

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

---

Thursday, November 16th, 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 169th day of November 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, NOVEMBER 16th, 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, DECEMBER 18th, 2017, DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

**CAROLYN B. WELSH, SHERIFF**

---

### INDEX

Location	Defendant	Page
Borough of Avondale	Bryan M. Longacre	44
Borough of Atglen	John Schultz a/k/a John C. Schultz	62
Borough of Downingtown	Mary A. Taylor and Stephen C. Taylor	5
Borough of Oxford	David Jackson and Pamela Jackson	32
Borough of Parkesburg	Jose L. Cruz and Sonia Cruz	31
Borough of Phoenixville	Jimmy O'Dell Evans, Jr. a/k/a Jimmy O. Evans, Jr.	53
Borough of Phoenixville	Luigi S. Fischer, II	11

*Continued*

# INDEX

Location	Defendant	Page
Borough of Phoenixville	Mary Wallace	4
Borough of Phoenixville	Florentina N. Ware Administratrix of the Estate of Brett M. Ware a/k/a Brett Michael Ware, Deceased	30
Borough of West Chester	Brian H. Holbrook a/k/a Brian H. Hol-Brook	48
Borough of West Chester	Robert T. Reid and Lisa Anne MacFarland	25
Borough of West Grove	Nancy Staton a/k/a Nancy M. Staton	67
City of Coatesville	Andy Donwerth a/k/a Andrew Donwerth a/k/a Andrew J Donwerth	10
City of Coatesville	Bruce Mobile	66
City of Coatesville	Eric M. Wesley a/k/a Eric Wesley and Michelle A. Wesley a/k/a Michelle Wesley	63
City of Coatesville	Joseph Yurick	35
Caln Township	Dennis Bolton	20
Caln Township	Richard L. Boyce	26
Caln Township	Irving L. Russum and Patricia A. Russum	28
Charlestown Township	Basil Barchuk and Hannah Barchuk	7
East Fallowfield Township	John F. Glah	58
East Fallowfield Township	Shari L. Hardin and Darryl G. Ferron	57
East Fallowfield Township	Durand J. O'Meara a/k/a Durand O'Meara	16
East Fallowfield Township	Unknown Heirs, Successor, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Betty J Gossert, Deceased	9
East Fallowfield Township	Richard Van Schoick and Darragh A. Van Schoick	33
East Goshen Township	Neil B. Deriemer	38
East Goshen Township	Miriam P. Dziewit and John J. Dziewit	37
East Goshen Township	Susan R. Whitten and Brett A. Whitten	49
East Nottingham Township	John L. Potts	65
East Whiteland Township	Rodney V. Nutt	24
East Whiteland Township	Laurie A. Smith a/k/a Laurie A Smith	50
Franklin Township	Margaret J. Boone	29
Franklin Township	Donald C. Robinson, Jr. a/k/a Donald C. Robinson and Nicole Robinson	14
Kennett Township	Dorothy N. Connolly and Frederick P. Mraz	60
Kennett Township	Brenda Small solely in her Capacity as Heir of Stephen A. Clark a/k/a Stephen Clark, Deceased; Julia. Clark solely in her Capacity as Heir of Stephen A. Clark a/k/a Stephen Clark, Deceased; David S. Clsrk solely in his Capacity as Heir of Stephen A. Clark a/k/a Stephen Clark, Deceased	47
London Britain Township	Jennifer Herr and Jason P. Maloney	13
Lower Oxford Township	Jon F. Anderson and Gloria J. Anderson	55
New Garden Township	Ronald C. Hux and Rebecca N. Hux	39
New London Township	Ron Johnson and Prinaetta Diprospero	23
North Coventry Township	H. Terry Shaner and Geraldine M. Shaner	46
Pocopson Township	Mary Ellen Gray a/k/a Mary Gray	56
Sadsbury Township	Jesse Baen	52
Sadsbury Township	Christopher Thomas	34
South Coventry Township	Michael R. Ianiro and Suzanne M. Ianiro	22
Tredyffrin Township	Paul E. Sampson	43
Upper Uwchlan Township	Maurizio Orgoglisso and Joanne Walton	6
Uwchlan Township	Barbara A. Brown and William Brown a/k/a William J. Brown and The United States of America	64
Valley Township	Cinnamon D. Baldwin-Heath	18
Valley Township	Darlene M. Bower	21
Valley Township	Anson Brown	27
West Bradford Township	Holly Koveal	19
West Brandywine Township	Mary D. Bitner as Co-Executor of the Estate of Robert M. Hooper, Sr., Raymond E. Hooper as Co-Exectorr of the Estate of Robert M. Hooper, Sr. and The United States of America	40
West Brandywine Township	Jay C. Hayes, Jr. and Dawn Hayes	41
West Fallowfield Township	Billy D. May a/k/a Billy Dean May and Arline R. May a/k/a Arline May	59

*Continued*

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
West Goshen Township	Sylvia L. Birchard and Harry Birchard	12
West Goshen Township	William E. Uster,, Executor of the Estate of Anne Uster	8
West Goshen Township	Gregory A. Vogel and Melinda S. Vogel	42
West Pieland Townshiip	Keith L. Franklin and Yvette J. Franklin	54
West Sadsbury Township	Harry Wanner and Joyce Wanner	36
Westtown Township	Donald and Gayle Greenspan	61
West Vincent Township	Rose L. Fickner	45
West Whiteland Township	Adrienne Derenzo a/k/a Adrienne C. Derenzo a/k/a Adrienne Pepitone Derenzo	51
Willistown Township	Stephen R. Bergin	17
Willistown Township	Nicholas V. Coppa	15

# Sheriff's Sale of Real Estate

SALE NO: **17-11-638**

DEBT- **\$84,653.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05598 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough 4th,  
Chester County, Pennsylvania  
BLR# 15-5-527  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MARY WALLACE**

SALE ADDRESS: 116 North Street, Phoenixville, PA 19460-3226

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: **17-11-639**

DEBT- **\$154,325.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10938 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the Borough of Downingtown, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made May 4, 1965, by Dearmit & Mayee, consulting engineers and surveyors, as follows:

BEGINNING at a point on the east side of Bradford Avenue, a corner of land belonging (now or late) to Angeline Harrington, said point also being located in a southerly direction 154 feet from the extension of the center line of Church Street, as measured along the east side of Bradford Avenue; thence from said point of beginning along the land belonging to Angeline Harrington along a fence with concrete posts north 72 degrees 0 minutes east, 165.50 feet to a point on the west side of a 20 feet wide alley; thence along the same south 8 degrees 0 minutes east 50 feet to a point; thence along the north side of another 20 feet wide alley south 72 degrees 0 minutes west 163.50 feet to a point on the aforesaid east side of Bradford Avenue; thence along the same north 8 degrees 0 minutes west 50 feet to the first mentioned point and place of beginning.

PARCEL No 11-11-134

ALSO known as 211 Bradford Avenue, Downingtown, PA 19335

BEING the same premises which Donna M. Kusnierczyk, by Deed dated January 15, 2004 and recorded January 22, 2004 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 6047 Page 575, conveyed and granted unto Stephen C. Taylor and Mary A. Taylor, as tenants by the entirety.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MARY A. TAYLOR and STEPHEN C. TAYLOR**

SALE ADDRESS: 211 Bradford Avenue, Downingtown, PA 19335

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: **17-11-640**

DEBT- **\$8,255.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07969 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Upper Uwchlan as shown on a Plan of Property for Sabe M. Ferguson, Jr. by W. Richard Craig R.S. Lines Unlimited Inc., Uwchland, PA  
TAX Parcel No.32-4-69.1

PLAINTIFF: Upper Uwchlan Township

VS

DEFENDANT: **MAURIZIO ORGOGLISSO and JOANNE WALTON**

SALE ADDRESS: 211 E. Township Line Road, Exton, PA 19341

PLAINTIFF ATTORNEY: **JONATHAN R. LONG, ESQ., 610-436-4400**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-641**

DEBT- **\$376,418.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01077 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Charlestown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property made for W. Foxall MacElree by G. D. Houtman and Son, Civil Engineers and Land Surveyors, Paoli, Pa., April 1954 as follows, to wit:

BEGINNING at an iron pin in the bed of a public road leading from Charlestown to Phoenixville, a corner of land of J.F.R. Packard and being the following two courses and distances of an iron pin in the intersection of the aforesaid road with the road leading from Charlestown to DeVault; (1) north 55 degrees 32 minutes 30 seconds east 123.30 feet; (2) north 58 degrees 35 minutes 20 seconds east 448.96 feet; thence from said point of beginning by land of Packard north 38 degrees 1 minutes 50 seconds west 577.67 feet to an iron pin, a corner of land of W. Foxall MacElree; thence along the lands of the said W. Foxall MacElree of which this was a part, the

following two courses and distances: (1) north 59 degrees 34 minutes east 201.77 feet to an iron pin; (2) south 38 degrees 1 minute 50 seconds east 559.25 feet to an iron pin in the bed of the aforesaid public road leading to Phoenixville; thence along the title line in the bed of said road, south 54 degrees 20 minutes 20 seconds west 200.17 feet to a point of beginning.

CONTAINNING 2.610 acres of land, more or less.

BEING Parcel ID No 35-02-0071

UPI # 35-02-0071

BEING the same premises which Barbara B. Bradford, by Deed dated October 31, 2005 and recorded November 18, 2005 in the Recorder of Deeds Office in and for Chester County in Book 6687, Page 1545, Instrument Number 10597934 granted and conveyed unto Basil Barchuk and Hannah Barchuk, husband and wife, as tenants by the entireties.

PLAINTIFF: U.S. Bank N.A., as Trustee on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-ACC1, asset backed pass-through certificates, Series 2006-ACC1  
VS

DEFENDANT: **BASIL BARCHUK and HANNAH BARCHUK**

SALE ADDRESS: 4023 Pickering Dam Road, Phoenixville, PA 19460

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: **17-11-642**

DEBT- **\$475,674.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06055 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land with the buildings thereon erected, hereditaments and appurtenances, situate on the east side of North Hill Drive and designated as #14 North Hill Drive as shown on North Hill Development Plan dated March, 1947 in West Goshen Township, Chester County, Pennsylvania, being a part of premises described in Deed Book M-19, Volume 459, Page 113, bounded and described as follows, to wit:

TAX I.D. #: 53-03N-0079

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **WILLIAM E. USTER, EXECUTOR OF THE ESTATE OF ANNE USTER**

SALE ADDRESS: 944 North Hill Drive, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-11-643**

DEBT- **\$174,062.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02769 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate of East Fallowfield Township, Chester County, State of Pennsylvania, being Lot No. 12 on a Plan of Lots of Lulu B. Pluck, prepared by J.W. Harry C.E., June 7th 1951, bounded and described as follows, to wit:

BEGINNING at a spike in the middle of Wilmington Road at a corner of lands of the Ercildoun Friends Meeting, thence leaving said Wilmington Road along the lands of said Ercildoun Friends Meeting south 32 degrees 41 minutes west 214.25 feet to a point; thence north 55 degrees 13 minutes west 121.97 feet to a point; hence extending south 37 degrees 30 minutes west 100.4 feet to a point; thence extending north 27 degrees 56 minutes east 293.69 feet to a point in the center of Wilmington Road. Thence extending along the same south 62 degrees 04 minutes east 202.44 feet to the point and place of beginning.

BEING known as: 30 Loop Road, Coatesville, PA 19320

BEING UPI # 47-7-29

IMPROVEMENTS: residential property.

BEING The same premises which John H. Gossert, Executor of the Will of George E. Gossert, Jr, deceased, by Executor's Deed dated July 26, 2002 and recorded August 6, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5349, Page 2338, granted and conveyed unto John H. Gossert and Betty J. Gossert, husband and wife.

BEING known as: 30 Loop Road, Coatesville, PA 19320

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BETTY J. GOSSERT, DECEASED**

SALE ADDRESS: 30 Loop Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-644**

DEBT- **\$134,213.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03005 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 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. 16-07-0305/16-7-305  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **ANDY DONWERTH a/k/a ANDREW DONWERTH a/k/a ANDREW J. DONWERTH**

SALE ADDRESS: 1120 Oak 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: **17-11-645**

DEBT- **\$132,651.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-12137 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in the 3rd Ward of the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, known as 314 Brower Street bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor, on 2/22/1951, as follows, to wit:

BEGINNING at the point of intersection of the southerly side of Brower Street (30 feet wide) with the westerly side of Quick Street (30 feet wide); thence along the westerly side of Quick Street 15 feet from and parallel to the center line thereof, south 9° 30' east 66.65 feet to a point, a corner of lands now or late of Herbert S. Landis; thence along the same along the northerly face of a concrete retaining wall south 80° 30' west, 15.81 feet to a point, a corner of lands now or late of Herbert S. Landis (316 Brower Street); thence crossing an iron pipe on line and passing through the partition wall between 314 and 316 Brower Street, north 9° 30' west, 66.65 feet to a point in the southerly side of Brower Street; thence along said side of said street 15 feet from and parallel to, the center line thereof, north 80° 30' east, 15.81 feet to the place of beginning.

BEING known as 314 Brower Street, Phoenixville, PA 19460

BEING the same premises which Luigi S. Fischer and Virginia G. Fischer, by Deed dated 1/6/1981 and recorded 11/6/1981 in the Office of the Recorder of Deeds in and for Chester County in Deed Book X-57, Page 1, granted and conveyed unto Luigi S. Fischer and Luigi S. Fischer, II.

LUIGI S. Fischer departed this life on December 23, 2014.

PARCEL No.: 15-13-225

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **LUIGI S FISCHER, II**

SALE ADDRESS: 314 Brower Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-646**

DEBT- **\$213,098.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02352 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017 . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN triangular lot or piece of ground situate in the Township of West Goshen, County of Chester, State of Pennsylvania and described according to a Plan of Land of John T. Medlem, said Plan made by T.G. Colesworthy, County Surveyor, dated September 1965 as follows, to wit:

PREMISES being known as: 1304 Burke Road, West Chester, Pennsylvania 19380.

TAX I.D. #: 52-2-12.1

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

DEFENDANT: **SYLVIA L. BIRCHARD and HARRY BIRCHARD**

SALE ADDRESS: 1304 Burke Road, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-647**

DEBT- **\$331,166.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05277 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the London Britain Township,  
Chester County, Pennsylvania  
BLR# 73-06-0002.030  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **JENNIFER HERR and JASON P. MALONEY**

SALE ADDRESS: 126 London Tract Rd, Landenberg, PA 19350-1024

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: **17-11-648**

DEBT- **\$50,944.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03975 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Franklin Township, Chester  
County, Pennsylvania  
BLR# 72-3-49  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Company s/b/m Susquehanna Bank s/b/m Graystone  
Tower Bank s/b/m The First National Bank of Chester County

VS

DEFENDANT: **DONALD C. ROBINSON, JR. a/k/a DONALD C. ROBINSON and NICOLE  
ROBINSON**

SALE ADDRESS: 208 Jess Pusey Drive, Landenberg, PA 19350-1502

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: **17-11-649**

DEBT- **\$69,117.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07499 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY consists of a detached, 4 bedroom, 2.1 bath, colonial style single family residential dwelling with approximately 2,429 square feet of living area, together with in ground pool, patio and blacktop driveway on 1.2 acres. Located on Line Road in Willistown Township just south of King Road less than 1 mile west of Malvern Borough in the Great Valley School District.

TAX Parcel Number 54-2B-7

PLAINTIFF: National Bank of Malvern

VS

DEFENDANT: **NICHOLAS V. COPPA**

SALE ADDRESS: 7 Line Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **WILLIAM L. HOWARD, ESQ., 610-296-9020**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-650**

DEBT- **\$1,702,040.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11842 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester, State of Pennsylvania, bounded and described according to a Final Plan for Dennis Run Farm, by Kimely-Horn and Associates, Inc. Dallas, Texas and Roland A. Dunlap, Surveyor, Honeybrook, PA dated April, 1988, revised 5/16/1988, recorded as Plan #8293, as follows, to wit:

BEGINNING at a point at the southern side of the intersection of Strasburg Road (L.R. 15067) and Buck Run Road (L.R. 15236); thence from said point and place of beginning by Buck Run Road the 3 following courses and distances: (1) north 60 degrees 16 minutes 14 seconds east, 870.80 feet to a point; (2) north 63 degrees 45 minutes 36 seconds east, 175.43 feet to a point; and (3) north 66 degrees 08 minutes 06 seconds east, 170.13 feet to a corner of Lot #2; thence by Lot #2 south 14 degrees 27 minutes 01 seconds east, 586.15 feet to a post; thence south 65 degrees 43 minutes 43 seconds west, 487.81 feet to a point; thence extending south 60 degrees 58 minutes 47 seconds west, 55.44 feet to a point; on the northern side of Strasburg Road; thence by Strasburg Road, north 73 degrees 17 minutes 47 seconds west, 754 feet to the point and place of beginning.

BEING Lot #1 on said Plan.

BEING Parcel Number: 47-5-5.1

BEING the same premises which Anthony Stancato, Jr., by Deed dated April 27, 1989, and recorded April 28, 1989, in Book 1516, Page 574, granted and conveyed unto Durand J. O'Meara, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee in the Trust for and f/b/o the Certificate Holders of Multi-Class Mortgage Pass-Through Certificates ChaseFlex Trust, Series 2006-2  
VS

DEFENDANT: **DURAND J. O'MEARA a/k/a DURAND O'MEARA**

SALE ADDRESS: 915 Buck Run Road, Coatesville, PA 19320-4290

PLAINTIFF ATTORNEY: **ECKERT SEAMANS CHERIN & MELLOTT, LLC, 215-851-8429**

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-11-651**

DEBT- **\$226,803.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05605 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate Willistown Township  
TAX Parcel #TAX ID / UPI Parcel No. 54-08-0911/54-8-  
911  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Ditech Financial LLC f/k/a Green Tree Servicing LLC  
VS

DEFENDANT: **STEPHEN R. BERGIN**

SALE ADDRESS: 2505 Westfield Court, Newtown Square, PA 19073

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: **17-11-652**

DEBT- **\$145,386.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11937 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester  
County, Pennsylvania  
BLR# 38-1-214  
IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CINNAMON D. BALDWIN-HEATH**

SALE ADDRESS: 503 Tifton Lane Unit A a/k/a, 503 Tifton Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-653**

DEBT- **\$195,348.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03484 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Bradford Township  
TAX Parcel #TAX ID / UPI Parcel No. 50-04-  
0015.080/50-4-15.  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pacific Union Financial, LLC

VS

DEFENDANT: **HOLLY KOVEAL**

SALE ADDRESS: 1568 Broad Run Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-654**

DEBT- **\$104,029.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05147 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,  
Pennsylvania  
BLR# 39-4F-49  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **DENNIS BOLTON**

SALE ADDRESS: 363 Adams Street, Coatesville, PA 19320-2379

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: **17-11-655**

DEBT- **\$163,504.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2017-05846 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Subdivision Plan of "Beacon Hilt" made by Robert O. Drake and Associates, Inc., Kennett Square. Pa., dated 3/13/1992 and recorded 9/28/1995 as Plan File No. 13118 as follows, to wit:

BEGINNING at a point on the southwesterly side of Revere Court (33 feet wide) said point also marking a corner of Lot No. 56 on said Plan; thence from said beginning point along the southwesterly side of Revere Court south 74 degrees 9 minutes 37 seconds east 24 feet to a point, a corner of Lot No. 58; thence extending along said Lot No. 58, passing through a party wall and crossing the bed of a 20 feet wide sanitary sewer easement on said Plan south 15 degrees 50 minutes 23 seconds west 145 feet to a point in line of Lot No. 137; thence extending along said Lot No. 137 north 74 degrees 9 minutes 37 seconds west 24 feet to a point, a corner of Lot No. 56; thence extending along Lot No. 56, recrossing the bed of said 20 feet wide sanitary sewer easement and passing through another party wall north 15 degrees 50 minutes 23 seconds east 145 feet to the first mentioned point and place of beginning.

CONTAINING 3,480 square feet of land more or less.  
Being Lot No. 57 on said Plan.

BEING the same property conveyed from John Newswanger and Kimberly Grimes to Darlene M. Bower by Deed dated January 29, 2004 and recorded February 3, 2004 in Instrument No. 10375129 in Book 6056 Page 590 of official records.

APN: 38-2G-86

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **DARLENE M. BOWER**

SALE ADDRESS: 310 Revere Court, 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: **17-11-656**

DEBT- **\$258,512.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10744 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017 . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the Township of South Coventry, County of Chester and State of Pennsylvania, according to a Subdivision Plan for Wolfgang and Francis made by William L. Conner, dated 9/23/1986 revised 12/3/1986, and recorded as #6797, as follows to wit:

BEGINNING at a point in the bed of Porters Mill Road (presently 33 feet wide, having an ultimate width of 50 feet), a corner of Lot #4 on said Plan; thence extending along the same, south 49 degrees 38 minutes 43 seconds west 76.55 feet to a point, a corner; thence extending south 69 degrees 37 minutes 24 seconds west 301.46 feet to a point, a corner of Lot #6 on said Plan; thence extending along the same, north 21 degrees 48 minutes 45 seconds west 67.35 feet to a point, a corner of lands now or late of Happlehan; thence extending along the same, the 3 following courses and distances, to wit: (1) north 67 degrees 53 minutes 55 seconds east 99.19 feet; (2) north 21 degrees 48 minutes 45 seconds west 77.36 feet, and (3) north 68 degrees 57 minutes 59 seconds east 279.25 feet to a point in the bed of Porters Mill Road, aforesaid; thence extending along the same south 19 degrees 45 minutes 35 seconds east 124.70 feet to a point, a corner of Lot #4, the first mentioned point and place of beginning.

BEING Lot #1 on said Plan.

TITLE to said premises vested in Michael R. Ianiro and Suzanne M. Ianiro by Deed from John R. Letcher Trust by Mary Patricia A. Toland, Trustee dated September 30, 2004 and recorded October 4, 2004 in the Chester County Recorder of Deeds in Book 6296, Page 1783 as Instrument Number 10465422.

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

VS

DEFENDANT: **MICHAEL R. IANIRO and SUZANNE M. IANIRO**

SALE ADDRESS: 350 Porters Mill Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC, 856-482-1400**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-657**

DEBT- **\$231,888.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06409 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the New London Township, Chester  
County, Pennsylvania  
BLR# 71-1-22.19  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglq Investors, L.P.

