdivision made by Protract Engineering, Inc., P.O. Box 1526, Pottstown, PA 19464 (610) 323-4735, dated 11/3/1995, last revised 8/31/1998 and recorded as Plan #14832, as follows, to wit:

BEGINNING at a point on the southerly side of Burdette Drive, a corner of Lot 23, thence extending along same, south 18 degrees 57 minutes 00 seconds east crossing the bed of a proposed 30 feet wide utility easement 268.18 feet to a point in the line of lands N/L of Clifford E. & Wanda V. Backup, thence extending along same, south 56 degrees 17 minutes 30 seconds west 32.72 feet to a point in the line of Lot 25, thence extending along same, and along the line of aforementioned proposed 30 feet wide utility easement north 52 degrees 27 minutes 37 seconds west 219.86 feet to a

point on the southerly side of Burdette Drive, thence extending along same, along the arc of a circle curving to the left with a radius of 60.00 feet, the arc distance of 51.57 feet to a point of reverse curve, thence extending along the arc of a circle curving to the right with a radius of 50.00 feet, the arc distance of 63.11 feet to a point of compound curve, thence extending along the arc of a circle curving to the right with a radius of 475.00 the arc distance of 86.56 feet to the point of beginning.

BEING Lot No. 24 on said Plan.

CONTAINING 27,946 square feet.

TITLE to said premises vested in Wolanyo K. Agudu and Orsha Goines Agudu by Deed from Dewey Homes, LP, a Pennsylvania Limited Partnership dated July 13, 2000 and recorded July 19, 2000 in the Chester County Recorder of Deeds in Book 4787, Page 0884 as Instrument Number 0046040.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A
VS

DEFENDANT: **WOLANYO K. AGUDU and ORSHA GOINES AGUDU**

SALE ADDRESS: 964 Burdette 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: **17-10-621**

DEBT- **\$66,540.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07055 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, 2nd,
Chester County, Pennsylvania
BLR# 15-9-713
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2007-Wf2
VS

DEFENDANT: **JESSICA GRAY**

SALE ADDRESS: 1 Walnut Street, a/k/a 1 East Walnut Street, Phoenixville, PA 19460-3518

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: **17-10-622**

DEBT- **\$446,723.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00117 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN premises, situate is Easttown
Township, County of Chester and Commonwealth of Pennsylvania

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

VS

DEFENDANT: **KATIE JOHNSON**

SALE ADDRESS: 835 Maple Avenue, Berwyn, PA 19312

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-623**

DEBT- **\$106,059.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04055 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in City of Coatesville
TAX Parcel #Tax ID / UPI Parcel No. 16-06-0530/ 16-6-
530
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JIMMIE DALE WOODING** aka **JIMMIE D. WOODING**

SALE ADDRESS: 25 Pennsylvania Avenue, 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: **17-10-624**

DEBT- **\$83,710.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04255 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 on the south side of Elm or 3rd Avenue in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania.

TAX I.D. #: 08-05-0293

PLAINTIFF: Ditech Financial, LLC

VS

DEFENDANT: **JENNIFER HATTON**

SALE ADDRESS: 414 West 3rd Street, Parkesburg, Pennsylvania 19365

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: **17-10-625**

DEBT- **\$226,754.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06384 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Nottingham Township,
Chester County, Pennsylvania
BLR# 69-6-263
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BRIAN F. GRIFFITH and KELLY R. GRIFFITH**

SALE ADDRESS: 326 Aspin Drive, Oxford, PA 19363-3916

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: **17-10-626**

DEBT- **\$247,848.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03901 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 City of Coatesville, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situated in Coatesville City, County of Chester, Commonwealth of Pennsylvania designated as no and Walnut Street, bounded and described as follows:

BEGINNING at a point on the north curb line of Walnut Street at the southeast corner of Lot No. 22 distant one hundred fifty feet from the east curb line of South Eighth Avenue; thence along the north curb line Walnut Street eastwardly sixty feet; thence at right angles with said Walnut Street northwardly by Lot No. 25 one hundred sixty eight feet to the south line of Buttonwood Street; thence by same westwardly seventy two feet more or less to the northeast corner of Lot No. 22 now or late of Louis P. Root; thence by the same by a line parallel with South Eighth Avenue and hundred sixty eight feet to the place of beginning. Being Lots 23 & 24 section "C" on said Plan of Building Lot called Pownall.

BEING UPI Number 1606 08830000

PARCEL No.: 1606 08830000

BEING known as: 809 Walnut Street, Coatesville, PA 19320

BEING the same property conveyed to Duane E. Norman, Sr. who acquired title by Virtue of a Deed from Duane E. Norman, Sr. and Michelle E. Norman, dated December 17, 2007, recorded April 3, 2008, at Document ID 10834002, and recorded in Book 7401, Page 717, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DUANE E. NORMAN, SR.**

SALE ADDRESS: 809 Walnut Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-627**

DEBT- **\$72,013.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04036 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter. fter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in The City Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Eleanor Yearsley Bennett, made by John D. Stapleton, III Registered Surveyor, recorded in Plan File No. 12316, as follows.

BEGINNING at a point on the westerly side of North 8th Avenue, said point being a corner of House No. 28; thence extending from said beginning point along North 8th Avenue, south 9 degrees, 16 minutes, 00 seconds west, 14.20 feet to a point, a corner of House No. 24; thence extending along the same south 80 degrees, 44 minutes, 0 seconds west, crossing a sanitary sewer line, 107 foot to a point in line of land of Milton E. Baxter (Record Book 1413 Page 330); thence extending along the same, north 9 degrees, 16 minutes,

00 seconds west, 14.20 feet to a point a corner of House No. 28; thence extending along same north 80 degrees, 44 minutes, 0 seconds east, 107 foot to the first mentioned point and place of beginning.

BEING 26 North 8th Avenue as shown on said Plan.

BEING the same premises in which Lawrence Ash Yearsley, Eleanor Yearsley Bennett by their attorney-in-fact, Alden S. Bennett recorded in Record Book 3245, Page 396 and Record Book 3392, Page 37 and Marguerite B. Yearsley, Executrix of the Estate of Charles Wister Yearsley, deceased by Deed dated June 21, 1996 and recorded June 26, 1996 in Chester County in Deed Book 4049 Page 2331, granted and conveyed unto Russell T. Flamer and Linda C. Flamer, husband and wife, in fee.

PARCEL # 16-6-247.2

PLAINTIFF: Banc of America Funding Corporation 2007-2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **BJH REALTY, LLC**

SALE ADDRESS: 26 N 8th Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-628**

DEBT- **\$66,887.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11399 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Borough of
Downingtown, Chester County, Pennsylvania
TAX Parcel No.: 11-7-51

PLAINTIFF: Wells Fargo Bank, National Association, as Indenture Trustee for GMACM Home Equity Loan Trust 2004-HE1

VS

DEFENDANT: **JANET L. ERCOLINO f/k/a JANET L. ROONEY**

SALE ADDRESS: 230 Mary Street, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-629**

DEBT- **\$89,446.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00717 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester
County, Pennsylvania
BLR# 38-2M-161
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **HERBERT W. MCWILLIAMS, JR., IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF VIRGINIA E. MCWILLIAMS**

SALE ADDRESS: 1056 Manor Road, Coatesville, PA 19320-1958

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: **17-10-630**

DEBT- **\$617,828.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06785 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 W. Pikeland
TAX Parcel #34-04-0251.0000
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, N.A.

VS

DEFENDANT: **JOE BOUSKA a/k/a JOSEPH R. BOUSKA and SHERRIE BOUSKA**

SALE ADDRESS: 1016 Mulberry Street, 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: **17-10-631**

DEBT- **\$273,152.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04064 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

UNIT Number: 59 in Brook Crossing, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Brook Crossing, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891.

BEING the same premises which James Pendleton and Kirsten Pendleton by Deed dated 6/30/2006, and recorded 8/4/2006 in the Office of the Recorder of Deeds in and for the County of Chester, in Book 6915, Page 1999, granted and conveyed unto John Odike and Nkemjika Odike in fee.

UPI Number: 47-4-574

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **JOHN ODIKE and NKEMJIKA ODIKE**

SALE ADDRESS: 101 Hydrangea Way, 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: **17-10-632**

DEBT- **\$337,954.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-04857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 East Vincent Township, Chester County, Pennsylvania
TAX PARCEL NO: 21-05-0102.020

PLAINTIFF: U.S. Bank, National Association, as Trustee for C-BASS 2007-CB2 Trust, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB2

VS

DEFENDANT: **GEORGE T. BADMAN a/k/a GEORGE THOMAS BADMAN & ROSE M. BADMAN**

SALE ADDRESS: 109 Seven Stars Road, 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: **17-10-633**

DEBT- **\$319,184.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07494 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 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 Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Wedgewood Park (formerly Westtown Park North) made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, PA., dated April 27, 1956, and last revised April 30, 1964, as follows, to wit.

BEGINNING at a point on the northwesterly side of Larchwood Road (50 feet wide) which point is measured the three following courses and distances from a point of curve on the northwesterly side of Oakbourne Road (40 feet wide): (1) extending from said point of curve on a line curving to the left having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent; (2) north 16 degrees, 1 minute, 20 seconds west, 658.58 feet to a point of curve and (3) on line curving to the right having a radius of 198.31 feet, the arc distance of 269.61 feet to the point and place of beginning; thence extending from said beginning point, north 28 degrees, 7

minutes, 40 seconds west, 193.38 feet to a point; thence extending north 70 degrees, 6 minutes east 155.14 feet to a point; thence extending south 17 degrees, 7 minutes, 40 seconds east 193.65 feet to a point on the northwesterly side of Larchwood Road, aforesaid; thence extending along the same the following two courses and distances: (1) south 72 degrees, 52 minutes, 20 seconds west 80.22 feet to a point of curve; and (2) or a line curving to the left having a radius of 198.31 feet, the arc distance of 38.7 feet to the first mentioned point and place of beginning.

CONTAINING 26,105 square feet of land be the same more or less.

BEING Lot No. 7, House No. 13, as shown on said Plan.

BEING UPI #52-7-26.2

BEING the same premises which Ralph J. Hanby and Nancy J. Hanby by Deed dated 3/15/04 and recorded 3/18/04 in the Office of the Recorder of Deeds in and for the County of Chester as Instrument Number 10390590, granted and conveyed unto Alejandro Franco and Sara J. Franco.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-4

VS

DEFENDANT: **SARA J. FRANCO a/k/a SARA JEAN FRANCO and ALEJANDRO FRANCO**

SALE ADDRESS: 205 Larchwood Road, West Chester, PA 19382

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: **17-10-634**

DEBT- **\$135,738.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09830 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Keith E. and Donna M. Walsh, dated 7/5/88, last reviewed 8/29/88 recorded 1/11/89 as Plan No. 8944, as follows, to wit:

BEGINNING at a point in the bed of PA Route 82 (33 feet wide) a corner of Lot 2 on said Plan; thence extending along the same north 04 degrees 30 minutes 00 seconds west, 73.38 feet to a point a corner; thence still along the same and partly along Lot 3 on said Plan, north 30 degrees 03 minutes 00 seconds east, 243.95 feet to a point a corner; thence still along Lot 3, south 89 degrees 55 minutes 45 seconds east, 359.24 feet to a point in the bed of PA Route 82 aforesaid; thence extending along the same the 2 following courses and distances, to wit: (1) south 43 degrees 23 minutes 45 seconds west, 366.13 feet to a point; (2) south 85 degrees 26 minutes 58 seconds west, 224.81 feet to a point a corner of Lot 2 on said Plan, aforesaid, the first mentioned point and place of beginning

BEING Lot 1 on said Plan

PARCEL No. 29-7-64-1

ALSO known as 1430 Manor Road, Coatesville, PA 19320

BEING the same premises which David R. Dempsey and Teresa M. Ashe n/k/a Teresa Ashe Dempsey, husband and wife, by Deed dated July 24, 1998 and recorded August 3, 1998 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 4394 Page 1324, conveyed and granted unto Leonard Brook.

PLAINTIFF: U.S. Bank of National Association, as Trustee under Securitization Servicing Agreement dated as of November 1, 2005 Structured Asset Securities Corporation Mortgage-Pass Through Certificates, Series 2005-AR1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **LEONARD BROOK**

SALE ADDRESS: 1430 Manor Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-635**

DEBT- **\$150,366.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-04057 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Oxford, County of Chester and State of Pennsylvania bounded and described according to a Final Plan Phase 1. Brookside Estates made by Vandermark and Lynch, Inc. and filed in Chester County as Plan #12457 as follows, to wit:

BEGINNING at a point on the northerly right of way line of Midland Drive (50 feet wide) said point being a mutual corner of Lot 32 and Lot 31 (the herein described lot) thence leaving Midland Drive and along Lot 32, north 13 degrees 41 minutes 37 seconds east 120.00 feet to a point in line of Lot 39, thence along Lot 39 and partially along Lot 40, south 76 degrees 18 minutes 23 seconds east 90.00 feet to a point a corner of Lot 30, thence along Lot 30, south 13 degrees 41 minutes 37 seconds west 120.00 feet to a point on the northerly right of way line of Midland Drive, thence along said right of way north 76 degrees, 18 minutes 23 seconds west 90.00 feet to the first mentioned point and place of beginning.

BEING Lot 31 on said Plan.

BEING the same premises which Brookside Estates, LLP, by Deed dated December 11, 1995 and recorded January 11, 1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3982, Page 2245, granted and conveyed unto Jennifer A Middleman and David S Middleman, husband and wife.

BEING known as: 109 Midland Drive, Oxford, PA 19363

PARCEL No.: 6-3-26

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc. F/K/A First Nationwide Mortgage Corp.

VS

DEFENDANT: **JENNIFER A. MIDDLEMAN and DAVID S. MIDDLEMAN**

SALE ADDRESS: 109 Midland Drive, Oxford, PA 19363

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: **17-10-636**

DEBT- **\$5,184.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05239 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 2017

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

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ALL THAT CERTAIN lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in Chester County Department of Records dated 5/20/02 Record Book 5284 Page 1778, with First Amendment recorded in Record Book 7431 Page 1330, being and designated as Unit No. 65, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.515%

TAX ID: 16-3-1.65

TITLE is vested in Leigh Hammond, as sole owner by the entireties by Deed dated 03/30/09 and recorded on 04/06/09 in Record Book 7632 Page 1741.

PLAINTIFF: Penn Crossing Condominium Association

VS

DEFENDANT: **LEIGH HAMMOND**

SALE ADDRESS: 873 Merchant Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BARROW/HOFFMAN, 215-956-9099**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-10-637**

DEBT- **\$119,487.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10056 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 19th, 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, November 20th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester
County, Pennsylvania
BLR#38-2Q-76
IMPROVEMENTS THEREON: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **GLORIA M. BROWN a/k/a GLORIA MAE BROWN**

SALE ADDRESS: 950 Front Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF