

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, March 16, 2017 @ 11 AM

ADDENDUM

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 16th day of March, 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, MARCH 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, APRIL 17TH, 2017. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **14-4-350**

DEBT- **\$5,275.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05316 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 17, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 19, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece, parcel of land together with the dwelling house, garage and trailer erected thereon, being Lot 1 as shown on Plan of Ziegler's Lots in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No.13-5-1

PLAINTIFF: Municipal Authority of Borough of Elverson
VS

DEFENDANT: **CHARLES H. ZIEGLER**

SALE ADDRESS: 21 S. Brick Lane, Elverson, Pennsylvania 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$4,701.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012--9826 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

TAX Parcel No. 67-4-88

DOCKET No. 12-09826

PLAINTIFF: Westtown Township

VS

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

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

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

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

TAX ID / Parcel No. 31-4-58 (A) and 31-4-60.1 (B)
PREMISES A

ALL THAT CERTAIN tract or parcel of land, with a stucco-sided, single-family dwelling erected thereon, situate on the west-erly side of Devereux Road (T-410) in the Township of Wallace, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by K. R. Comstock, Jr., Registered Land Surveyor, dated March 3, 2000 as follows, to wit:

BEGINNING at the northeasterly corner thereof, a point on the title line in the bed of Devereux Road. (T-410), which point is the southeasterly corner of Parcel #1 on the above-mentioned plan and located a distance of 1,603 feet, more or less, as measured southwardly in said Devereux Road, from the intersection of the same with the center of Fairview Road (LR 15148); thence extending from the point of beginning, south 05 degrees 47 minutes west, along in Devereux Road, for a distance of 269.8 feet to a point, a corner of other land of the Grantees herein, Joseph E. Helm, 1E1 and wife; thence leaving the public road, by other land of said Grantees, the following three (3) courses and distances, to wit: (1) north 70 degrees 30 minutes west, 109.16 feet to an iron pin; (2) south 79 degrees 17 minutes west, 333.92 feet to an iron pin; and (3) north 41 degrees 47 minutes west, 770.63 feet to an iron pin on line of land of the Devereux Foundation; thence by Devereux's land,

north 31 degrees 31 minutes east, for a distance of 251.27 feet to a point, a corner of the heretofore mentioned Parcel #1; thence extending by Parcel #1, south 50 degrees 54 minutes east, for a distance of 622.0 feet to an iron pin; thence continuing by the same, south 74 degrees 01 minute east, for a distance of 372.05 feet to the first-mentioned point and place of beginning.

CONTAINING: 7.63 acres of land be the same more or less.

BEING Parcel #2 on the above-mentioned plan. Parcel No. 31-4-58

PREMISES B

ALL THAT CERTAIN lot or piece of ground located in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania as shown on a Plan prepared by Reagis, Inc., Engineers and Surveyors, Job Number 01004, Plan dated February 19, 2001, and last revised March 30, 2001 (the "Plan"), being more fully described as follows, to wit:-

BEGINNING at a point in the centerline of Park Lane, said point being a drill hole located in the road bed of a bridge crossing over the east branch of Brandywine Creek, a distance of approximately 450 feet northeasterly of the centerline intersection with Creek Road; thence leaving the said point of beginning, along Park Lane north 40 degrees 10 minutes 00 seconds east 908.97 feet

PLAINTIFF: The Bancorp Bank

VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 X**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

to an iron pin on the north side of the intersection with Fairview Road; thence along and through Fairview Road the following, four courses and distances: south 82 degrees 08 minutes 00 seconds east 215.54 feet to a P.K. pin in the roadbed; north 71 degrees 26 minutes 00 seconds east 306.90 feet to a P.K. pin on the south side of the roadbed; north 38 degrees 23 minutes 00 seconds east 249.37 feet to a P.K. pin in the roadbed; north 48 degrees 38 minutes 00 seconds east 388.48 feet to a spike in the center of the roadbed; thence leaving Fairview Road south 49 degrees 36 minutes 45 seconds east 421.32 feet to a found nail in trek; thence south 81 degrees 47 minutes 30 seconds east 986.71 feet to an iron pin; thence south 22 degrees 32 minutes 10 seconds west 919.48 feet to an iron pin; thence south 36 degrees 44 minutes 00 seconds east 1,459.69 feet to a point along the approximate centerline of Devereux Road and common corner with Lot 2; thence along the said centerline of Devereux Road and common boundary with Lot 2 the following seven courses and distances: south 35 degrees 00 minutes 26 seconds west 34.31 feet to a point; south 41 degrees 43 minutes 59 seconds west 120.42 feet to a point; south 45 degrees 15 minutes 37 seconds west 247.76 feet to a point; south 53 degrees 54 minutes 00 seconds west 386.20 feet to a tangent point on a curve; along a curve to the left having the radius of 650.00 feet, an arc distance of 569.12 feet and a delta angle of 50 degrees 10 minutes 00 seconds to a point

of tangent; south 03 degrees 44 minutes 00 seconds west 178.28 feet to a tangent point on a curve; along a curve to the left having the radius of 275.00 feet, an arc distance of 164.26 and a delta angle of 34 degrees 13 minutes 20 seconds to a point of tangent and common corner with Lot 2; thence leaving the approximate centerline of Devereux Road south 66 degrees 22 minutes 00 seconds west 1,446.11 feet to a point along a property line and common corner with Lot 2; thence along the said property line the following eight courses and distances: - north 08 degrees 23 minutes 00 seconds west 435.00 feet to an iron pin; south 73 degrees 53 minutes 00 seconds west 298.68 feet to an iron pin; north 20 degrees 52 minutes 00 seconds west 414.98 feet to a monument; north 28 degrees 34 minutes 00 seconds east 647.29 feet to a point; north 18 degrees 34 minutes 00 seconds west 990.00 feet to a point; north 18 degrees 34 minutes 00 seconds west 12.99 feet to an iron pin; south 64 degrees 41 minutes 00 seconds west 39.60 feet to a point in the approximate center of the east branch of Brandywine Creek; north 36 degrees 16 minutes 00 seconds west 1,114.01 feet to the point and place of beginning.

CONTAINING 185.32 acres more or less.

BEING Lot 1 on said Plan. Parcel No. 31-4-60.1

AS to Premises A and B – being the same premises which Joseph E. Heim and Patricia J. Heim, husband and wife, by Deed

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 XX**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

dated 5-31-2012 and recorded 6-08-2012 in Chester County in Record Book 8443 Page 1213 conveyed unto Valhalla Brandywine Partners, LP, a Pennsylvania limited partnership, in fee.

TAX ID/Parcel No. 31-4-73.1

ALL THAT CERTAIN tract of land, with dwelling, barn and other buildings erected thereon, hereditaments and appurtenances, situate on the east side of Devereux Road (T-410) in the Township of Wallace, Chester County, and Commonwealth of Pennsylvania, bounded and described according to a survey thereof by KR. Comstock, Jr, Registered Land Surveyor, Glen Moore, Pennsylvania, dated 10-01-1968, as follow, to wit:

BEGINNING at a nail in the middle of Devereux Road (as shown on said Plan) in the line of Russell Comstock, said point being distant 1,730 feet, more or less, as measured in said road, south from the centerline of Fairview Road (LR 15148); thence from the said beginning point, leaving Devereux Road, by land retained by the grantor herein, Frank Comstock, the following five courses and distances, to wit; (1) south 85 degrees 56 minutes east, 548.60 feet to an iron pin; (2) south 12 degrees 06 minutes east, 37.10 feet to an iron pin; (3) south 29 degrees 11 minutes west, 337.80 feet to a stake in a stone fence; (4) south 71 degrees 24 minutes east, along and in aforesaid stone fence, 730 feet to a stake and (5) south 39 degrees 33 minutes west, 238.50 feet to an iron post, formerly a

black oak tree and an original corner of a larger tract of land of which this herein described tract is a part; thence by land of Mort Farr, the following five courses and distances, to wit: (1) south 71 degrees 50 minutes west, along a stone fence, 420.50 feet to an iron pipe; (2) south B9 degrees 45 minutes west, continuing in said stone fence, 200 feet to an iron pipe; (3) north 27 degrees 26 minutes west, 126.30 feet to an iron pipe by a walnut tree; (4) north 64 degrees 33 minutes west, 222.10 feet to an iron pipe and (5) north 54 degrees 23 minutes west, crossing a small spring run, 360.50 feet to a stake in the middle of the heretofore mentioned Devereux Road; thence along in said road, by land of the grantor, north 29 degrees east, a distance of 185.05 feet to a point; thence by land of the same, and in the public road, north 11 degrees 18 minutes east, a distance of 154.95 feet to a point and still in said road, by land retained by the grantor and land of Russell Comstock, north 03 degrees 17 minutes east, a distance of 521.40 feet to the place of beginning.

CONTAINING 19.437 acres of land, be the same more or less,

BEING the same premises which Joseph E. Heim, III and Patricia J. Heim, husband and wife, by Deed dated 7-11-2012 and recorded 7-18-2012 in Chester County in Record Book 8472 Page 1640 conveyed unto Valhalla Brandywine Partners, LP, a

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 XXX**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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Pennsylvania limited partnership, in fee.

TAX ID/Parcel No. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PREMISES A

ALL THAT CERTAIN tract of land situate in Wallace Township, Chester County, Pennsylvania, bounded as described more particularly according to a Minor Subdivision Plan for Joseph E. Heim, III, et. ux., made by Kenneth R. Comstock, Jr., Registered Surveyors, dated 5/22/95 and last revised on 9/30/95, and recorded as Plan #13162, as follows, to wit:

BEGINNING at the southeasterly corner thereof, a spike found in the middle of Devereux Road (T-410), which spike is the original southeasterly corner of a larger tract of land of which this parcel is a part, and which spike is distant 2,095 feet, more or less, as measured southwardly in Devereux Road, from the intersection of the same with the center of Fairview Road, thence extending from the point of beginning, leaving Devereux Road by land recently conveyed to Joseph E. Heim, III, and wife, grantees herein, north 69 degrees 32 minutes west, for a distance of 377.80 feet to a point by a hickory tree; thence by the same land, north 41 degrees 47 minutes west, along in an old stone fence, a distance of 84.14 feet to an iron pin set for a corner of land remaining to the grantors herein, Kenneth R. Comstock and wife; thence extending by the grantors' remaining

lands, north 79 degrees 17 minutes east, for a distance of 333.92 feet to an iron pin set by a large poplar tree; thence continuing by the same land, south 70 degrees 30 minutes east, a distance of 109.16 feet to a point in the middle of the aforesaid Devereux Road; thence extending along in the bed of the public road, south 05 degrees 26 minutes west, for a distance of 221.43 feet to the first mentioned spike and place of beginning.

PREMISES B

ALL THAT CERTAIN parcel or tract of land situate on the westerly side of Devereux Road (T-140) in the Township of Wallace, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner thereof, a spike found in the middle of Devereux Road (T-140), the southeasterly corner of land of Kenneth R. Comstock, et ux, and which spike is distant 2,095 feet, more or less, as measured southwardly in Devereux Road, from the intersection of the same with the center of Fairview Road, thence extending from the point of beginning, along in the bed of Devereux Road, the following four (4) courses and distances, to wit: (1) south 05 degrees 26 minutes west, 159.00 feet to a point; (2) south 13 degrees 19 minutes west, 154.95 feet to a point; (3) south 31 degrees 01 minute west, 185.05 feet to a bolt found in the center of said road, a corner of land of George Ley;

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 IV**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

and (4) south 35 degrees 58 minutes west, crossing the Texas Eastern pipeline right-of-way, 511.42 feet to an iron buried in the east side of the said Devereux Road; thence leaving the public road by land of the Devereux Foundation and following along in an old stone fence, north 27 degrees 45 minutes 30 seconds west, recrossing the aforesaid pipeline right-of-way, for a distance of 1,477.16 feet to a crimped iron pipe found; thence continuing by the same land, north 31 degrees 31 minutes east, for a distance of 403.43 feet to an iron pin set, a corner of land of the aforesaid K.R. Comstock, et ux; thence by Constocks' land, south 41 degrees 47 minutes east, following along in an old stone fence, for a distance of 854.77 feet to a point by a hickory tree; thence continuing by the same land, south 69 degrees 32 minutes east, for a distance of 377.80 feet to the first mentioned spike and place of beginning.

SUBJECT to a Texas Eastern Pipeline Company right of way as shown on the above mentioned Plan.

PREMISES C

ALL THAT tract or parcel of land situate on the easterly side of Devereux Road (T-410) in the Township of Wallace, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof by K.R. Comstock, Jr., Registered Land Surveyor, last revised Aug. 23, 1991, as follows, to wit:

BEGINNING at the northwesterly corner thereof, an existing spike found in the center of Devereux Road (T-410), which spike is the southwesterly corner of land of the Fairview Church Cemetery and located a distance of 1,112 feet, more or less, as measured southwardly in Devereux Road, from the intersection of the same with the middle of Fairview Road, thence extending from the point of beginning and leaving Devereux Road, south 71 degrees 55 minutes east, along the south line of the aforesaid cemetery and along other land of the Grantors herein, K.R. Comstock, Jr., et al, for a distance of 828.67 feet to an iron pipe found, a corner of land of E. Douglas Bohannon, et ux; thence by said land, south 71 degrees 35 minutes east, a distance of 308.70 feet to an iron pin found on the west side of a 50 feet wide right-of-way (a proposed extension of Lexington Manor); thence continuing by the same course, 50.2 feet crossing said right-of-way, to a corner of land of Stephen Przyuski, et ux; thence by said land on a line curving to the left, having a radius of 375 feet, for an arc distance of 51.69 feet to a point; thence continuing by the same land and by land of E.A. Melo, south 09 degrees 07 minutes west, for a distance of 414.2 feet to a point; thence continuing by Melo's land, south 80 degrees 54 minutes east, a distance of 362.57 feet to an iron pin found on the westerly line of land of John Corry; thence by Corry's land, south 06 degrees 10 minutes west, a distance of 275.15 feet to

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 V**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

a corner of other land of the grantees herein, Joseph E. Heim, III, et ux: thence extending by Helms other land, the following five (5) courses and distances, to wit: (1) south 29 degrees 59 minutes west, 78.36 feet to an iron pin set; (2) north 77 degrees 03 minutes west, following along in an old fence row, 716.71 feet to an iron pin set; (3) north 00 degrees 48 minutes east, 418.73 feet to an iron pin set; (4) north 15 degrees 42 minutes west, 440.72, feet to an iron pin set; and (5) north 71 degrees 55 minutes west, along the south line of a 50 feet wide right-of-way retained by the aforesaid grantors herein, for a distance of 561.50 feet to a point in the middle of the heretofore mentioned Devereux Road (T-410); thence extending along in the public road, north 06 degrees 16 minutes east, a distance of 51.09 feet to the first mentioned spike and the place of beginning.

BEING Parcel #1 on the above-mentioned Plan.

SUBJECT to a 50 feet wide right-of-way retained by the Grantors herein for access to their other lands (Tax Parcel # 31-4-75) from Devereux Road, which right-of-way extends eastward from the middle of Devereux Road, along the south line of the aforesaid Church cemetery and partly along the south line of the said Tax Parcel #31-4-75, for a distance of 561.60 feet.

SUBJECT also to another 50 feet wide right-of-way (the proposed extension of Lexington Manor), which right-of-way serves as access to the public road from land of the aforesaid Stephen

Przyuski, et ux and from land of the aforesaid E.A. Melo, et ux.

BEING Parcel # 1 on said Plan.

PREMISES D

ALL THAT CERTAIN tract or parcel of land situate on the easterly side of Devereux Road (T410) in the Township of Wallace, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof by K.R. Comstock, Jr., Registered Land Surveyor, last revised August 23, 1991 and recorded as Plan No. 11380 in the records of Chester County, as follows, to wit:

BEGINNING at the northwesterly corner thereof, a spike set in or near the middle of Devereux Road (T-410) a corner of a 50 feet wide strip of land retained by the grantors herein, K.R. Comstock, et al, and which spike is distant 1,163 feet more or less, as measured southwardly in said Devereux Road, from the center of Fairview Road (LR 15148); thence extending from the point of beginning, leaving Devereux Road by remaining lands of the grantors, the following five (5) courses and distances, to wit: (1) south 71 degrees 55 minutes east, 561.50 feet, along the southerly side of the said 50 feet wide strip of land, to an iron pin set; (2) south 15 degrees 42 minutes east 440.72 feet to an iron pin set; (3) south 00 degrees 48 minutes west 418.73 feet to an iron pin set in a fence row; (4) south 77 degrees 03 minutes east, in said fence row,

PLAINTIFF: The Bancorp Bank

VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 VI**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

716.71 feet to an iron pin set; and (5) north 29 degrees 59 minutes east 78.36 feet to an existing corner of land of John Corry; thence extending by Corry's land, south 38 degrees 41 minutes east in and along an old stone fence, for a distance of 792.30 feet to an iron pin set; thence continuing by Corry's land and by land of Albert Greenfield, south 86 degrees 08 minutes east in and along an old stone fence, for a distance of 537.42 feet to an old post in the intersection of two stone fences; thence by land of Albert Greenfield, south 33 degrees 09 minutes west, in and along an old stone fence, for a distance of 1,349.70 feet to an iron pin found, a corner of land of George Ley; thence by Ley's land, the following three (3) courses and distances, to wit: (1) north 42 degrees 48 minutes west, still in and along an old stone fence a distance of 776.20 feet to an iron pin found; (2) north 05 degrees 55 minutes east 495.35 feet to an existing iron pin; and (3) north 69 degrees 48 minutes west, 342.82 feet to an existing iron stake, a corner of other lands of the grantees herein, Joseph E. Heim, III and wife; thence extending by the grantees' other land, the following five (5) courses and distances, to wit: (1) north 41 degrees 36 minutes east 238.50 feet to a point; (2) north 69 degrees 12 minutes west, in and along an old stone fence, 730.00 feet to a point; (3) north 31 degrees 33 minutes east 337.80 feet to a

point; (4) north 10 degrees 08 minutes west 377.17 feet to an iron pipe found; and (5) north 83 degrees 47 minutes west, crossing an existing iron pipe found on the east side heretofore mentioned Devereux Road, for a distance of 548.60 feet to a point in or near the middle of said public road; thence extending along in the middle of Devereux Road, north 06 degrees 16 minutes east, for a distance of 567.47 feet to the first mentioned spike and place of beginning.

CONTAINING 42.643 acres of land be the same more or less.

SUBJECT to a Texas Eastern Pipeline Company right of way as shown on the above mentioned Plan.

AS to Premises A, Premises B, Premises C and Premises D – being the same premises which the Idit Irrevocable Trust dated June 15, 2009 FBO Kelly Heim; and the Idit Irrevocable Trust dated June 15, 2009 FBO Steven Heim; and Joseph E. Heim, II and Patricia J. Heim, husband and wife, by Deed dated 5-31-2012 and recorded 6-7-2012 in Chester County in Record Book 8443 Page 240 conveyed unto Valhalla Brandywine Partners, L.P., a Pennsylvania limited partnership, in fee.

PLAINTIFF: The Bancorp Bank

VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-493**

DEBT- **\$1,774.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03041 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No. 58-4-102.92

PLAINTIFF: Penn Township

VS

DEFENDANT: **JOSEPH A. CHARLEY and LORRAINE V. CHARLEY**

SALE ADDRESS: 404 E. Glenview Drive, Penn Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$47,505.67**

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

Thursday, July 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate the Township of Warwick, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Elsie Carlier made by Leon A. Leshner, Registered Land Surveyor, Sinking Spring, Pennsylvania, dated September 1, 1966, as follows, to wit:

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

BEING Lot No. 3 as shown on said Plan.

BEING Parcel No. 19-04-0136.030

UPI 19-4-136.3

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

PLAINTIFF: Santander Bank, N.A.

VS

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

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

PLAINTIFF ATTORNEY: **PRESSMAN & DOYLE, 610-532-4222**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-609**

DEBT- **\$193,003.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07045 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Coventry Township
TAX Parcel # 18-3-4.9
IMPROVEMENTS: a residential dwelling

PLAINTIFF: SDC SMKOZ, LLC

VS

DEFENDANT: **D. CRAIG GOODMAN**

SALE ADDRESS: 1460 Harvey Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **PHILIP S. ROSENZWEIG, ESQ., 610-263-0115**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-615**

DEBT- **\$286,321.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01536 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Brandywine Township,
Chester County, Pennsylvania
BLR# 30-2-52.39
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MARY ANN SMILER**

SALE ADDRESS: 101 Firethorn Drive, a/k/a, 101 Firethorne Drive, Downingtown, PA 19335-1020

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: **16-9-652**

DEBT- **\$475,549.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03518 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 17, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of New Garden, County of Chester and State of Pennsylvania, bounded and described according to Plan of Hartefeld Sections F, H, I & J, made by Hillcrest Associates, Inc., Hockessin, DE, dated 7/6/1999, last 2/2/2001 and recorded on 2/13/2002, in Plan No. 15667, as follows, to wit:

BEGINNING at a point on the westerly side of Shinnecock Hill (50 feet), the southeast corner of Lot No. 668 and the northeast corner of the about to be described; thence along said Shinnecock Hill the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 488.66 feet, the arc distance of 128.68 feet to a point and (2) on the arc of a circle curving to the right having a radius of 125.00 feet; crossing a 20 feet wide storm sewer easement, 15.03 feet to a point, a corner of Lot #666; thence along Lot #666, north 18 degrees 47 minutes 49 seconds west, passing through the 20 foot wide sewer easement, 196.59 feet to a point in line of Open Space; thence along same, the following 2 courses

and distances: (1) north 51 degrees 18 minutes 58 seconds east, passing through said storm easement, 14.68 feet to a point and, (2) north 27 degrees 18 minutes 48 seconds east, passing through said storm easement 49.46 feet to a point, a corner of Lot No. 668; thence along Lot #668, south 41 degrees 54 minutes 57 seconds east, passing through the aforementioned storm easement, 160.08 feet to the first mentioned point and place of beginning.

BEING Lot No. 667 on said Plan.

BEING the same premises which EHC VENTURE, INC., a De Corporation, by Deed dated 09/30/2005 and recorded 10/05/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6642, Page 503, granted and conveyed unto Cindy Bhan a/k/a Cindy D. Bhan and Ajay Bhan, husband and wife.

BEING known as: 150 Shinnecock Hill, Avondale, PA

19311

PARCEL No.: 60-4-177

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CINDY BHAN a/k/a CINDY D. BHAN and AJAY BHAN**

SALE ADDRESS: 150 Shinnecock Hill, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-711**

DEBT- **\$350,518.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-10904 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot, piece or parcel of land known as Lot No. 15, Holliday Farms Development, located on the southerly side of Sill's Mill Road, Kennett Township, Chester County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Huntsman Path (40 feet wide) said point being located south 11 degrees 57 minutes 7-1/2 seconds west one hundred eighty-three and thirty-eight thousandths (183.038) feet from the southerly end of a junction curve having a radius of 20 feet formed by the southerly side of Patricia Lane (40 feet wide) with the westerly side of Huntsman Path, said point being a corner of Lot No. 10; thence from said beginning point along Lot No. 10 north 81 degrees 43 minutes 19 seconds west two hundred sixty-eight and one-tenths (268.1) feet to a corner of Lot No. 11 and Lot No. 14; thence thereby along Lot No. 14 south 8 degrees 05 minutes west two hundred eighty-three and ninety-seven hundredth (283.97) feet to a point on the northerly side of Deerfield Road (40 feet wide); thence thereby along the northerly side of said road south 81 degrees 55 minutes east two hundred forty-two and one-tenth (242.1) feet to a point; thence by the arc of a circle deflecting to the right having a radius of 50 feet; length of arc 37.403 feet to a point on the westerly side of Huntsman Path, said

point on Huntsman Path being north 53 degrees 05 minutes 30 seconds east thirty-six and five hundred thirty-seven thousandths (36.537) feet from the last mentioned point; thence along westerly side of Huntsman Path. North 8 degrees 6 minutes east two hundred fifty-seven and twenty-four hundredths (257.24) feet to the place of beginning

CONTAINING 1.7349 acres of land, more or less.

UNDER AND SUBJECT to certain covenants, conditions, agreements, restrictions, reservations and limitations as set forth in Deed Book Q-24, Vol. 588, at Page 537.

BEING THE SAME PREMISES which Melvin F. Wood and Dorothy L. Wood, by Deed dated June 15, 1977 and recorded June 20, 1977 in the Office of the Recorder of Deeds in and for Chester County in Deed Book D-51, Page 362, granted and conveyed unto Bob R. Surratt and Alma M. Surratt, husband and wife.

And the Said Bob R. Surratt departed this life on April 13, 1999. Title to the property passed to Alma M. Surratt by operation of law.

BEING KNOWN AS 569 Huntsman Path, Kennett Square, PA 19348-2513

PARCEL NO.: 62-4-175

IMPROVEMENTS: Residential property.

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9

VS

DEFENDANT: **ALMA M. SURRATT**

SALE ADDRESS: 569 Huntsman Path, Kennett Square, PA 19348-2513

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-716**

DEBT- **\$303,907.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04341 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THE CERTAIN lot piece of ground, Hereditaments and Appurtenances, situate in the Township of Honeybrook, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of lots of Morris and Rebecca Zook prepared by Howard H Ranack, R.S., dated 8/16/74-9/12/74 as follows, to wit:

BEGINNING at the southwest corner thereof at an iron pin on the northwest side of Cul-de-sac having a radius of 100 feet at the termination of road or street known as North of Old U.S. Highway 322,, a corner of Lot No. 5 about to be conveyed to Elmer S. and Betty Jane Stolfus; thence extending by said Lot No. 5 the following three courses and distances; (1) north 11 degrees 9 minutes east 196.78 feet to an iron pin; (2) north 0 degrees 24 minutes 66.80 feet to an iron pin; and (3) north 84 degrees 58 minutes east 400.70 feet to an iron pipe on line of land of Anthony G. Odorisio et ux; thence by same south 5 degrees 4 minutes east 210 feet to an iron pin; thence by Lot No.7 south 84 degrees 58 minutes west 373.85 feet to an iron pin on the northeasterly side of said cul-de-sac; thence extending by said cul-de-sac northwestwardly by a line curving to the left having a radius of 100 feet, the arc distance of 50 feet determined by a chord bearing north 51degrees 19 minutes west 49.50 feet to the place of beginning.

BEING :Lot No. 6 as shown on said Plan.

TAX ID.#: 22-3-9.4

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificate-holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13 c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **ROBERT THOMAS and WHITNEY AQUILANTE aka WHITNEY G. AQUILANTE**

SALE ADDRESS: 60 Zook Drive, Narvon, PA 17555

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-725**

DEBT- **\$313,529.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02557 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL the Right, Title, Interest and Claim of Ernest D. Carrington and Kristy N. Carrington of, in and to:

ALL THE FOLLOWING described Real Estate situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania. Having erected thereon a dwelling house known and numbered as 103 Millview Drive, Coatesville, PA 19320, Deed Book 4894, Page 806, Parcel Number 39-04C-0033.

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **ERNEST D. CARRINGTON and KRISTY N. CARRINGTON**

SALE ADDRESS: 103 Millview Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KERI P. EBECK, ESQ., 412-434-7955**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-726**

DEBT- **\$341,058.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-08723 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Highland Avenue, which point is located 112.55 feet measured, south 84 degrees 33 minutes east, from the intersection of the center lines of Highland Avenue and Center Avenue, thence from the said point of beginning along land now or late of Jacob Walter Prado, south 5 degrees 27 minutes west, 280 feet to a point in line of land of the Pennsylvania Railroad Company, thence along the same, south 68 degrees east 74 feet to a point thence south 73 degrees 34 minutes east, 13 feet to a point in line of land now or late of Richard L. Allen, et ux, thence along the same, north 5 degrees 27 minutes east, 300 feet more or less, to the center line of Highland Avenue, thence along the same, north 84 degrees 33 minutes west 75 feet to the place of beginning.

BEING THE SAME PREMISES which Bonefish, LLC, a Pennsylvania Limited Liability Company, by Deed dated 04/13/2005 and recorded 04/27/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6474, Page 1990, granted and conveyed unto Regina C. Bosch.

BEING KNOWN AS: 340 Highland Ave., Devon, PA 19333

PARCEL NO.: 55-2H-240

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Southwest, N.A. formerly known as Wachovia Mortgage FSB

VS

DEFENDANT: **REGINA C. BOSCH**

SALE ADDRESS: 340 Highland Ave., Devon, PA 19333

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-994-1137**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-730**

DEBT- **\$217,829.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-.00399 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon, situate in North Coventry Township, Chester County, Pennsylvania, bounded, limited and described according to a survey thereof made by Ralph E. Shaner, Engineer, January 28, 1932, as follows, to wit:
TAX I.D #: 16-2-97

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MATTIE E. GROVE a/k/a MATTIE GROVE**

SALE ADDRESS: 727 Coates Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-754**

DEBT- **\$1,270.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08748 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania
TAX Parcel No. 47-4-409

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **JEROME E. HENDERSON**

SALE ADDRESS: 71 N. Danbury Circle, Coatesville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-755**

DEBT- **\$223,663.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07989 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Caln Township, Chester
County, Pennsylvania
BLR# 28-2-58.8
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Newlands Asset Holding Trust

VS

DEFENDANT: **JOSEPH SLONAKER and STEPHANIE SLONAKER**

SALE ADDRESS: 1095 Telegraph Road, Coatesville, PA 19320-1001

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: **16-11-760**

DEBT- **\$1,603.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07682 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

TAX Parcel No. 50-5A-75

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **KATHY E. HARRINGTON**

SALE ADDRESS: 1650 Farnham Lane, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-761**

DEBT- **\$1,791.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06886 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situated in the
Township of West Bradford County of Chester and State of
Pennsylvania
TAX Parcel No. 50-4-7.15

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **GERMAN HERRERA and MARIA V. HERRERA**

SALE ADDRESS: 2019 Milta Hill Road, Romansville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-764**

DEBT- **\$222,178.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12485 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Whiteland Township,
Chester County, Pennsylvania
BLR# 42-3M-74
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing LLC

VS

DEFENDANT: **TYNEEHA RIVERS**

SALE ADDRESS: 71 Markel Road, Malvern, PA 19355-1536

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: **16-11-771**

DEBT- **\$1,752.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05184 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE CERTAIN lots of land, hereditaments and appurtenances, situated, lying and being in the Township of Valley., in the County of Chester and State of Pennsylvania
TAX Parcel No. 38-5F-53

PLAINTIFF: Township of Valley

VS

DEFENDANT: **JUAN ZURITA and ANGELA ZURITA**

SALE ADDRESS: 1508 Valley Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-776**

DEBT- **\$1,747.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12051 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land designated as Lot No.
212 on a Plan of Lots called "Lincoln Heights on the Lincoln
Highway in the Township of Valley, County of Chester and State of
Pennsylvania
TAX Parcel No. 38-5C-55

PLAINTIFF: Township of Valley

VS

DEFENDANT: **ESTHER L. JOHNSON and MARY ANNETTE COLLIER**

SALE ADDRESS: 902 George Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-781**

DEBT- **\$406,894.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-08308 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances, thereon, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Lots called "Caswallen" Section "A" made for Goshen Wood Development Corp., made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated January 19, 1960 and last revised May 6, 1960 as follows, to wit:
TAX I.D. #: 52-02R-0026

PLAINTIFF: U.S. Bank National Association, as Trustee for the LXS 2006-10N

VS

DEFENDANT: **CHRISTINE HAGAN and GEORGE M. HAGAN**

SALE ADDRESS: 116 Caswallen 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: **16-11-788**

DEBT- **\$202,050.12**

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

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

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

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

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

VS

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

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SHAPIRO DeNARDO, 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: **16-11-789**

DEBT- **\$341,333.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03622 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN piece or parcel of land situate in Franklin Township, Chester County, Commonwealth of Pennsylvania, being Lot No. 13 Carriage Run, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of a 25 feet wide easement for ingress and egress for Lots 13 and 14, and in the line of said Lot 14, which point is the following three courses and distances from the northerly end or a 25 feet radius junction curve forming the intersection of the southwesterly side of Carriage Run Road, at 50 feet wide, with the northwesterly side of Route #841, at a 50 feet wide: along the said southwesterly side of Carriage Run Road the following three courses and distances: (1) north 44 degrees, 56 minutes 27 seconds west, 78.72 feet to a point of curvature; thence (2) in a northwesterly direction along a curve to the left the radius of which is 150 feet an arc length of 109.47 feet to a point of tangency; thence (3) and partly along the said southerly side of a 25 feet wide easement for ingress and egress north 86 degrees, 45 minutes, 16 seconds west, 487.32 feet to a point: (1) running along

the said line of Lot 14 south 4 degrees, 50 minutes, 50 seconds west, 307.32 feet to a point in the line of lands of John S. Frank and in the center line of a 50 feet wide Colonial Pine Line Easement; thence thereby (2) north 85 degrees, 9 minutes, 10 seconds west, 182.76 feet to a point in the line of Lot 12; thence thereby the following 2 courses and distances: (3) north 4 degrees, 50 minutes, 50 seconds east, 302.21 feet to a point on the aforesaid southerly side of a 25 feet wide easement for ingress and egress; thence thereby (4) south 86 degrees, 45 minutes, 16 seconds east, 182.83 feet to a point and place of beginning.

BEING UPI Number 72-04L-0017

PARCEL No.: 72-04L-0017

BEING known as: 126 Carriage Run Drive, Lincoln University, PA 19352

BEING the same property conveyed to Joseph L. Beitler, Jr. and Kristi D. Mizenko, no marital status shown who acquired title, with rights of survivorship, by virtue of a deed from Wachovia Bank, N.A., F/K/A First Union National Bank, a Florida Corporation, dated March 16, 2004, recorded April 8, 2004, at Official Records Volume 6115, Page 633, Chester County, Pennsylvania records.

PLAINTIFF: LSF8 Master Participation Trust
VS

DEFENDANT: **JOSEPH L. BEITLER, JR., aka JOSEPH BEITLER; KRISTI D. MIZENKO, aka KRISTI MIZENKO,**

SALE ADDRESS: 126 Carriage Run Drive, Lincoln University, PA 19352

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: **16-11-791**

DEBT- **\$485,552.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01256 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, described according to Plan of Property for N. Harlan Slack by G.D. Houtman and Son, Civil Engineers, dated June 4, 1965.

BEGINNING at a point of curve on the westerly side of Carroll Brown Way (50 feet wide) the said point of curve being measured along an arc of circle to the left of radius 25 feet on arc distance of 39.27 feet from a point of tangency on the northerly side of Fox Place (50 feet wide); thence from the said point of beginning and in a southeasterly to southwesterly direction along an arc of a circle to the right of radius 25 feet an arc distance of 22.40 feet to a point; thence along lands to be conveyed to N. Harlan Slack north 39 degrees 06 minutes 10 seconds west 459.46 feet to a point; thence along a Park Area north 67 degrees 29 minutes 50 seconds east 193.45 feet to a point; thence south 36 degrees 58 minutes 30 seconds east 259.17 feet to a point on the northwesterly side of Carroll Brown Way; thence in a southwesterly to southeasterly direction along an arc of a circle to the left of radius 200 feet an arc distance of 212.58 feet to a point of tangency; thence south 18 degrees 7 minutes 10 seconds east 4.25 feet to the first mentioned point of beginning.

BEING UPI No. 67-2-27.13

Containing 1.4 acres. more or less

Containing a Residential Dwelling and related improvements.

PLAINTIFF: Jerome Sauls

VS

DEFENDANT: **WILLIAM J. SHEHWEN III and JAIME L. SHEHWEN**

SALE ADDRESS: 1409 Carroll Brown Way, Westtown Township, West Chester, PA

PLAINTIFF ATTORNEY: **H. FINTAN McHUGH, ESQ., 610-892-1865**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-792**

DEBT- **\$45,189.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09774 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected situate in East Coventry Township, County of Chester and Commonwealth of Pennsylvania, being shown as Lot No. 2 on Plan of Property of Markley L. Conover, by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, Paoli, Pa. dated 3/29/57 and more fully bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of the public road leading to Parkersford, said public road being known as L.R. 15104 and sometimes called Wagners Mill Road, said point of beginning being northeast along the title line in said public road 508.52 feet of a point marking the intersection of the centerline of said public road with the centerline of another public road known as Township Road No. 550; thence from said point of beginning along the title line in Wagners Mill Road north 42 degrees 00 minutes east 109 feet to a point, a corner of Lot No. 1; thence along the southwest line of Lot No. 1 south 48 degrees 00 minutes east 200 feet to a point in the line of lands of Markley L. Conover; thence along the lands of Markley Conover, of which this was a part south 42 degrees 00 minutes west 109 feet to a point, a corner of Lot No. 3; thence along Lot No. 3 north 48 degrees 00 minutes west 200 feet to the point of beginning.

BEING the same premises which David S. Vondercrone and Michelle L. Vondercrone, husband and wife, by their Indenture bearing date the 15th of August, 1997 and recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pa. in Record Book 4266 Page 2166, granted and conveyed onto Manfred W. Galonska, in fee.

TAX Parcel: 18-5-139.4

PLAINTIFF: Berks Fire Water Restorations, Inc.

VS

DEFENDANT: **MANFRED W. GALONSKA**

SALE ADDRESS: 231 Bethel Church Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **SMITH LAW GROUP, LLC, 610-944-8406**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-796**

DEBT- **\$148,811.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00480 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, described according to Plot Plan of M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated February 20, 1954 as follows, to wit:

BEGINNING at a point in the southwesterly side of Anderson Avenue (60 feet wide) being north 56 degrees, 40 minutes west 12.15 feet from the point of intersection of the southwesterly side of Anderson Avenue with the northwesterly side of Lane Avenue (50 feet wide); thence along a curve to the southwest, having a radius of 10 feet an arc distance of 17.64 feet to a point in the side of Lane Avenue; thence along the same south 44 degrees 24 minutes west 115.13 feet to an iron pin, a corner of Lot #78; thence along Lot #78 north 56 degrees 40 minutes west 94 feet to a point, a corner of Lot #81-A; thence along Lot #81-A, north 33 degrees 20 minutes east 124.90 feet to a point in the side of Anderson Avenue; thence along the same south 56 degrees 40 minutes east 106.28 feet to the place of beginning.

BEING UPI Number 15-013-0796.0000

PARCEL No.: 15-013-0796.0000

BEING known as: 500 W Anderson Avenue, Phoenixville, PA 19460

LISA LONGO, by Deed from Thomas W. Dakota, dated August 18, 2005, recorded August 26, 2005 in the Chester County Clerk's/Registers Office in Deed Book 6599, Page 2395.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LISA LONGO, UNITED STATES OF AMERICA**

SALE ADDRESS: 500 W Anderson Avenue, Phoenixville, PA 19460

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.

Sheriff's Sale of Real Estate

SALE NO: **16-11-799**

DEBT- **\$3,778.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-08440 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit in the property known, named
and identified as Railway Square Condominiums, located in West
Whiteland Township, Chester County, Commonwealth of Pa.
TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **LAWRENCE ROBINSON-RAY and APRIL ROBINSON-RAY**

SALE ADDRESS: 337 Huntington Court, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-811**

DEBT- **\$135,703.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2003-04081 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-1P-299
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LaSalle Bank National Association as Trustee for Certificateholders of Bear Stearns
Asset Backed Securities, Inc., Series 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**

SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355-3007

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: **16-11-817**

DEBT- **\$5,549.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03875 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground located in the Township of Tredyffrin, County of Chester, and Commonwealth of Pennsylvania

TAX Parcel No. 43-10F-150

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **MICHAEL P. PATRICK**

SALE ADDRESS: 250 Wooded Way, Berwyn, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-819**

DEBT- **\$1,719.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06690 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

SITUATE in the Township of Honeybrook, County of Chester and State of Pennsylvania
TAX Parcel No. 22-8-70.14

PLAINTIFF: Northwestern Chester County Municipal Authority
VS

DEFENDANT: **DANIEL HAMILTON and KIMBERLY HAMILTON**

SALE ADDRESS: 116 Goldfinch Land, Honey Brook, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-824**

DEBT- **\$1,020.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08810 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in the
Township of West Whiteland, County of Chester, Commonwealth of
Pennsylvania
TAX Parcel No. 41-6-45.3B

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **GLEN D. HALL and ANNETTE HALL**

SALE ADDRESS: 4 Whitewoods Lane, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-833**

DEBT- **\$1,146.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06438 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN Unit in the property known, named
and identified as Roundhill a Condominium, located in the Township
of Valley, County of Chester and Commonwealth of Pennsylvania
TAX Parcel No. 38-1-114

PLAINTIFF: Township of Valley

VS

DEFENDANT: **KRISTINA M. SNYDER and BRANDON RHONE**

SALE ADDRESS: 26 Tuxford Lane, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-834**

DEBT- **\$1,293.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00088 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land situate in the
Township of Valley, County of Chester and Commonwealth of
Pennsylvania
TAX Parcel No. 38-5F-167

PLAINTIFF: Township of Valley

VS

DEFENDANT: **ROSELINE SARNOR**

SALE ADDRESS: 114 Oak Avenue, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-839**

DEBT- **\$1,573.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08278 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situate in the
Township of Caln, County of Chester, State of Pennsylvania.
TAX Parcel No. 39-3M-13

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **TAMMY A. JARETT**

SALE ADDRESS: 41 Johnson Avenue, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-840**

DEBT- **\$206,160.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09625 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Wallace, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of Spring Hill Farm, made by Comstock and Stapleton, Registered Land Surveyors, Glen Moore, Pennsylvania, dated 8/7/1974, revised 8/27/1975, recorded 7/26/1979 in Plan File No. 2494, as follows, to wit:

BEGINNING at a point on the easterly side of Arrow Point Drive (50 feet wide) said point also being a corner of Lot No. 14; thence extending from said beginning point and along Lot No. 14 north 74 degrees 21 minutes 40 seconds east 490.44 feet to a point in line of Philadelphia Electric Company; thence extending along same south 24 degrees 39 minutes 45 seconds west, 462.76 feet to a point on the easterly side of a cul-de-sac at the end of Arrow Point Drive; thence extending along the easterly, northerly and westerly sides of a cul-de-sac at the end of Arrow Point Drive the three following courses and distances: (1) north 45 degrees 20 minutes west, 1.76 feet to a point of curve; (2) on the arc of a circle curving to the

left having a radius of 50 feet the arc distance of 94.41 feet to a point of reverse curve; and (3) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 21.03 feet to a point on the easterly side of Arrow Point Drive; thence extending along the easterly and westerly sides of Arrow Point Drive the two following courses and distances: (1) north 48 degrees 20 minutes west, 137.37 feet to a point of curve and (2) on the arc of a circle curving to the right having a radius of 330 feet the arc distance of 151.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 as shown on said Plan.

BEING the same premises which Richard A. Miller and Kelly A. Miller, by Deed dated November 30, 1995 and recorded December 7, 1995 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3970, Page 2102, granted and conveyed unto Charles R. Miller.

BEING known as: 90 Arrowpoint Drive, Glenmoore, PA 19343

PARCEL No.: 31-3-76.17

IMPROVEMENTS: Residential property.

PLAINTIFF: Pennymac Holdings, LLC

VS

DEFENDANT: **JULIA LYNN MILLER, IN HER CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED, WILLIAM T. FOWLER a/k/a BILL FOWLER, IN HIS CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED, AMANDA MILLER, IN HER CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED, MELISSA MILES a/k/a MELISSA COMEGYS, IN HER CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED, SHANNON MILES, IN HIS CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED, NOEL LEE MILLER, IN HER CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER CHARLES R. MILLER, DECEASED**

SALE ADDRESS: 90 Arrowpoint Drive, Glenmoore, PA 19343

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-846**

DEBT- **\$236,791.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00031 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land, hereditaments and appurtenances.

SITUATE in the City of Coatesville, Chester County, Pennsylvania, being all of Lot No. 86 and the north 1/2 of Lot No. 87 on a Plan of Lots laid out by A.D. Harian and lying being on the west side of Chester Avenue at a point 80 feet south of the south line of Walnut street.

CONTAINING on said Chester Avenue 60 feet and extending back westward between parallel lines of that width at right angles to said Chester Avenue 160 feet from the west curb line of Chester Avenue Star Alley.

BOUNDED on the north by Lot No. 85 on the south by the south half of Lot No. 87, on the east by the west curb line of Chester Avenue on the west by the east line of Star Alley.

CONTAINING 9600 square feet of land.

BEING the same premises that W. Arthur White, III and Jacquelyn E. White by Deed dated 12/20/2002 and recorded on 01/02/2003 in the Office of Recorder of Deeds in and for Chester County, as Book 5516 and Page 1642, and Instrument No. 10169224, conveyed unto Mary Beth Chadkiewicz, Grantee herein.

PARCEL No. 16-6-1079.

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **MARY BETH CHODKIEWICZ**

SALE ADDRESS: 114 Chester Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-851**

DEBT- **\$384,411.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00290 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Wallace Township, Chester
County, Pennsylvania
BLR# 31-2-14.7
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **KATHLEEN JAMESON and RANDY LEE JAMESON**

SALE ADDRESS: 91 Sycamore Lane, Glenmoore, PA 19343-1814

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: **16-11-860**

DEBT- **\$703,732.99**

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

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Bank of America, National Association

VS

DEFENDANT: **JOSEPH GLEASON and SARA GLEASON**

SALE ADDRESS: 425 Woodcrest Road, Wayne, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-861**

DEBT- **\$493,638.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-2C-122
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association S/B/M to Chase Home Finance LLC
VS

DEFENDANT: **CAROL WALDMANN and DAVID WALDMANN**

SALE ADDRESS: 6 Robin Road, Malvern, PA 19355-2822

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: **16-11-869**

DEBT- **\$203,049.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01183 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, known as Lot N-5, Page 1 Rapps Dam Bridge Townhouses.

SITUATE in East Pikeland Township, Chester County, Pennsylvania as shown on said Plan prepared by Serdy and Bursich, Inc., Pottstown, PA., Drawing No. 00683-2, last revised 8/14/1981 and being more fully bounded and described as follows:-

BEGINNING at a point on the southwesterly side of Denise Circle which point is measured the Six following courses and distances from the intersection of the center line of Denise Circle with the center line of Dawn Way: (1) south 63 degrees, 25 minutes, 27 seconds east, 70 feet to a point; (2) south 72 degrees, 41 minutes, 43 seconds east, 13.862 feet to a point; (3) south 35 degrees, 37 minutes, 00 seconds east, 146 feet to a point on the said southwesterly side of Denise Circle; (5) along the same on the arc of a circle curving to the left having a radius of 140 feet, the arc distance of 49.399 feet to a point of tangent and (6) south 55 degrees, 50 minutes, 00 seconds east, 8.147 feet to a point, being said beginning point and also being a corner of Lot N-01; thence extending from said point of beginning along the said southwesterly side of Denise Circle, south

55 degrees, 50 minutes, 00 seconds east, 34.633 feet to a point, a corner of Lot N-4; thence extending south 34 degrees, 10 minutes, 00 seconds west along same partly passing through the common partition wall between houses N-4 and N-5 and partly passing through the bed of a certain 40 feet wide sanitary sewer easement, 94.095 feet to a point in the bed of said sanitary sewer easement; thence extending north 49 degrees, 41 minutes, 00 seconds west, through the bed of said sanitary sewer easement 34.833 feet to a point, a corner of Lot N-01; thence extending north 34 degrees, 10 minutes, 00 seconds east along same, partly passing through the bed of said sanitary sewer easement and partly passing through the common partition wall between houses N-5 and N-01, 90.363 feet to a point on the said southwesterly side of Denise Circle, being the first mentioned point and place of beginning.

CONTAINING 3,194 square feet of land.

BEING UPI Number 26-03J-0033.0000

PARCEL NO.: 26-03J-0033.0000

BEING known as: 1405 Denise Circle, Phoenixville, PA 19460

BEING the same property conveyed to Nancy T. Major who acquired title by virtue of a deed from Nancy T. Major and Stephanie Major, dated April 17, 2012, recorded April 26, 2012, at Deed Book 811, Page 1229, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **NANCY T. MAJOR**

SALE ADDRESS: 1405 Denise Circle, Phoenixville, PA 19460

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: **17-1-2**

DEBT- **\$433,522.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-01887 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-6**

DEBT- **\$345,011.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00691 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

PROPERTY situate in the Chester County, Pennsylvania
BLR# 59-8-139.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee (Cwalt 2006-20Cb)
VS

DEFENDANT: **DAVID ROBINSON a/k/a DAVID WILLIAM ROBINSON and MICHELLE ROBINSON
a/k/a MICHELLE RENEE ROBINSON**

SALE ADDRESS: 336 Rosehill Road, West Grove, PA 19390-9701

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: **17-1-9**

DEBT- **\$2,974.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2009-00875 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN parcel of land, with the hereditaments and appurtenances, thereon erected, designated as Lot #3 of the Development known as "Whiteland Hills" laid out by Lewis S. Hickman, Jr. and situate in West Whiteland Township, Chester County, Pennsylvania
TAX Parcel No. 41-6K-89

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **DEBORAH A. SMITH, TRUSTEE OF THE DEBORAH DORAN SMITH FAMILY**

RESIDENCE TRUST

SALE ADDRESS: 1334 Phoenixville Pike, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-13**

DEBT- **\$1,617.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09664 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester and State of Pennsylvania
TAX Parcel No. 39-3L-46

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **WALTER PALMER**

SALE ADDRESS: 1408 Harmony Street E., Coatesville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-16**

DEBT- **\$2,850.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-05600 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN unit in the property known, named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania

TAX Parcel No. 43-6A-414

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **PETER E. TAVANI**

SALE ADDRESS: 214 Drummers Lane, Wayne, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-19**

DEBT- **\$234,972.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-09177 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Highland, Chester County, Pennsylvania, bounded and described according to a subdivision of land about to be conveyed to Charles and Dorothy Manley made by Berger & Hayes, Inc., dated December 6, 1976, and last revised January 5, 1977, as follows, to wit:

BEGINNING at an iron pin on the proposed west right-of-way line of McHenry Road with Lenover Road (T-367) said point being located the following two courses and distances on the intersection of said McHenry Road with Lenover Road (T-367) to wit: thence (1) south 19 degrees 15 minutes 45 seconds west 749.10 feet to a point; thence (2) south 60 degrees 37 minutes 10 seconds west 37.84 feet to the place of beginning; thence along the land belonging to Earl E. Mast, south 60 degrees 37 minutes 10 seconds west 230.19 feet to an iron pin; thence leaving said land of Earl E. Mast, and along other lands belonging to the grantor-herein, the following two courses and distances to wit: (1) north 19 degrees 15 minutes 45 seconds east 372.79 feet to an iron pin; thence (2) south 70 degrees

44 minutes 15 seconds east 177.10 feet to an iron pin on the title line in the bed of the said McHenry Road (T-346); thence along the said title line in the bed of said road, south 19 degrees 15 minutes 45 seconds west 171.60 feet to the first mentioned iron pin on the west line of McHenry Road; thence crossing the bed of said road, south 60 degrees 37 minutes 10 seconds west 37.84 feet to the first mentioned point and place of beginning.

UPI# 45-2-54-60

BEING the same premises which Wells Fargo Bank, N.A. and Federal Home Loan Mortgage Corporation by Court Order dated January 11, 2-11 and recorded January 19, 2011 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8101, Page 1667, conveyed unto Theodore P. Perpinka and Linda S. Perpinka, aka Linda S. Reel.

BEING known as: 148 McHenry Road, Parkesburg, PA 19365

PARCEL No.: 45-2-54-6

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THEODORE P. PERPINKA and LINDA S. PERPINKA**

SALE ADDRESS: 148 McHenry Road, Parkesburg, PA 19365

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: **17-1-21**

DEBT- **\$152,079.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02131 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in New London Township, Chester County, State of PA, bounded and described according to a Plan of Manchester, made by Drake & Waddington, Surveyors, Engineers and Planners, Kennett Square, PA dated 12-11-1987, recorded 4-5-1988 in Plan File No. 8090 as follows, to wit:

BEGINNING at a point on the northeasterly side of Farmington Circle (50 feet wide), said point also being at a corner of Lot No. 14; thence extending from said beginning point and along the northeasterly side of Farmington Circle the two (2) following courses and distances: (1) on a line curving to the left, having a radius of 250 feet, the arc distance of 99.08 feet to a point of tangent; and (2) north 46 degrees 46 minutes 17 seconds west, 71.69 feet to a point a corner of Lot No. 12; thence extending along same, north 43 degrees 13 minutes 43 seconds east, 200 feet to a point in

line of land of Troy Cox, Jr. et ux; thence extending along same south 46 degrees 17 seconds east, 260 feet to a point a corner of Lot No. 14; thence extending along same south 65 degrees 56 minutes 13 seconds west, 237.81 feet to a point on the northeasterly side of Farmington Circle the first mentioned point and place of beginning.

BEING Lot No. 13; House No. 23 as shown on said Plan.

BEING Parcel No. 71-2-4.17

PREMISES being: 23 Farmington Circle, West Grove, PA 19390

BEING the same premises which Steven C. Jones and Leslie A. Jones, husband and wife by Deed dated December 15, 1998 and recorded February 8, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4504 Page 0819, granted and conveyed unto Thomas E. Murphy and Cynthia A. Murphy, his wife, tenants by entirety.

PLAINTIFF: Citizens Bank, N.A., F/K/A RBS Citizens, N.A. and Citizens Bank of Massachusetts c/o Ocwen Loan Servicing, LLC.

VS

DEFENDANT: **CYNTHIA A. MURPHY and THOMAS E. MURPHY**

SALE ADDRESS: 23 Farmington Circle, West Grove, PA 19390

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: **17-1-23**

DEBT- **\$218,307.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-01777 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN piece of parcel of land, situated, lying and being in Township of North Coventry, Chester County, PA it being a portion of land Lot #77 on Hanover Heights Terrace Plan of Buildings Lots in South Pottstown in Plan Book #1 Page 91 Office of Recorder of Deeds of Chester County 2/6/1917, bounded and described as follows to wit:

BEGINNING on northside of Lindbergh Avenue from a point 250 feet from Kline Place (east side) and adjoining Lot owned by Earl A. Lord and of late Maurice S. Lord, east 60 feet to Lot owned by Earl A. Lord, and the late Maurice S. Lord thence north 120 feet to a 15 feet alley thence westerly 60 feet along said alley thence southerly 120 feet to place of beginning

PARCEL Number: 17-3G-28

BEING the same premises which Bruce E. Lord, by Deed dated August 30, 1999 and recorded September 3, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4630, Page 0273, granted and conveyed unto Jeanne M. Matthews and David P. Matthews, as tenants by the entirety.

BEING known as: 93 Lindberg Avenue, Pottstown, PA 19465

PARCEL No.: 17-3G-28

IMPROVEMENTS: residential property.

PLAINTIFF: Kirkland Investors, LLC

VS

DEFENDANT: **JEANNE M. MATTHEWS and DAVID P. MATTHEWS**

SALE ADDRESS: 93 Lindberg Avenue, Pottstown, PA 19465

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: **17-1-24**

DEBT- **\$343,490.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00403 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

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

LAND situated in the Township of East Fallowfield in the County of Chester in the State of PA.

UNIT Number 143 in Brook Crossing, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Brook Crossing, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891.

BEING UPI Number 47-04-0444

PARCEL No.: 47-04-0444

BEING known as: 102 Corbit Way, E. Fallowfield Twp, PA 19320

BEING the same property conveyed to Ann Marie E. Maher who acquired title by virtue of a deed from Brook Crossing Development Corp., a Pennsylvania Corporation, dated February 3, 2004, recorded February 20, 2004, at Deed Book 6071, Page 1611, Chester County, Pennsylvania Records.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **ANN MARIE E. MAHER**

SALE ADDRESS: 102 Corbit Way, E. Fallowfield Twp, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-25**

DEBT- **\$168,819.72**

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

Thursday, January 19, 2017

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

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

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

BEGINNING at a point on the westerly right of way line of Thia Court said point being a mutual corner of Lot 33 and Lot 34 (the herein described lot) said point being located in a utility and access easement; thence leaving Thia Court and said easement and along Lot 33 south 84 degrees 29 minutes 20 seconds west 117.33 feet to a point in line of Lot 25; thence along Lot 25 and partially along Open Space north 00 degrees 56 minutes 10 seconds east 42.27 feet to a point a corner of Open Space; thence along said Open Space north 84 degrees 29 minutes 20 seconds east 67 feet to a point

a corner of Lot 35; thence along Lot 35 south 65 degrees 48 minutes 9 seconds east 57316 feet to a point on the right-of-way line of Thia Court and crossing into a utility and access easement; thence continuing in and along said easement and along said right-of-way on the arc of a circle curving to the left having a radius of 117 feet the arc distance of 14.26 feet to the first mentioned point and place of beginning.

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

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

PLAINTIFF: U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Adjustable Rate Mortgage Trust 2007-1, Adjustable Rate Mortgage-Backed Pass Through Certificates, Series 2007-1
VS

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

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-26**

DEBT- **\$164,530.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00223 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN lot of land together with the improvements thereon erected.

SITUATE north of First Avenue, in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner thereof, a point in the middle of a 28 feet wide right-of-way for a roadway and located 170 feet northward from the middle of First Avenue; thence along in the middle of said 28 feet wide roadway, north 7 degrees 57 minutes west 75 feet to a point, in the middle thereof, thence by remaining land of Horace A. Bailey, Jr., et ux, north 82 degrees 43 minutes east 92 feet to an iron pin on the line of land formerly of N.J. Daparda; thence along the same now a right-of-way of the Philadelphia Electric Company, south 11 degrees 52 minutes east 75.2 feet to an iron pin, thence by land conveyed to John L. Rutledge, south 82 degrees 43 minutes west, 97.25 feet to the place of beginning.

BEING Tax UPI No. 8-4-87.1B.

BEING the same premises which Robert L. Doyle and Rhonda L. Topper, by indenture dated 10-15-04 and recorded 10-29-04 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6321, Page 1219, granted and conveyed unto Robert L. Doyle.

8-4-87.1B

BEING the same premises which Robert L. Doyle, by Deed dated February 20, 2007 and recorded February 22, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7088, Page 1976, granted and conveyed unto and conveyed unto Andrew J. Nicholl and Amy M. Whisler, as joint tenants with Right of Survivorship and not as Tenants in Common.

BEING Known as: 97 East Parke Avenue, Parkesburg, PA 19364

PARCEL NO.: 8-4-87.1B

Improvements: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **AMY M. WHISLER and ANDREW J. NICHOLL**

SALE ADDRESS: 97 East Parke Avenue, Parkesburg, PA 19365

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: **17-1-29**

DEBT- **\$99,703.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-11221 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN message and lot or piece of land, situate in the Sixth Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, being No. 35 Pennsylvania Avenue, and being part of Lot No. 29 marked on an unrecorded Plan of Town Lots laid out by Mahlon Miller and Daniel Latshaw, bounded and described as follows, to wit:

TAX I.D. #: 15-12-140

PLAINTIFF: Ocwen Loan Servicing LLC

VS

DEFENDANT: **EDWARD KRONMULLER, KNOWN SURVIVING HEIR OF MARY ANN KRONMULLER, STEPHEN KRONMULLER, KNOWN SURVIVING HEIR OF MARY ANN KRONMULLER, AND ROBERT KRONMULLER, JR., KNOWN SURVIVING HEIR OF MARY ANN KRONMULLER, AND UNKNOWN SURVIVING HEIRS OF MARY ANN KRONMULLER**

SALE ADDRESS: 35 Pennsylvania Avenue, Phoenixville, Pennsylvania 19460

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: **17-1-30**

DEBT- **\$195,230.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2016-04241 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the West Ward of Downingtown Borough, Chester County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Downing Avenue, a corner in the north line of the lot and premises now or late of the Alert Fire Company #1 of the Downingtown, PA; thence by said line, north 68 degrees 03 minutes east, 151.8 feet to a corner; thence south 38.5 degrees east, 4.2 feet to a corner in the north line of a proposed alley; thence along said north line, north 51.5 degrees east, 50 feet to the west line of a proposed alley; thence along said west line, north 38.5 feet west, about 45 feet to the south line of the premises now or late of E. Vinton Philips; thence along said south line, south 68 degrees 03 minutes west, 189.7 feet to a corner in the middle of said Downing Avenue; thence along the middle of same, south 21 degrees 57 minutes east, 50 feet to the place of beginning.

TITLE to said premises vested in Joseph Michael Lannutti, Jr. and Holly C. Lannutti by Deed from Timothea K. Pyle, Executrix for the Estate of Onorina Dipietro, deceased dated March 30, 2009 and recorded March 31, 2009 in the Chester County Recorder of Deeds in Book 7627, Page 2146.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **HOLLY C. LANNUTTI and JOSEPH MICHAEL LANNUTTI, JR.**

SALE ADDRESS: 19 Downing Avenue, Downingtown, PA 19335-2616

PLAINTIFF ATTORNEY: **ROBERT W. WILLIAMS, ESQ., 856-482-1400**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-31**

DEBT- **\$71,168.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06480 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in the Borough of Parkesburg, County of Chester, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in the north line of Academy Street or Chapel Avenue at the junction of a street 40 feet wide, known as Green Street, and in the east line of said street; thence along the east line of said Green Street north 14 3/4 degrees west 361 1/2 feet to a post in the south line of an alley running eastward at right angles from said Green Street, known as North Alley; thence north 75 1/4 degrees east along the south line of said alley 100 feet to a post; thence south 14 3/4 degrees east along lands late of Hannah A. Wilson, deceased, 361 1/2 feet to a post in the north line of Academy Street or Chapel Avenue aforesaid; thence south 75 1/4 degrees west along the north line of said street or avenue 100 feet to the place of beginning.

CONTAINING 36,150 square feet of land.

BEING the same premises which Andrew M. Cuomo, Secretary of Housing and urban development, by Deed dated 11/13/1997 and recorded 12/04/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4268, Page 914, granted and conveyed unto Erick Barsness and Eugene Barsness. And said Eugene Barsness departed this 10/28/12 and Erick Barsness departed this life 04/17/14 vested the title solely in unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Erick Barsness, deceased, by rights of survivorship.

BEING known as: 147 Chapel Avenue, Parkesburg Borough, PA 19365

PARCEL No.: 8-4-16

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERICK BARSNESS, DECEASED**

SALE ADDRESS: 147 Chapel Avenue, Parkesburg Borough, PA 19365

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: **17-1-32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10545 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, and described according to a Plan thereof known as "Hill Side" said Plan made by C. Timothy Slack, Professional Engineer, dated August 7th, 1958 as follows, to wit:

BEGINNING at a point on the southeasterly side of Penn Avenue at the distance of 692.17 feet measured on a bearing of south 46 degrees 40 minutes west along the said side of Penn Avenue from its point of intersection with the southwesterly side of Cambria Avenue.

CONTAINING in front or breadth on the side of Penn Avenue seventy (70) feet and extending of that width in length or depth southeastwardly between parallel lines at right angles to Penn Avenues one hundred (100) feet.

BEING known as Lot No. three (3) as shown on the above mentioned Plan.

BEING the same premises which Arthur D. Moody, Administrator of the Estate of Marjorie H. Robinson, Dec'd., by Deed dated 08/08/2001, recorded 08/15/2001, in the Office of the Recorder of Deeds in and for Chester County, with Instrument # 0059083 conveyed unto Arthur D. Moody, Grantee herein.

PARCEL No. 9-3-6

PLAINTIFF: LSF9 Master Participation Trust
VS

DEFENDANT: **ARTACIA S. MOODY, SOLELY AS HEIR TO ARTHUR D. MOODY, DECEASED and UNKNOWN HEIRS OF ARTHUR D. MOODY, DECEASED**

SALE ADDRESS: 29 Penn Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-33**

DEBT- **\$78,788.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10684 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN message and lot of land situate in the Village of Thorndale, Caln Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of the Lincoln Highway at the northeast corner of land of John Hensel; thence along the said Hensel's land. South five degrees and fifty-two minutes east, fifty-three and forty-one one-hundredths feet to a point in the middle of the partition wall separating the house herein conveyed from the house next adjoining on the west; thence along a line passing through the middle of said partition. South five degrees and thirteen minutes east thirty-two and forty-one one-hundredths feet to the south wall of said house; thence still along John Hensel's land, south five degrees and fifty-two minutes east, one hundred ninety and eighty-one one-hundredths feet to a point in the north line of land of the Pennsylvania Railroad Company; thence along said Pennsylvania Railroad Company's land, north eighty-one degrees and forty-eight minutes east, twenty and seventy-six one-hundredths feet to a point, a corner of land now or late of one Mercer; thence

along the said Mercer's land, north five degrees and fifty-two minutes west, two hundred and seventy-seven feet to a point in the center line of Lincoln Highway; thence along the center line thereof, south eight-four degrees and forty-seven minutes west, twenty and thirty-nine one-hundredths feet to the place of beginning.

CONTAINING five thousand six hundred ninety-nine and twenty-seven one-hundredths square feet of land, be the same more or less.

BEING the same premises which Hieu D. Truong, by Deed dated June 6, 2005 and recorded June 7, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6511, Page 807, granted and conveyed unto Khoi D. Truong, as sole owner.

BEING known as: 3624 Lincoln Highway, Thorndale, PA 19372

PARCEL No.: 39-4H-49

IMPROVEMENTS: residential property.

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for Morgan Stanley Mortgage Loan Trust 2005-7, Mortgage Pass-Through Certificates, Series 2005-7 C/O Wells Fargo Bank, N.A.

VS

DEFENDANT: **KHOI D. TRUONG**

SALE ADDRESS: 3624 Lincoln Highway, Thorndale, PA 19372

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: **17-1-39**

DEBT- **\$1,688,374.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-01131 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, Chester County, Pa bounded and described according to a Subdivision Plan for Elaine M. Yeager, made by Chester Valley Engineers, Inc., Civil Engineers & Registered Surveyors, 73 Chestnut Road, P.O. Box 447 Paoli, PA 19301 3/27/96 last revised 5/9/96 and recorded as Plan File 13424 as follows, to wit:

BEGINNING at a point in the bed of Forest Lane, a corner of Lot 1 as shown on said Plan, thence leaving said point and extending along said side of Lot 1 south 20 degrees 52 minutes, 00 seconds 461.00 feet to a point a corner of lands now or late of Lawrence and Sue Karas, thence extending along said side of Lands now or late of Lawrence and Sue Karas north 69 degrees 08 minutes, 00 seconds west 225.00 feet to a point in the bed of Skyline Drive, thence extending along and through said Skyline Drive north

20 degrees 52 minutes, 00 seconds east 461.00 feet to a point in the bed of Forest Lane; thence extending along and through said Forest Lane south 69 degrees 08 minutes, 00 seconds east 225.00 feet to the first mentioned point and place of beginning.

CONTAINING 2.381 acres more or less.

BEING Lot # 1 on said Plan.

BEING Lot No. 31 as shown on said Plan.

PREMISES being: 821 Forest Lane, Malvern, PA 19355

PARCEL No. 54-2-80

BEING the same premises which Aimee Craven by Deed dated May 31, 2006 and recorded May 31, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6855 Page 1879 granted and conveyed unto Vincent Craven and Aimee Craven, husband and wife, as tenants by the entirety.

PLAINTIFF: U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR4, c/o Ocwen Loan Servicing LLC.

VS

DEFENDANT: **VINCENT CRAVEN a/k/a VINCENT CRAVEN JR. and AIMEE CRAVEN a/k/a AIMEE FISHER CRAVEN**

SALE ADDRESS: 821 Forest Lane, Malvern, PA 19355

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: **17-1-40**

DEBT- **\$163,654.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06450 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

PREMISES A:

ALL THAT CERTAIN lot or tract of ground, situate in the Sixth Ward of the Borough of Phoenixville, Chester County, PA., bounded and described according to a survey made 04/18/1952, by Earl R. Ewing, Registered Surveyors, as follows:

BEGINNING at an iron pin in the southeasterly side of Paradise Street (50 feet wide), a corner of other lands retained by the grantor, said point being 144 feet measured south 32 degrees 54 minutes 30 seconds west from a corner of lands now or late of Martin and Joan Keller (formerly Kalman Martin); thence along said other lands of the grantor south 57 degrees, 6 minutes east, 199.01 feet more or less to an iron pipe in the northwesterly side of a proposed 20 foot wide alley; thence along said northwesterly side of said alley south 32 degrees 54 minutes 30 seconds west 48 feet to an iron pin, a corner of lands now or late of Kenneth and Laura Fitzcharles (formerly of William and Catherine Kabatt); thence along lands of Fitzcharles north 57 degrees 6 minutes west 199.01 feet to an iron pin in the southeasterly side of Paradise Street; thence along said southeasterly side of Paradise Street north 32 degrees 54 minutes 30 seconds east to an iron pin, the place of beginning.

PREMISES B:

ALL THAT CERTAIN piece of ground, situate in the Borough of Phoenixville, County of Chester, Commonwealth of PA., according to a plan entitled "Subdivision Plan" – Paradise Street, prepared by Plum and Associates, Inc., Land Surveyors, Valley Forge, PA., dated 05/25/1989, last revised 11/29/1989, being Lot 5, as of Plan No. 9919, recorded 12/20/1989.

BEGINNING at the intersection of Chester Avenue (40 feet wide) and Paradise Street (40 feet wide), thence extending along the centerline of Paradise Street in a southwesterly direction approximately 198.98 feet to a point; thence leaving the centerline and extending in a southeasterly direction 19.60 feet to a point, also the point of beginning; thence (a) extending along Lot 4, of said subdivision, south 57 degrees, 5 minutes, 50 seconds east 199.01 feet to a point on the westerly side of a 20 feet wide alley; thence (b) extending along said alley, south 32 degrees 54 minutes 30 seconds west 15 feet to an iron pin found; thence (c) extending along same lands of Martin and Elaine Flaherty, north 57 degrees 6 minutes 0 seconds west 199.01 feet to an iron pin found on the easterly side of Paradise Street; thence (d) along said Paradise Street, north 32 degrees 54 minutes 30 seconds east 15 feet to the point of beginning.

CONTAINING 2,986.23 square feet or .069 acres of land more or less.

BEING the same premises which Harry H. Stephens and Irene M. Stephens, husband and wife and Harry H. Stephens, Jr. and Sheila M. Anastacio n/k/s Sheila M. Stephens, by Deed dated 03/14/2006 and recorded 03/29/2006, in the Office of the Recorder of Deeds in and for Chester County, Document No. 10636162, in Record Book 6801, Page 270 conveyed unto Sheila M. Stephens and Harry H. Stephens, Jr, husband and wife and Harry H. Stephens and Irene M. Stephens, husband and wife.

PARCEL No. 15-12-0057.01

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **HARRY H. STEPHENS, JR. and HARRY H. STEPHENS and SHEILA M. STEPHENS**

SALE ADDRESS: 1009 Paradise Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-42**

DEBT- **\$202,792.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04539 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

PROPERTY situate in Borough of Spring City
TAX Parcel #14-4-0096.010
IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **BETHANY LUNDELL and IAN LUNDELL**

SALE ADDRESS: 235 Yost Avenue, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-47**

DEBT- **\$240,786.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05115 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

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

ALL THAT CERTAIN tract of land, situate in New Garden Township, Chester County, Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Lattanzio Brothers, made by H2 Engineering, Registered Surveyors, dated September 8, 1977 and revised October 15, 1977 there being Lot 5 of Subdivision Plan, as follows:

BEGINNING at a point set in the title line of Public Road T-333 known as Starr Road leading in an easterly direction PA Route 41 and a westerly direction to Penn Green Road, said point marking the northeasterly corner of this about to be described tract and the northwesterly corner of Lot 4 on said Plan, said point being set south 87 degrees, 11 minutes, 58 seconds west measured along said title line from a point set at the point of intersection of the title line of said Public Road T-3333 with the title line of Public Road LR 15036 known as Newark Road leading in a northerly direction to Baltimore Pike and a southerly direction to Delaware 271.58 feet to the said point of beginning, thence leaving said point of beginning, leaving said title line of Public Road T-333, and by said land of Lot 4 and partly by land of Lot 3, south 2 degrees, 48 minutes, 02 seconds east, 316 feet to a point marking the southeasterly corner of this and

a corner of other lands of Lattanzio Brothers of which this was a part; thence by said other lands the following two courses and distances, to wit: (1) south 87 degrees, 11 minutes, 58 seconds west, 150 feet to a point (2) north 2 degrees, 48 minutes, 02 seconds west, 316.00 feet to a joint marking the northwesterly corner of this and set in the title line of Public Road T-333 aforementioned; thence by said title line north 87 degrees, 11 minutes, 58 seconds east, 150.00 feet to a point being the first mentioned point and place of beginning.

CONTAINING 1.088 acres of land be the same more or less.

BEING UPI Number 60-3-265.3

PARCEL No.: 60-3-265.3

BEING known as: 296 Starr Road, Landenberg, PA 19350

BEING the same property conveyed to Louis L. Diangelis and Rae L. Diangelis, husband and wife who acquired title, as tenants by the entirety, by virtue of a Deed from Jeffery C. Dunn and Dawn D. Dunn, husband and wife, dated July 9, 2003, recorded July 11, 2003, at Document ID 10270110, and recorded in Book 5781, Page 1340, Chester County, Pennsylvania Records.

INFORMATIONAL note: Louis L. Diangelis dated died August 3, 2009. Pursuant to the tenancy language in the above-mentioned Deed, all of his interest passed to Rae L. Diangelis.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **RAE L. DIANGELIS, aka RAE LYNN DIANGELIS**

SALE ADDRESS: 296 Starr Road, Landenberg, PA 19350

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: **17-1-49**

DEBT- **\$335,672.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution 2015-10686 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in West Vincent Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Weatherstone, dated 3/31/2000, last revised 10/21/02, as follows, to wit:

BEGINNING at a point on the northwesterly side of Windgate Drive, said point being the southeast corner of Lot #147 of said Plan and the southwest corner of this about to be described Lot; thence from said beginning point and along said Lot #147, north 22 degrees 47 minutes 36 seconds west 127.00 feet to a point a corner of Open Space; thence along the same north 67 degrees 12 minutes 24 seconds east 60.00 feet to a point a corner of Lot #145 of said Plan; thence along the same south 22 degrees 47 minutes 36 seconds east 127.00 feet to a point on the northwesterly side of said Windgate Drive; thence along the same south 87 degrees 12 minutes 24 seconds west 60.00 feet to the first mentioned point and place of beginning.

BEING Lot #146 on said Plan.

BEING the same premises which West Vincent Associates, Ltd., a Pennsylvania Limited Partnership by West Vincent Associates, Inc., a Pennsylvania Corporation, General Partner, by Deed dated 09/06/2005 and recorded 09/21/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6626, Page 1602, granted and conveyed unto Jolene A. Borgese.

BEING known as: 132 Windgate Drive, Chester Springs, PA 19425

PARCEL No.: 25-7-486

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JOLENE A. BORGESE**

SALE ADDRESS: 132 Windgate Drive, Chester Springs, PA 19425

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: **17-1-51**

DEBT- **\$168,677.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08243 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

PROPERTY situate in the Kennett Square Borough, Chester
County, Pennsylvania
BLR# 3-4-137
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Newlands Asset Holding Trust
VS

DEFENDANT: **YVONNE B. MURREY**

SALE ADDRESS: 413 Meredith Street, Kennett Square, PA 19348-3227

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: **17-1-56**

DEBT- **\$252,996.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-03899 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

PROPERTY situate in the Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-4-708
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing
VS

DEFENDANT: **ROBERT LEWIS**

SALE ADDRESS: 3009 Spice Way, Phoenixville, PA 19460

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: **17-1-57**

DEBT- **\$84,471.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02613 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

PROPERTY situate in the Coatesville City, Chester County,
Pennsylvania
BLR# 16-3-1.9
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **MICHELLE M. FOY**

SALE ADDRESS: 1086 Merchant Street, Coatesville, PA 19320-3344

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: **17-1-60**

DEBT- **\$41,182.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07369 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described according to a as built plan for The Hankin Group, made by Henry C. Conrey, Inc., Paoli, PA., dated 5-7-1981 and recorded in the Office for the Recording of Deeds for Chester County as Plan No.: 3594, as follows, to wit:

BEGINNING at an interior point a corner of Unit 114; thence from said beginning point extending north 48 degrees 21 minutes 14 seconds east 24.00 feet to a point; thence extending south 41 degrees 38 minutes 46 seconds east along line of Unit 112 on said Plan 40.50 feet to a point; thence extending south 48 degrees 21 minutes 14 seconds west along Limited Common Area 24.00 feet to a point; thence extending north 41 degrees 38 minutes 46 seconds west along line of Unit 114 on said Plan 40.50 feet to the first mentioned point and place of beginning.

BEING Unit No. 113 on said Plan.

CHESTER County Tax Parcel No.: 54-3B-205

BEING the same premises which Charles L. Reed by Deed dated October 31, 2000 and recorded November 14, 2000 in the Recorder of Deeds Office in and for Chester County, Pennsylvania Deed Book 4851, Page 743, conveyed unto Judith E. Kiesel, in fee.

PLAINTIFF: Partners for Payment Relief DE III, LLC

VS

DEFENDANT: **JUDITH E. KIESEL, UNITED STATES OF AMERICA AND DEPARTMENT OF JUSTICE**

SALE ADDRESS: 113 Putney Lane, Malvern, Willistown Township, Pennsylvania 19355

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: **17-2-76**

DEBT- **\$391,967.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06175 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 16, 2017

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

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

PROPERTY situate in Township of Upper Oxford
TAX Parcel #: 57-8-12
IMPROVEMENTS. a residential dwelling.

PLAINTIFF: U.S. Bank, N.A., Successor Trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE2, Asset Backed Certificates, Series 2007-HE2

VS

DEFENDANT: **VINCENT J. TALIERCIO, JR.**

SALE ADDRESS: 100 Webb Road, Lincoln University, PA 19352

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$555,772.81**

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

Thursday, February 16, 2017

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID J. CRANSTON**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-2-79**

DEBT- **\$132,139.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-08061 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 16, 2017

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

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

ALL THAT CERTAIN tract of land situate in the Borough of South Coatesville, County of Chester, State of Pennsylvania, surveyed by Edgar Laub, bounded and described as follows:

BEGINNING at a spike in Lower Gap Road (leading from Modena to South Coatesville) said spike being the northeast corner of lands of Gilbert Parker; thence by said road south 72 degrees 7 minutes 40 seconds east 100 feet to a spike and corner of lands Edward Bacon; thence by said E. Bacon and passing over an iron pin on the south side of said road south 5 degrees 24 minutes 10 seconds east 353.8 feet to an iron pin; thence by Marionette Mills, Inc., south 87 degrees 43 minutes 10 seconds west 91.05 feet to an iron pin and corner of lands of Gilbert Parker; thence by said G. Parker, north 5 degrees 32 minutes 30 seconds west (passing over an iron pin on the south side of said road) 388.35 feet to the point of beginning.

CONTAINING 0.778 acres, more or less

BEING UPI No. 9-11-2.2

ALSO known as 113 Lower Gap Road, Modena, PA 19358

BEING the same premises which Theodore Tibbs and Harriet H. Tibbs by Deed dated October 6, 2003 and recorded October 8, 2003 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 5928 Page 839, conveyed and granted unto Tonette J. Porreca, single woman.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for Asset Backed Funding Corporation, Asset-Backed Certificates, Series 2004-AHL1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **TONETTE J. PORRECA a/k/a TONETTE PORRECA**

SALE ADDRESS: 113 Lower Gap Road, Modena, PA 19358

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-2-80**

DEBT- **\$113,533.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04554 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 16, 2017

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

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

ALL THAT CERTAIN lot or parcel of ground situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to Plan of Property for John W. and Elizabeth S. Ware, prepared by C.A. Barron, Registered Surveyor, as follows, to wit:

BEGINNING on the northerly right of way line of Crestview Road the southerly corner of Lot No. 9, which point is measured along the said right of way line the three following courses and distances from its intersection with the title line in the bed of Auburn Road; (1) south 98 degrees 59 minutes 20 seconds east 213.26 foot to a point; (2) south 88 degrees 56 minutes 30 seconds east 212 foot to a point; and (3) south 97 degrees 59 minutes east 28.13 feet; thence from said point of beginning along Lot No. 9 north 02 degrees 01 minutes east 193.17 feet to a point; thence along Lot No. 3 south 87 degrees 59 minutes east 234.87 feet to a point;

thence along Lot No. 7 south 02 degrees 01 minutes west 193.17 feet to a point on the northerly right of way line of Crestview Road aforesaid; thence along said right of way line north 87 degrees 59 minutes west 234.87 feet to the first mentioned point and place of beginning.

CONTAINING 1.041 acres of land, be the same more or less.

TAX I.D.: 73-2-25.10

BEING the same premises which Marie P. Broadwater, widow by Deed dated 11/1/2007 and recorded 11/26/2007 in Chester County in Book 7312 Page 597 conveyed unto Ralph R. Broadwater and Catherine Broadwater, his wife, as tenants by the entireties, in fee.

IMPROVEMENTS: single family dwelling

PLAINTIFF: Springleaf Financial Services of Pennsylvania, Inc., fka American General Consumer Discount Company

VS

DEFENDANT: **RALPH R. BROADWATER, aka RALPH R. BROADWATER, JR. and CATHERINE BROADWATER, aka CATHERINE J. BROADWATER**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

PLAINTIFF ATTORNEY: **CRAIG H. FOX, ESQ., 610-275-7990**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-2-95**

DEBT- **\$195,190.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06970 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 16, 2017

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PROPERTY situate in Township of East Fallowfield
TAX Parcel #47-3-24 & 47-3-16
IMPROVEMENTS: a residential dwelling
SOLD AS PROPERTY OF: Ira Morris Ferguson, jr. as
Executor of the Estate of Morrislene R. Ferguson, Deceased and
Naomi Sarah Rayner as Executrix of the Estate of Morrislene R.
Ferguson, Deceased

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **IRA MORRIS FERGUSON JR. AS EXECUTOR OF THE ESTATE OF MORRISLENE R. FERGUSON DECEASED and NAOMI SARAH RAYNER AS EXECUTRIX OF THE ESTATE OF MORRISLENE R. FERGUSON DECEASED**

SALE ADDRESS: 20 and 45 Timacula Road f/k/a Box 196 Timacula Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-2-117**

DEBT- **\$292,155.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10071 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 16, 2017

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PROPERTY situate in the Sadsbury Township, Chester
County, Pennsylvania
BLR# 37-4A-16
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf8 Master Participation Trust, by Caliber Home Loans, Inc., solely in its capacity as servicer

VS

DEFENDANT: **RAYMOND AMORIELLO**

SALE ADDRESS: 42 Friendship Way, Parkesburg, PA 19365-9171

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