VS

DEFENDANT: **RON JOHNSON and PRINZETTA DIPROSPERO**

SALE ADDRESS: 4 Olympia Avenue, West Grove, PA 19390-9538

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: **17-11-658**

DEBT- **\$321,620.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11103 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Whiteland Township,  
Chester County, Pennsylvania  
BLR# 42-4K-52  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **RODNEY V. NUTT**

SALE ADDRESS: 37 Deer Run Lane, Malvern, PA 19355-1613

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: **17-11-659**

DEBT- **\$1,788.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07621 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the  
Borough of West Chester, Chester County, Pennsylvania.  
TAX Parcel No. 1-2-96

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **ROBERT T. REID and LISA ANNE MacFARLAND**

SALE ADDRESS: 521 Hillside Drive, 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: **17-11-660**

DEBT- **\$1,554.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09063 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, with the hereditaments  
and appurtenances situate in the Township of Caln, County of  
Chester and State of Pennsylvania.  
TAX Parcel No. 39-4-152

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **RICHARD L. BOYCE**

SALE ADDRESS: 404 Baker Lane, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **DAVID D. DUGAN, 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: **17-11-661**

DEBT- **\$1,998.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05841 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land known as part of Lot  
Nos. 6 and 7, Section E of Westwood situate in Valley Township,  
Chester County, Pennsylvania  
TAX Parcel No. 38-5F-245

PLAINTIFF: Township of Valley

VS

DEFENDANT: **ANSON BROWN**

SALE ADDRESS: 50 S. Park Avenue, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **DAVID D. DUGAN, 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: **17-11-662**

DEBT- **\$1,552.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10419 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lots of place of ground with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania.  
TAX Parcel No. 39-4C-155

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **IRVING L. RUSSUM and PATRICIA A. RUSSUM**

SALE ADDRESS: 22 Williams Way, Caln 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: **17-11-663**

DEBT- **\$637,630.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04495 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Plan of Landenberg Highlands, made by Hillcrest Associates, Inc., dated 6/4/1997, last revised 11/24/1997 and recorded on 3/27/1998, as Plan #14334, as follows, to wit:

BEGINNING at a point on the easterly side of Tortoiseshell Lane, the northwest corner of Open Space and the southwest corner of the about to be described Lot; thence along said Tortoiseshell Lane, the 5 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 325.00 feet, the arc distance of 75.44 feet to a point of tangent; (2) north 20 degrees 24 minutes 09 seconds east, 34.60 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius 125.00 feet, the arc distance of 94.67 feet to a point of curve; (4) on the arc of a circle curving to the right having a radius of 25.00 feet,

the arc distance of 27.37 feet to a point of reverse curve and (5) on the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 67.52 feet to a point, a corner of Lot #10; thence along Lot #10, south 40 degrees 51 minutes 33 seconds east, 184.67 feet to a point in line of Open Space; thence along same, south 84 degrees 53 minutes 17 seconds west, 318.71 feet to the first mentioned point and place of beginning.

BEING Lot #9 as shown on said Plan.

CONTAINING 0.748 acres of land be the same more or less.

TITLE to said premises vested in Margaret J. Boone by Deed from Wilkinson Kembelsville, Inc., A Pennsylvania Corporation, by: Charles L. Wilkinson, President dated October, 19 1999 and recorded October 26, 1999 in the Chester County Recorder of Deeds in Book 4657, Page 1056 as Instrument Number 0086558.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee, on behalf of the holders of the HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2007-1

VS

DEFENDANT: **MARGARET J. BOONE**

SALE ADDRESS: 2 Tortoiseshell Lane, Landenberg, PA 19350

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: **17-11-664**

DEBT- **\$181,895.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03727 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN Unit, designated as No. 17, being a Unit in the Quail Crossing Condominium as defined under the provisions of the Pennsylvania Uniform Condominium Act 68 PA S.C.A., Section 3101, situate in Phoenixville Borough, Chester County, Commonwealth of Pennsylvania, as designated in the Declaration of Condominium recorded in Record Book 549 Page 499 and a Declaration of Condominium Plan recorded in Record Book 549 Page 499, a First Amendment recorded in Record Book 595 Page 114, a Second Amendment recorded in Record Book 631 Page 478, a Third Amendment recorded in Record Book 693 Page 286, and a Fourth Amendment thereto in Record Book 782 Page 13, which has been heretofore submitted to the provisions of the Uniform Condominium Act.

TITLE to said premises vested in Brett M. Ware by Deed from Christopher C. Yohn dated May 14, 2009 and recorded May 20, 2009 in the Chester County Recorder of Deeds in Book 7671, Page 1364 as Instrument Number 10927753.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **FLORENTINA N. WARE ADMINISTRATRIX FOR THE ESTATE OF BRETT M.**

**WARE a/k/a BRETT MICHAEL WARE, DECEASED**

SALE ADDRESS: 1213 Timothy Lane, Phoenixville, PA 19460

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: **17-11-665**

DEBT- **\$228,469.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01012 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with the east half of a double frame dwelling house thereon erected known as No. 408 West Main Street, situate in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a new survey thereof, made by J.W. Harry, Civil Engineer, dated June 14, 1937, as follows, to wit:

BEGINNING at a point in the center line of West Main Street, a corner of land of Clarence W. Powell and Edna V. Powell, his wife, distant 420.99 feet eastwardly from the intersection of said center line with the center line of Culvert Street, measuring along the aforesaid center line of West Main Street; thence along the center line of West Main Street, north 78 degrees 19 minutes east, 24.87 feet to a point, a corner of land of Edward W. Myers; thence along the same, south 11 degrees 41 minutes east, 199.31 feet to a point in the north line of land of the Pennsylvania Railroad Company, another corner of land of Edward W. Myers; thence along the land of the Pennsylvania Railroad Company, south 79 degrees 15 minutes west, 24.87 feet to a point, another corner of land of Clarence W. Powell and Edna V. Powell, his wife; thence along the same and passing through the dividing wall of a double frame house, north 11 degrees 41 minutes west, 199.91 feet to the place of beginning.

TITLE to said premises vested in Jose L. Cruz and Sonia Cruz, his wife by Deed from CitiMortgage, Inc., s/b/m to First Nationwide Mortgage Corporation, by Keystone Asset Management, Inc., its attorney in fact dated March 26, 2004 and recorded April 13, 2004 in the Chester County Recorder of Deeds in Book 6118, Page 1833 as Instrument Number 10399271.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp., Home Equity Loan Trust, Series 2006-NC2, Asset Backed Pass-Through Certificates VS

DEFENDANT: **JOSE L. CRUZ and SONIA CRUZ**

SALE ADDRESS: 408 Main Street, Parkesburg, PA 19365

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: **17-11-666**

DEBT- **\$323,603.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02684 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017 . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Oxford, County of Chester and Commonwealth of Pa., bounded and described according to a final plan of Penn Oak prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109 as follows, to wit:

BEGINNING a a point on the northerly side of Penn Oak Lane, a corner of Lot No. 30 as shown on said Plan; thence from said point of beginning, along the said side of Penn Oak Lane the two following courses and distances; (1) south 80 degrees 48 minutes 7 seconds west, 50.56 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.88 feet to a corner of Lot No. 33; thence along Lot No. 22, north 15 degrees 26 minutes 0 seconds west crossing a drainage easement and a sanitary sewer and driveway easement 131.64 feet to a point; thence north 77 degrees 18 minutes 52 seconds east 103.75 feet to a corner of Lot No. 30; thence along Lot No. 30 south 7 degrees 1 minute 8 seconds east recrossing said sanitary sewer and drainage easement 123.69 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in David Jackson and Pamela Jackson by Deed from Penn Oak Homes, Inc. dated November 4, 1998 and recorded December 21, 1998 in the Chester County Recorder of Deeds in Book 4476, Page 1847 as Instrument Number 96811.

PLAINTIFF: U.S. Bank National Association, as Trustee for Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1

VS

DEFENDANT: **DAVID JACKSON and PAMELA JACKSON**

SALE ADDRESS: 14 Penn Oak Ln, Oxford, PA 19363

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: **17-11-667**

DEBT- **\$269,267.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04898 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of land  
SITUATE in East Fallowfield Township, Chester County,  
Pennsylvania, bounded and described according to a final plan of  
"Strasburg Hills" prepared by Regester Associates, Inc., dated  
7/12/89 and last revised 4/6/93, as follows, to wit:

BEGINNING at a point on the southerly side of Windy Hill  
Road (50 feet wide) at a common corner of Lot 4 and Lot 5 on said  
Plan; thence extending from said point of beginning and leaving the  
said southerly side of Windy Hill Road and extending along the  
common border of Lot 4 and Lot 5, south 20 degrees 08 minutes 12  
seconds east 206.71 feet to a point in the northerly side of lands  
owned by Philadelphia Electric Company; thence extending along  
same south 71 degrees 08 minutes 24 seconds west 170.94 feet to a  
point, a common corner of Lot 4 and Lot 3 on said Plan; thence  
extending along the easterly side of Lot 3 north 20 degrees 08 min-  
utes 12 seconds west 202.89 feet to a point in the southerly side of  
said Windy Hill Road; thence extending along the southerly side of  
Windy Hill Road north 69 degrees 51 minutes 48 seconds east  
170.90 feet to the first mentioned point and place of beginning.

CONTAINING 35,000 square feet of land be the same  
more or less.

BEING Lot 4 on said Plan.

BEING Chester County UPI 47-4-28.36

BLR# 47-4-28.36

TITLE to said premises vested in Richard D. Van Schoick  
and Darragh A. Van Schoick by Deed from Richard D. Van Schoick,  
dated 10/30/2002 and recorded 11/18/2002 in Book 5461 Page 126

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

VS

DEFENDANT: **RICHARD VAN SCHOICK and DARRAGH A. VAN SCHOICK**

SALE ADDRESS: 214 Windy Hill Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-668**

DEBT- **\$147,267.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00729 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land with the dwelling house erected thereon, hereditaments and appurtenances, situate in the Township of Sadsbury, County of Chester and State of Pennsylvania bounded and described as follows:

BEGINNING at a point in the middle of a public road leading from Pomeroy to the Lincoln Highway at corner of a lot now or late of Paul Wilson, et ux, said point being 260 feet eastward from a spike in the middle of said road marking the intersection of the east side of Pine Street with the middle of said public road; thence along the said Wilsons' land north 10 degrees 32 minutes west 166.5 feet to a point in line of land now or late of Lloyd Arthur Reel, et ux; thence along the same the next two courses and distances: north 79 degrees 28 minutes east; 75 feet, and south 10 degrees 32 minutes east, 166.5 feet to another point in the middle of the said public road; thence along the middle thereof south 79. degrees 28 minutes west, 75 feet to the place of beginning.

CONTAINING 12,488 square feet of land, be the same more or less

BLR# 37-4H-26

TITLE to said premises vested in Christopher Thomas, a widower by Deed from Christopher Thomas and Lorrie Thomas, dated 4/12/2004 and recorded 5/3/2004 in Book 6140 Page 1826

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

VS

DEFENDANT: **CHRISTOPHER THOMAS**

SALE ADDRESS: 67 Washington Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-669**

DEBT- **\$88,071.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03324 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 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. 16-09-0172/16-9-172  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **JOSEPH YURICK**

SALE ADDRESS: 332 Charles 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

# Sheritt's Sale of Real Estate

SALE NO: **17-11-670**

DEBT- **\$130,072.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06771 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with a dwelling thereon situate on the north side of the Lincoln Highway in the Township of West Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the center line of the Philadelphia and Lancaster Turnpike, now known as Lincoln Highway; thence leaving the Highway and extending along land now or late of Lillie May Keneagy, north fifteen (15) degrees, thirty (30) minutes east, two hundred twenty five (225) feet to an iron pin; thence extending along land now or late of Thomas Hess the two following courses and distances, viz: south seventy four (74) degrees, thirty (30) minutes east, one hundred fifty (150) feet to an iron pin and south fifteen (15) degrees, thirty (30) minutes west, two hundred twenty five (225) feet to the center line of the Lincoln Highway; thence extending along the center line thereof, north seventy four (74) degrees, thirty (30) minutes west, one hundred fifty (150) feet to the first mentioned point and place of beginning.

BEING Chester County UPI 36-2-9.

BEING the same premises which David Z. Glick and Esther Carol Glick, husband and wife, by Deed dated March 29, 2001 and recorded April 17, 2001 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book 4934, Page 1059, granted and conveyed unto Harry Wanner and Joyce Wanner, husband and wife, in fee.

PLAINTIFF: Branch Banking and Trust Company  
VS

DEFENDANT: **HARRY WANNER and JOYCE WANNER**

SALE ADDRESS: 5429 West Lincoln Highway, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **BALLARD SPAHR, LLP, 215-665-8500**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-671**

DEBT- **\$139,449.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05457 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **MIRIAM P. DZIEWIT and JOHN J. DZIEWIT**

SALE ADDRESS: 1406 Grand Oak Lane, West Chester, PA 19380

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE, ESQ., 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: **17-11-672**

DEBT- **\$432,735.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00014 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Goshen Township, Chester  
County, Pennsylvania  
BLR# 53-2J-96  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for The Certificateholders Cwabs, Inc. Asset-Backed Certificates, Series 2007-12

VS

DEFENDANT: **NEIL B. DERIEMER**

SALE ADDRESS: 1034 Hershey Mill Rd, West Chester, PA 19380-5811

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: **17-11-673**

DEBT- **\$462,093.03**

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

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-674**

DEBT- **\$187,153.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10196 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situate in West Brandywine Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone heap on a south side of a public road a corner of land now or late of David Bachman, Jr.; thence by lands now and late and James K. Grier, south twenty-five degrees west fifteen and four-tenths perches to a stone; south sixty one and one-quarter degrees east sixty one perches to a stone; thence by lands now or late of Thomas Lomas north one degree west twenty one and two-tenths perches to a stone heap; thence by lands now or late of David Buchanan, Sr., north sixty three and one-quarter degrees west fifty one and six-tenths perches to the place of beginning.

BEING known as 172 Baron Hill Road, Brandamore, PA  
PARCEL No.: 29-3-18

BEING the same premises which Robert M. Hooper, Sr. by Deed dated January 28, 1999, and recorded March 11, 1999, in Book 4523, Page 1422, granted and conveyed unto Robert M. Hooper, Sr., in fee.

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity but as Trustee of ARLP Securitization Trust Series 2014-2 c/o Fay Servicing, LLC, as servicer for Mortgagee

VS

DEFENDANT: **MARY D. BITNER AS CO-EXECUTOR OF THE ESTATE OF ROBERT M. HOOPER, SR., RAYMOND E. HOOPER AS CO-EXECUTOR OF THE ESTATE OF ROBERT M. HOOPER, SR. and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 172 Baron Hill Road, Brandamore, PA 19316

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-11-675**

DEBT- **\$368,761.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09720 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Jay C. and Nancy R. Hayes, made by John D. Stapleton, III, Registered Land Surveyor, Coatesville, Pennsylvania, dated March 29, 1984, last revised February 5, 1986 and recorded June 18, 1986, in Plan File #6374, as follows, to wit:

BEGINNING at a point on the title line in the bed of Caln Meeting House Road (T-413) said point also being a corner of land and along the title line in the bed of Caln Meeting House Road (T-413) south 79 degrees, 35 minutes 02 seconds east, 166.64 feet to a point a corner of Lot 1-A, thence extending along same the two following courses and distances: (1) south 10 degrees 24 minutes 58 seconds west, 275.00 feet to a point and (2) north 79 degrees 35 minutes 02 seconds east, 201.13 feet to a point in line of Lot #2; thence extending along same the five following courses and distance: (1) south 03 degrees 14 minutes 35 seconds east, 175.14 feet

to a point; (2) south 87 degrees 25 minutes 00 seconds west, 191.45 feet to a point; (3) south 73 seconds west, 72.65 feet to a point; and (5) south 30 degrees 16 minutes 00 seconds west, 47.22 feet to a point in line of land of Anna M. Wilson; thence extending along same north 01 degrees 46 minutes 57 seconds west, crossing an existing macadam driveway and existing 20 feet wide right of way, 199.36 feet to a point a corner of land of Mark D. Shockites, thence extending along same north 02 degrees 09 minutes 29 seconds east, 186.94 feet to a point in line of land of Walter N. Russell, thence extending along same the two following courses and distance: (1) north 88 degrees 30 minutes 22 seconds east, 35.94 feet to a point; and (2) north 12 degrees 54 minutes 51 seconds east, 316.08 feet to the first mentioned point and place of beginning.

CONTAINING 3.465 acres of land, be the same more or less.

BEING Lot #1 as shown on said Plan.

TAX ID: 29-7-171

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **JAY C. HAYES, JR. and DAWN HAYES**

SALE ADDRESS: 301 Reeceville Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-676**

DEBT- **\$246,321.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01440 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017 . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Lynnwood, Section "B", Joseph A. Hayden, owner, made by T. G. Colesworthy, County Surveyor, dated May 19, 1958, as follows, to-wit:

BEGINNING at a point on the southwesterly side of Boot Road, at the distance of eight hundred one feet and forty six one-hundredths feet measured southeastwardly the following courses and distances from a point of tangent on the southeasterly side of Green Hill Road (thirty three feet wide): (1) on the arc of a circle curving to the right, having a radius of forty five feet, the arc distance of fifty three feet and seventy one one-hundredths feet; (2) south forty degrees, forty two minutes east, seven hundred forty seven feet and

PLAINTIFF: Ocwen Loan Servicing, LLC  
VS

DEFENDANT: **GREGORY A. VOGEL and MELINDA S. VOGEL**

SALE ADDRESS: 1314 East Boot Road, West Chester, PA 19380-4009

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-677**

DEBT- **\$276,613.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00937 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan known as Tremphanny Valley made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated 7/23/1956 as follows, to wit:  
TAX I.D. #: 43-6P-25

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

DEFENDANT: **PAUL E. SAMPSON**

SALE ADDRESS: 685 Trephanny Lane, Wayne, Pennsylvania 19087

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: **17-11-678**

DEBT- **\$154,618.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-12015 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Avondale Borough, Chester  
County, Pennsylvania  
BLR# 4-1-75  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **BRYAN M. LONGACRE**

SALE ADDRESS: 307 East 3rd Street, a/k/a 307 East Third Street, Avondale, PA 19311-1105

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: **17-11-679**

DEBT- **\$383,004.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07479 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in West Vincent  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 25-7-77.1L

PLAINTIFF: LPP Mortgage Ltd.

VS

DEFENDANT: **ROSE L. FICKNER**

SALE ADDRESS: 2443 Malehorn Road, West Vincent Township, PA 19425-3307

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: **17-11-680**

DEBT- **\$353,028.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02472 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of North Coventry in the County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Final Subdivision Plan of 'Moyer Subdivision' prepared by Bursich Associates Inc., dated April 18, 1989 last revised August 13, 1999 and recorded as Chester County Plan No. 15191 as follows, to wit:

BEGINNING at a point on the westerly right of way line of Keim Street (T-490), said point being a corner of lands now or late of Terry and Geraldine M. Shaner, to which this is to become part; thence from said beginning point and along said Keim Street the two following courses and distances (1) south 7° 12' 9" east, 23.90 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 406.47 feet the arc distance of 28.03 feet to a point of compound curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 42.70 feet to a point of tangent on the north side of Road 'A' of the above men-

tioned Plan; thence along the same north 85° 24' 3" west, 271.62 feet to a point a corner of Lot No. 12 of said Plan; thence along the same north 4° 42' 3" west, 32.05 feet to a point a corner of said lands of Shaner; thence along the same south 85° 17' 56" east, 295.78 feet to the first mentioned point and place of beginning.

CONTAINING: 0.38 acres be the same more or less.

BEING Parcel 'A' of the above mentioned Plan.

BEING known as 1457 South Keim Street, Pottstown, PA 19465

BEING the same premises which Cayman Consulting Inc., by Deed dated 5/16/2001 and recorded 6/14/2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4982, Page 600, granted and conveyed unto Terry Shaner and Geraldine M. Shaner.

PARCEL No.: 17-7-168

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **H. TERRY SHANER and GERALDINE M. SHANER**

SALE ADDRESS: 1457 South Keim Street, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-681**

DEBT- **\$209,581.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01336 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Kennett Township  
TAX Parcel #62-6-16.9  
IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **BRENDA SMALL SOLELY IN HER CAPACITY AS HEIR OF STEPHEN A CLARK a/k/a STEPHEN CLARK DECEASED, JULIE A. CLARK SOLELY IN HER CAPACITY AS HEIR OF STEPHEN A. CLARK a/k/a STEPHEN CLARK DECEASED, DAVIID S. CLARK SOLELY IN HIS CAPACITY AS HEIR OF STEPHEN A. CLARK a/k/a STEPHEN CLARK DECEASED**

SALE ADDRESS: 111 Round Hill Road, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-682**

DEBT- **\$198,904.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07878 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN message and piece of ground with the buildings and improvements thereon erected (being #114), situate on the west side of Poplar Street, between Miner and Barnard Streets, in West Chester Borough, Chester County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the west line of Poplar Street at a distance of 116.20 feet southward from the south line of East Miner Street; thence extending along the west line of Poplar Street, south 25 degrees 00 minutes east, 18.80 feet to an iron pin, a corner of land now or late of Frank Curry; thence extending by said Curry's land, south 65 degrees 00 minute west, 90.00 feet to an iron pin in the center of a 10 feet wide alley; thence extending along the center of same, north 25 degrees 00 minutes west, 18.80 feet to a corner of Lot #114; thence extending by said lot and passing through the cen-

ter of a division wall dividing the message on the herein described lot from the one adjoining on the north and known as #114, north 65 degrees 00 minutes east, 90.00 feet to the first mentioned point and place of beginning.

CONTAINING 1,692 square feet of land, be the same more or less.

BEING UPI Number 1-6-58

PARCEL No.: 1-6-58

BEING known as: 114 Poplar Street, West Chester, PA 19382

BEING the same property conveyed to Brain H. Holbrook, no marital status shown who acquired title by virtue of a Deed from Encore Properties, LLC, dated February 10, 2011, recorded February 11, 2011, at Document ID 11078848, and recorded in Book 8120, Page 1097, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BRIAN H. HOLBROOK, aka BRIAN H. HOL-BROOK**

SALE ADDRESS: 114 Poplar Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-11-683**

DEBT- **\$189,991.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-03750 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-2-166  
IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SUSAN R. WHITTEN and BRETT A. WHITTEN**

SALE ADDRESS: 1218 Hamilton Drive, West Chester, PA 19380-3306

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: **17-11-684**

DEBT- **\$195,498.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00863 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, and being designated as Lot 6, on a Plan thereof made by Chester V Engineers, Inc., Civil Engineers and Surveyors, Paoli, Pennsylvania, dated 8/15/1957 and last revised 8/22/1958.

TAX I.D. #: 42-07-0015.070

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **LAURIE A. SMITH a/k/a LAURI A. SMITH**

SALE ADDRESS: 1049 West King Road, Malvern, Pennsylvania 19355

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: **17-11-685**

DEBT- **\$227,693.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02075 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Whiteland Township,  
Chester County, Pennsylvania  
BLR# 41-05-1417  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of September 1, 2006 Mastr Asset-Backed Securities Trust 2006-NC2 Mortgage Pass-Through Certificates, Series 2006-NC2

VS

DEFENDANT: **ADRIANNE DERENZO a/k/a ADRIANNE C. DERENZO a/k/a ADRIANNE PEPITONE DERENZO**

SALE ADDRESS: 374 Hartford Square, West Chester, PA 19380-1762

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: **17-11-686**

DEBT- **\$172,391.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02271 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017 . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Foundation As-Built Plan" for Sadsbury Associates, Building Unit B drawing number 2002219001 dated 10/24/2002, last revised 12/17/2002, prepared by Wilkinson Associates, Surveying/Engineering and recorded in Plan File #16457 as follows to wit:

BEING Unit #7, Building Unit B, Sadsbury Village.

BEING Tax UPI #37-4-40.2

BEING the same premises which Dennis V. Eanone and Mary Eanone, husband and wife, by Deed dated 2/25/01 and recorded 3/24/01 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8148, Page 1029, and Instrument #11088792, granted and conveyed unto Jesse Baen, in fee.

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **JESSE BAEN**

SALE ADDRESS: 202 Green Hill Road, Parkesburg, PA 19365

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: **17-11-687**

DEBT- **\$70,969.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02517 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, 2nd,  
Chester County, Pennsylvania  
BLR# 15-10-33  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **JIMMY O'DELL EVANS, JR. a/k/a JIMMY O. EVANS, JR.**

SALE ADDRESS: 35 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: **17-11-688**

DEBT- **\$743,636.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06858 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Pikeland Township, Chester  
County, Pennsylvania  
BLR# #4-1-111  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company NA, fka The bank of New York Trust Company NA as Successor in Interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-Ar2

VS

DEFENDANT: **KEITH L. FRANKLIN and YVETTE J. FRANKLIN**

SALE ADDRESS: 1625 Spring House Road, Chester Springs, PA 19425-1428

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: **17-11-689**

DEBT- **\$157,303.63,**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05196 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Lower Oxford Township, Chester  
County, Pennsylvania  
BLR# 56-9-10 and 56-9-.050T  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **JON F. ANDERSON and GLORIA J. ANDERSON**

SALE ADDRESS: 278 and 282 Reedville Road, Oxford, PA 19363-2504

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: **17-11-690**

DEBT- **\$251,533.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05396 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Pocoposon  
TAX Parcel #63-4-80  
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **MARY ELLEN GRAY aka MARY GRAY**

SALE ADDRESS: 1415 Lenape Road, 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: **17-11-691**

DEBT- **\$267,885.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05784 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Brandywine Township,  
Chester County, Pennsylvania  
BLR# 30-6-23.4  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as Trustee for  
The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **SHARI L. HARDIN and DARRYL G. FERRON**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335-1467

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: **17-11-692**

DEBT- **\$292,533.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06783 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,  
Chester County, Pennsylvania  
BLR# 47-6-162  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-Rs4  
VS

DEFENDANT: **JOHN F. GLAH**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320-4546

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: **17-11-693**

DEBT- **\$138,581.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02067 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Fallowfield Township, Chester  
County, Pennsylvania  
BLR# 44-8-10  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **BILLY D. MAY a/k/a BILLY DEAN MAY and ARLINE R. MAY a/k/a ARLINE MAY**

SALE ADDRESS: 268 Cochran Street, Cochranville, PA 19330-1025

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: **17-11-694**

DEBT- **\$149,507.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01455 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Kennett Township  
TAX Parcel #62-02J-0003  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **DOROTHY N. CONNOLLY and FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way Lot 9, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-695**

DEBT- **\$16,950.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10676 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Title Plan of Chesterfield-Eversham Court Buildings and 1000 and 1100, made by Pennoni Associates, Inc., Consulting Engineers dated April 30, 1987 and recorded in Chester County as Plan No. ..., and being more fully described as follows, to wit:

BEGINNING at a point along a Limited Common Area said point also being the southwest corner of Unit 1107 as shown on said Plan, thence extending along the Limited Common Area, the following nine courses and distances (1) north 61 deg. 50 min. 56 sec. west, 2.7 feet to a point (2) south 28 deg. 28 min. 36 sec. west, 8.0 feet to a point (3) south 61 deg. 50 min. 56 sec. east, 5.5 feet to a point (4) south 28 deg. 28 min. 36 sec. west, 2.9 feet to a point (5) thence extending in a southwest direction, 3.6 feet to a point (6) south 28 deg. 28 min. 36 sec. west, 6.6 feet to a point (7) north 61

deg. 50 min. 56 sec. west, 8.4 feet to a point (8) south 28 deg. 36 sec. west 0.6 feet to a point and (9) south 61 deg. 50 min. 56 sec. east, 3.0 feet to a corner of Unit 1109 thence extending along the same, south 61 deg. 50 min. 56 sec. east, 41.14 feet to a point along a Limited Common Area; thence extending along said Limited Common Area, the following six courses and distances (1) south 61 deg. 50 min. 06 sec. east, 5.3 feet to a point (2) north 28 deg. 28 min. 36 sec. east, 8.0 feet to a point (3) south 61 deg. 50 min. 56 sec. east, 1.9 feet to a point (4) north 28 deg. 36 sec. east 4.7 feet to a point (5) north 61 deg. 50 min. 56 sec. west 2.0 feet to a point and (6) north 28 deg. 28 min. 36 sec. east 7.3 feet to a corner of Unit 1107 thence extending along the same, north 61 deg. 50 min. 56 sec. west, 43.05 feet to the first mentioned point and place of beginning. Being Unit 1108 as shown on said Plan.

UPI No. 67-3-386

TAX I.D. No. 67-03-0386

PLAINTIFF: Chesterfield Homeowners Association

VS

DEFENDANT: **DONALD and GAYLE GREENSPAN**

SALE ADDRESS: 1108 Evesham Court, West Chester, PA 19382

PLAINTIFF ATTORNEY: **MICHELLE J. STRANEN, ESQ., 610-565-4660**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-696**

DEBT- **\$223,174.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11205 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017 . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Atglen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, Final Title Plan "Newport Village" prepared by Edward B. Walsh & Associates, Inc., dated 5-29-1991, last revised 5-19-1999 and recorded as Plan No. 15473, as follows, to wit:

BEGINNING at a point on the southeasterly side of Newport Circle (50 feet wide), a corner of Lot No. 13 on said Plan; thence from said beginning point, leaving Newport Circle and extending along Lot 13, south 03 degrees 58 minutes 21 seconds east, 120.00; through the bed of a 20 feet wide sanitary sewer easement to a point in line of lands now or late of Glenbrook Associates on said Plan; thence extending along same, south 86 degrees 01 minutes 39 seconds west, 83.34 feet to a point, a corner of Lot No. 15 on said Plan; thence extending along Lot 15 and crossing said sanitary

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JOHN SCHULTZ, aka JOHN C. SCHULTZ**

SALE ADDRESS: 126 Newport Circle, Atglen Borough, PA 19310

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: **17-11-697**

DEBT- **\$81,243.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-05456 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania more particularly bounded and described as follows; BEGINNING on the south curb line of Walnut Street, 90 feet west of the west line of a 15 feet wide alley, at a corner of Lot 37 on said Plan; thence west along south curb line of Walnut Street, 22.5 feet to a point opposite the center of the partition wall dividing the house on these premises from the immediately adjoining on the west; thence southward through the center of said partition wall at right angles with Walnut Street, 150 feet to a 15 feet wide alley; thence west along said alley, by a line parallel with Walnut Street, 22.5 feet to a point in line of said Lot 37; thence northward along said land, by a line at right angles with Walnut Street, 150 feet to the place of beginning.

BOUNDED on the north by Walnut Street; on the south by said alley; the east by land now or late of John H. Donnelly and Grace M. Donnelly, his wife, late of Eugene E. Lewis on the west by land now or late of John A., Millard.

CONTAINING 3,375 square feet of land, be the same more or less.

BEING UPI # 16-6-893.

BEING the same premises by which Jacqueline M. Green, by Deed dated 11/29/2005, Page 12/12/2005, in Deed Book 6707, Page 1895 and as Instrument No. 10604465, recorded in the Chester County Recorder of Deeds, granted and conveyed unto Michelle Wesley and Eric Wesley

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2006-1  
VS

DEFENDANT: **ERIC M. WESLEY a/k/a ERIC WESLEY and MICHELLE A. WESLEY a/k/a MICHELLE WESLEY**

SALE ADDRESS: 418 Walnut Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-698**

DEBT- **\$316,738.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05783 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Record Plan of Williamsburg PRD made by Momenee Associates, Inc., Bryn Mawr, Pennsylvania dated 4/24/1995 and last revised 12/23/1996 and recorded as Plan File No. 13707 as follows, to wit:

BEGINNING at a point on the northeasterly side of Francis Drive at a common corner of Lots Nos. 74 and 75 as shown on said Plan; thence from said beginning point and extending along the side of Francis Drive the three following courses and distances; (1) along the arc distance of a circle curving to the right having a radius of 25.00 feet the arc distance of 17.69 feet to a point of tangent; (2) north 49 degrees 59 minutes 13 seconds west 32.13 feet to a point of curve; and (3) along the arc of a circle curving to the right having a radius of 273.50 feet the arc distance of 23.67 feet to a point, a corner of Lot No. 73; thence extending along the same north 45 degrees 43 minutes 28 seconds east crossing over a certain 10 feet wide sidewalk easement 139.50 feet to a point in line of Lot No. 66; thence

extending along the same south 29 degrees 46 minutes 36 seconds east 5.20 feet to a point, a corner of Lot No. 65; thence extending along the same south 40 degrees 59 minutes 13 seconds east 44.42 feet to a point, a corner of Lot No. 75, aforesaid; thence extending along the same south 40 degrees 00 minutes 47 seconds west recrossing the aforesaid easement 121.79 feet to a point, being the first mentioned point and place of beginning.

PLAN/PARCEL # 33-6D-195

BEING the same premises which NVR, Inc. as successors by merger to NVR Homes, Inc. trading as Ryan Homes, by Deed dated 10/05/1998 and recorded 10/08/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4433, Page 1602, granted and conveyed unto Barbara A. Brown and William Brown a/k/a William J. Brown

BEING known as: 911 Francis Drive, Downingtown, PA 19335-3161

PARCEL No.: 33-6D-195

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BARBARA A. BROWN and WILLIAM BROWN a/k/a WILLIAM J. BROWN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 911 Francis Drive, Downingtown, PA 19335-3161

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: **17-11-699**

DEBT- **\$148,333.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07119 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of "Wyndham Hill-Section II", made by Daniel R. Lutz and Associates, Inc., dated 2-18-1994, recorded at West Chester in the Office of the Recorder of Deeds in Plan File #12639, as follows:

BEGINNING at a point on the south side of Morningmist Lane (proposed public right-of-way 50 feet wide), said point marking a corner of this lot and a corner of Lot #41 on said Plan; thence extending along the said side of Morningmist Lane north 82 degrees 52 minutes 49 seconds east, 157.33 feet to a point, a corner of Lot #39 on said Plan; thence leaving the said side of Morningmist Lane and extending along line of Lot #39, south 07 degrees 07 minutes 11 seconds east, 339.96 feet to a point in line of lands now or late of James and Charlotte Davis; thence extending along same south 89 degrees 28 minutes 22 seconds west, 158.38 feet to a point, a corner of Lot #41; thence extending along line of Lot #41, north 07 degrees 07 minutes 11 seconds west, 321.78 feet to the first mentioned point and place of beginning.

BEING Lot #40 on said Plan.

THE improvements thereon being known as 41 Morning Mist Lane, Oxford, Pennsylvania – 19363.

BEING the same premises which John S. Logan and Anna M. Loga a/k/a Ana M. Logan, by Deed dated April 17, 2014 and recorded April 30, 2014 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8916, Page 1363, granted and conveyed unto John L. Potts.

BEING known as: 41 N. Morning Mist Lane, Oxford, PA 19363

PARCEL No.: 69-3-108

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN L. POTTS**

SALE ADDRESS: 41 N. Morning Mist Lane, 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: **17-11-700**

DEBT- **\$76,142.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02765 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PARCEL NO.: 16-2-18S

ALL THAT CERTAIN lot or piece of ground, situate in the City of Coatesville, County of Chester & Comm. Of PA bounded & described according to a subdivision of land for Donald Merget, prepared by Berger & Ilaycs, Inc. dated 5/23/89, last revised 10/1/89 & recorded as Plan #9900 as follows, to wit:

BEGINNING at a point on the northwesterly side of Black Horse Road, a corner of lands of John M. Francella as shown on said Plan; thence from said point of beginning, along the said side of Black Horse Road south 57 degrees 18 minutes 10 seconds 102.44 feet to a corner of lands of Barbara Stokes; thence along said lands of Barbara Stokes north 21 degrees 30 minutes 00 seconds west 129.90 feet to a corner of Lot #2; thence along Lot #2 north 68 degrees 30 minutes 00 seconds east 100.48 feet to a point in line of lands of said John M. Francella; thence along said lands of John M. Francella south 21 degrees 30 minutes 00 seconds east 110.00 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

UNDER AND SUBJECT, nevertheless, to certain covenants & easements as appear of record in a certain easement agreement recorded in Record Book 4195 Page 1207, in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

BEING Parcel No. 16-02-0018

FEE Simple Title Vested in Bruce Mobile by Deed from, Evelyn Merrick, widow, dated 7/13/2000, recorded 9/26/2000, in the Chester County Recorder of Deeds in Deed Book 4824, Page 1497, as Instrument No. 62320.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **BRUCE MOBILE**

SALE ADDRESS: 575 Blackhorse Hill Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-11-701**

DEBT- **\$126,595.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06261 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, November 16th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Borough of  
West Grove, Chester County, Pennsylvania  
TAX Parcel No.: 5-4-361

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of September 1, 2004 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-WHQ1  
VS

DEFENDANT: **NANCY STATON a/k/a NANCY M. STATON**

SALE ADDRESS: 118 Hillside Avenue, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF