

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, May 18, 2017 @ 11 AM

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### 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 18th day of May, 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, MAY 18th, 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, JUNE 19th, 2017, DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

**CAROLYN B. WELSH, SHERIFF**

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# Sheriff's Sale of Real Estate

SALE NO: **17-5-324**

DEBT- **\$249,758.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-08570 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Brandywine Township,  
Chester County, Pennsylvania  
BLR# 29-7L-82.9  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement Relating to Impac Secured Assets Corp., Mortgage Pass-Through Certificates, Series 2006-4  
VS  
DEFENDANT: **TIFFANY T. POWELL and PAMELA J. ROBINSON**  
SALE ADDRESS: 170 Old Spring Road, Coatesville, PA 19320  
PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-325**

DEBT- **\$67,888.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03353 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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# 16-10-18  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-2 Asset-Backed Certificates, Series 2006-2

VS

DEFENDANT: **MONICA K. YANNUZZI and BEATRICE WOODS**

SALE ADDRESS: 346 South 1st Avenue, Coatesville, PA 19320-3703

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: **17-5-326**

DEBT- **\$8,030.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12126 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in Willistown Township, Chester County, Pennsylvania, being shown as Unit 124 on As Built Plan of Units 116, 118, 120, 122, 124, 126 of Deerfield Knoll for Blair and Son, dated September 14, 1987 by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and being more fully described herein.

TAX ID: 54-8-324

PLAINTIFF: Deerfield Homeowners Association

VS

DEFENDANT: **DENNIS ANTONIOUS**

SALE ADDRESS: 124 Hedgerow Lane, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-327**

DEBT- **\$1,357,759.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08148 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for the Devereux Foundation of "Mapleton" Subdivision made by Nave, Newell & Stampfl, Ltd., dated October 20, 1996, last revised September 18, 1997 and recorded as Plan#14140, as follows to wit:

BEGINNING at a point on the northerly side of Dovecote Lane, a corner of Lot 3; thence extending along same, north 25 degrees 51 minutes 28 seconds west 312.40 feet to a point in the line of lands N/L of Thomas C. Deignan; thence extending along same, and lanes N/L of Florence Cozzone, Angelo DiStalfo, and Charles P. Morelli, north 21 degrees 43 minutes 40 seconds west 825.23 feet to a point on the southerly side of School Lane; thence extending along same, north 81 degrees 48 minutes 50 seconds east 487.75 feet to a

point in the line of lands N/L of James Matthews; thence extending along same, and lands N/L of Patrick Ward and Ralph Strawn, south 26 degrees 49 minutes 15 seconds east 604.13 feet to a point in the line of Lot 5; thence extending along same, south 63 degrees 10 minutes 45 seconds west 504.82 feet to a point, in the bed of a 45 feet wide utility easement; thence extending still along same, and in the bed of same, south 21 degrees 43 minutes 40 seconds east 63.56 feet to a point; thence extending still along same, and in the bed of same, south 25 degrees 51 minutes 28 seconds east 311.75 feet to a point on the northerly side of Dovecote Lane, aforementioned; thence extending along same, along the arc of a circle curving to the right with a radius of 225.00 feet, the arc distance of 25.02 feet to the point of beginning.

BEING Lot 4 on said Plan.

CONTAINING 350,354 sq. ft.

PLAINTIFF: National Capital Management, L.P.

VS

DEFENDANT: **DOVECOTE LANE, LLC**

SALE ADDRESS: 7 Dovecote Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **RON L. WOODMAN, ESQ., 215-635-7200**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-328**

DEBT- **\$178,479.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04629 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-9R-46.30  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **FLOYD B. BRINGLE and KATHERINE G. BRINGLE**

SALE ADDRESS: 140 Woodgate Lane, Paoli, PA 19301

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: **17-5-329**

DEBT- **\$30,672.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-12030 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 Spring City, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point set for a corner in the middle of South Main Street, a corner of land now or formerly of Charles M. O. Smith and June Amelia Smith, his wife; thence along the middle line of South Main Street north thirty four degrees west twenty feet to a stake in line of Lot No. 9 now or formerly of John Wunder; thence along the same north fifty six degrees east two hundred feet to a stake on the margin line of an intended street; thence along the margin of the same, south thirty four degrees east; twenty feet to a point, a corner of land now or formerly of Charles M.O. Smith and June Amelia Smith; thence along the south fifty six degrees west the line for a part of the distance passing through the middle of the partition wall dividing the house hereon erected and the house on said adjoining lot two hundred feet the first mentioned point and place of beginning.

BEING known as No. 233 South Main Street.

BEING the same premises which John J. Fischer and Nancy A. Fischer, husband and wife, by Deed dated 5/21/93 and recorded 5/25/93 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3560, Page 620, and Instrument #037480, granted and conveyed unto Kenneth W. Waddell, in fee.

TAX Parcel #1 405 001 600 00

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **KENNETH W. WADDELL**

SALE ADDRESS: 233 South Main Street, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-5-330**

DEBT- **\$205,443.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07404 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 situated in the Township of Pocopson, County of Chester and Commonwealth of Pennsylvania, described according to a plan of property of Section "C" of Molette & Murphy property plan, dated May 2, 1955 and last revised March 22, 1956 by G. D. Houtman & Son, Civil Engineers, Media, Pennsylvania, more particularly bounded and described as follows, to wit; (Being Lot 57 on said Plan).

TAX I.D. #: 63-04-0024

PLAINTIFF: American Advisors Group

VS

DEFENDANT: **BARBARA C. HOLMES**

SALE ADDRESS: 1569 Rodney Drive, West Chester, Pennsylvania 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-331**

DEBT- **\$149,689.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08141 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in the South Coatesville Borough,  
Chester County, Pennsylvania  
BLR# 9-3-19.3  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10

VS

DEFENDANT: **JOHN D. LONG, JR. a/k/a JOHN D. LONG and GLORIA M. LONG**

SALE ADDRESS: 146 Modena Road, Coatesville, PA 19320-4040

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: **17-5-332**

DEBT- **\$184,759.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02525 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday May 18, 2017

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

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ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a 'Foundation As-Built Plan' for Sadsbury Associates, Building Unit "U", drawing number 2002219u111, dated September 7, 2003, prepared by Wilkinson Associates, Surveying/Engineering, as follows to wit:

BEING the same premises which Robert M. Frey and Cassandra A. Bartolomeo, by Deed dated 05/11/2012 and recorded 05/14/2012 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8426, Page 535, granted and conveyed unto Andrea T. Defelice.

BEING known as: 310 Fox Trail, Parkesburg, PA 19365

PARCEL No.: 37-4-40.11D

IMPROVEMENTS: residential property.

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **ANDREA T. DEFELICE**

SALE ADDRESS: 310 Fox Trail, 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: **17-5-333**

DEBT- **\$41,242.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04767 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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# 16-01-0026  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citifinancial Servicing LLC

VS

DEFENDANT: **CHARLES J. TRAMMELL**

SALE ADDRESS: 306 Buchanan Drive, a/k/a 306 Buchanan Ave, Coatesville, PA 19320-3119

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: **17-5-334**

DEBT- **\$881,375.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08959 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in Easttown Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a preliminary/final subdivision plan of Oak Meadow Lane, being Lot No. 7 as shown on said Plan, made by Durkin Associates, Inc., Erdenheim, Pennsylvania, dated October 14, 1996, and last revised May 27, 1997, and recorded as Plan #14029,

TAX Parcel No.: 55-5-55.2G

SOLD as the property of: Christopher F. Metz and Elizabeth O. Metz, h/w

PLAINTIFF: Emigrant Residential, LLC, f/k/a EMC, L.L.C.

VS

DEFENDANT: **CHRISTOPHER F. METZ and ELIZABETH O. METZ, h/w**

SALE ADDRESS: 909 Castlehill Lane, Easttown Township, Chester County, PA 19333

PLAINTIFF ATTORNEY: **FRIEDMAN SCHUMAN, P.C., 215-635-7200**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-335**

DEBT- **\$1,672.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11113 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 Valley Township, Chester County, Pennsylvania.  
TAX Parcel No. 38-5B-20

PLAINTIFF: Township of Valley

VS

DEFENDANT: **MICHAEL A. LAMBERT**

SALE ADDRESS: 185 Grant 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: **17-5-336**

DEBT- **\$9,300.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-11931 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Westtown, County of Chester and Commonwealth of Pa.  
TAX Parcel No. 67-4D-22

PLAINTIFF: Westtown Township

VS

DEFENDANT: **JOSEPH STEPHEN WOLF and SANDRA WOLF**

SALE ADDRESS: 630 Picket Way, West Chester, 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: **17-5-337**

DEBT- **\$218,986.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01906 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Sadsbury, County of Chester, and State of PA, bounded and described according to a Plan of "Quarry Ridge", dated 11/3/1997 and recorded in Chester County Plan File No. 15071, as follows, to wit:

BEGINNING at a point on the northerly side of Bedrock Road, said point being a corner of Lot No. 80; thence extending from said beginning point along Lot No. 80 north 12 degrees 54 minutes 27 seconds west, 115.00 feet to a point in line of land of Phase No. 2; thence along the same the 2 courses and distances: (1) north 77 degrees 05 minutes 33 seconds east 108.73 feet to a point and (2) south 89 degrees 14 minutes 06 seconds east, crossing a 20 feet wide storm drainage easement, 31.62 feet to a point, a corner of Lot No. 82; thence along the same and through the aforesaid ease-

ment south 04 degrees 08 minutes 32 seconds east 110.86 feet to a point of curve on the northerly side of Bedrock Road; thence along the same the 2 courses and distances: (1) on the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 26.77 feet to a point of tangent and (2) south 77 degrees 05 minutes 33 seconds west, 99.89 feet to the first mentioned point and place of beginning.

BEING Lot #81 on said Plan. BEING UPI #37-4-53.51.

BEING the same premises which Alan C. Brown and Stacey Brown, also known as Stacy Brown, husband and wife, by Deed dated 5/22/07 and recorded 6/4/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7176, Page 1376, and Instrument #10759438, granted and conveyed unto Sean W. O'Donnell, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **SEAN W. O'DONNELL**

SALE ADDRESS: 607 Bedrock Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-5-338**

DEBT- **\$209,603.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11302 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 Downingtown, County of Chester, and Commonwealth of Pennsylvania, being more fully described according to a building As-Built Plan for S & S Development Co., Inc., said As Built Plan titled "Main Street Village" made by Edward B. Walsh & Associates, Inc., Civil Engineering & Surveyors dated 7/18/2000 and being more fully described as follows, to wit:

BEGINNING at an interior point, said point being the northeast corner of Lot No. 51 as shown on said Plan; thence extending from said point of beginning the 6 following courses and distances: (1) north 79 degrees, 55 minutes, 00 seconds east, 1.7 feet to a point; (2) south 10 degrees 05 minutes 00 seconds east, 3.0 feet to a point; (3) north 79 degrees, 55 minutes, 00 seconds east, 10.4 feet to a point; (4) south 10 degrees, 05 minutes, 00 seconds east,

37.2 feet to a point; (5) south 79 degrees, 55 minutes, 00 seconds, west 22.1 feet to a point; (6) north 10 degrees, 05 minutes, 00 seconds west, 40.2 feet to the first mentioned point and place of beginning.

BEING Lot No. 50 a shown on said Plan.

UNDER AND SUBJECT to covenants, easements and restrictions of record.

BEING UPI #11-8-324

BEING the same premises which Jeffrey Shimer and Susan Beth Shimer, husband and wife, by Deed dated 6/30/10 and recorded 7/28/10 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7960, Page 1708, and Instrument #11028372, granted and conveyed unto Ashley Steffl, as sole owner, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **ASHLEY STEFFL**

SALE ADDRESS: 231 Jefferson Avenue, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-339**

DEBT- **\$55,394.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08677 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 Phoenixville, County of Chester, State of Pennsylvania, described according to a survey thereof made by David Meixner registered surveyor of Collegeville, Pennsylvania, dated May 9, 1958, entitled "Survey or Property of Michael Lisnoki" as follows, to wit:

BEGINNING at a point an existing iron pin on the southwesterly side of Cherry Street (50 feet wide), a corner of lands of Oliver Simmers at the distance of 200 feet measured south 56 degrees 45 minutes west along the southeasterly side of said Cherry Street from a point an existing stone at the intersection of the southeasterly side of Cherry Street and the southwesterly side of Columbia Avenue (50 feet wide); thence extending south 33 degrees 15 minutes east along lands of Oliver Simmers, a distance of 200 feet to a point on the northwesterly side of proposed Mulberry Street (50 feet wide); thence continuing along said course south 33 degrees 15 minutes east crossing proposed Mulberry Street; aforesaid, 50 feet to a point a new iron pin on the southeasterly side of said proposed Mulberry Street (50 feet wide) in line of land of Hardwick

Manor, Incorporated; thence extending south 56 degrees 45 minutes west along line of land of Hardwick Manor Incorporated, 100 feet to a point an existing iron pin a corner of land now or late of Mrs. Robert Huston; thence extending north 33 degrees 15 minutes west along land now or late of Mrs. Robert Huston 250 feet to a point a new iron pin on the southeasterly side of Cherry Street; thence extending north 56 degrees 45 minutes east along the southeasterly side of Cherry Street 100 feet to the first mentioned point and place of beginning.

CONTAINING 25,000 square feet of land.

BEING the same premises which Robert W. Martin, by Deed dated 08/25/1995 and recorded 08/31/1995 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3932, Page 1780, granted and conveyed unto John L. Jackomin, III.

BEING known as: 1008 Cherry Street, Phoenixville, PA 19460

PARCEL No.: 15-12-329

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, N.A.

VS

DEFENDANT: **JOHN L. JACKOMIN, III**

SALE ADDRESS: 1008 Cherry Street, Phoenixville, PA 19460

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: **17-5-340**

DEBT- **\$18,863.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00373 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 Penn Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of "3 Lot Subdivision" drawn for Emiline B. Gray, by N. M. Lake, Inc., Engineers-Surveyors, dated 9/17/87, and revised 1/6/86, said Plan recorded in Chester County as Plan No. 6173, as follows, to wit:

BEGINNING at a P.K. Nail on the title line in the bed of Ewing Road (LR 15031) (133 feet wide), said point being a corner of lands now or late of Earl M. Cole; thence extending from said point of beginning along said lands, south 17 degrees 32 minutes 42 seconds west and crossing the southwesterly side of Ewing Road, 221.58 feet to a point, a corner of Lot No. 2 on said Plan; thence extending along same, north 74 degrees 50 minutes 14 seconds west 310.51 feet to an iron pin on the southwesterly side of a 50 feet wide right-of-way; thence extending along same the three following courses and distances, (1) north 15 degrees 08 minutes 46 seconds east 191.70 feet to a point of curve, (2) northeastwardly along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 47.65 feet to a point of tangent, and (3) north 37

degrees 00 minutes 12 seconds east and recrossing the southwesterly side of Ewing Road, 100.00 feet to a point on the title line in the bed of same; thence extending along same, south 52 degrees 59 minutes 48 seconds east 294.70 feet to the first mentioned point and place of beginning.

CONTAINING 2.000 acres of land

BEING Lot No. 1 as shown on the abovementioned Plan.

TAX Parcel No. 58-1-12.1

BEING the same premises which John A. Wilson and Nicole Gray-Wilson, husband and wife, by Deed dated August 25, 2004 and recorded October 26, 2004 in the Office of the Recorder of Deeds, in and for the County of Chester, Pennsylvania as Document ID 10472711, in Book 6317 Page 897, granted and conveyed unto Nicole Gray, a/k/a Nicole Gray-Wilson and James E. Davidson, in fee.

IMPROVEMENTS: Land (Mobile Home located on premises)

BEING known as 729 Ewing Road, Cochranville, Pennsylvania 19330

PLAINTIFF: National Loan Investors, L.P., assignee of National Penn Bank, successor to The Peoples Bank of Oxford

VS

DEFENDANT: **NICOLE GRAY-WILSON a/k/a NICOLE ALLEN, JOHN A. WILSON, and JAMES E. DAVIDSON**

SALE ADDRESS: 729 Ewing Road, Cochranville, Pennsylvania 19330

PLAINTIFF ATTORNEY: **CHARLES N. SHURR, JR., ESQ., 610-670-2552**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-341**

DEBT- **\$294,358.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07520 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Whiteland Township,  
Chester County, Pennsylvania  
BLR# 42-4-238  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **NEAL WESLEY SPIKER a/k/a NEAL W. SPIKER and JANINE ANN SPIKER**

SALE ADDRESS: 7 Roberts Road, Malvern, PA 19355-1714

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: **17-5-342**

DEBT- **\$105,954.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10428 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Caln Township, Chester  
County, Pennsylvania  
BLR# 28-5-115.1  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **SUSAN F. MOBILE and JAMES A. MOBILE**

SALE ADDRESS: 821 W Kings Highway, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-343**

DEBT- **\$189,671.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07396 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 Valley, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or parcel of land with the building and improvements, hereditaments and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Country Club Valley by Drake Waddington, Inc., Surveyor's, Engineers and Planners, Kennett Square, Pa., dated 9/22/1987, last revised 12/13/1998 and recorded 6/13/1989 as Plan #9423 - 9425, as follows, to wit:

BEGINNING at a point on the northwesterly side of Pine Valley Drive (50 feet wide), said point being a corner of Lot #144 (as shown on said Plan); thence from said point of beginning extending along Pine Valley Drive the 2 following courses and distances: (1) south 77 degrees 05 minutes 39 seconds west 61.00 feet to a point of curve, thence (2) on a line curving to the left having a radius of 305.00 feet an arc distance of 33.23 feet to a point of tangent, said point being a corner of Lot #146; thence leaving Pine Valley Drive extending along Lot #146 and crossing the southerly side of a Transco Pipe Line easement north 19 degrees 08 minutes 52 seconds west 154.33 feet to a point within said easement and in

line of Open Space, said point being another corner of Lot #146; thence extending along said Open Space and through said easement north 74 degrees 38 minutes 24 seconds east 111.00 feet to a point still within said easement, said point being another corner of Lot #144 aforesaid; thence leaving said Open Space, recrossing the aforesaid side of said easement and extending along Lot #144 south 12 degrees 55 minutes 23 seconds east 156.32 feet to the first mentioned point and place of beginning.

CONTAINING 15,842 square feet of land more or less.

BEING UPI Number 38-02L-0082

PARCEL No.: 38-02L-0082

BEING known as: 203 Pine Valley Drive, Coatesville, PA 19320

BEING the same property conveyed to Alfred Harden Ervin, Jr. and Aldelgunde N. Ervin, no marital status shown who acquired title, with rights of survivorship, by virtue of a deed from Alfred Harden Ervin, Jr. (erroneously recorded as Alfred Harden Irvin, Jr.) and Aldelgunde N. Ervin (erroneously recorded as Aldegunde Irvin), no marital status shown, dated October 9, 2009, recorded December 21, 2009, at Instrument Number 10983515, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ALDELGUNDE N. ERVIN, aka ALDELGUNDE ERVIN, aka ADELGUNDE N. ERVIN**

SALE ADDRESS: 203 Pine Valley Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-344**

DEBT- **\$350,877.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-00489 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 18, 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, June 19, 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 North Coventry  
TAX Parcel #17-04-0116  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **WINIE A. CARTER and STEWART J. CARTER**

SALE ADDRESS: 1015 Cedar Ridge Drive, Pottstown, PA 19465

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: **17-5-345**

DEBT- **\$144,862.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00897 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 East Pikeland  
TAX Parcel #26-01J-0021  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC DBA Champion Mortgage Company

VS

DEFENDANT: **KATHLEEN M. WADSWORTH and ELMER W. WADSWORTH, JR.**

SALE ADDRESS: 427 Lee 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: **17-5-346**

DEBT- **\$235,625.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09323 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Westtown Township, Chester  
County, Pennsylvania  
BLR# 67-3-392  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BRADFORD J. SOMMER and MELISSA M. SOMMER**

SALE ADDRESS: 1203 Halifax Court, West Chester, PA 19382-7973

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: **17-5-347**

DEBT- **\$212,728.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09913 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 Township of West Whiteland, County of Chester, PA, bounded and described according to a survey of Highland Glen, Section 4, for William Van Roden by Hottinger, Smith, Chatman, Royce Associates, Civil Engineers, Paoli, PA, as follows, to wit:  
TAX I.D. #: 41-8B-82

PLAINTIFF: The Bryn Mawr Trust Company

VS

DEFENDANT: **JOHN A. FERRIE**

SALE ADDRESS: 1306 Murdock Drive, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-348**

DEBT- **\$322,154.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11315 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Sadsbury Township, Chester  
County, Pennsylvania  
BLR# 37-4-26  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DEBORAH L. McCLASKEY a/k/a DEBBIE McCLASKEY a/k/a DEBORAH McCLASKEY and LEWIS McCLASKEY, SR. a/k/a LEWIS E. McCLASKEY, SR.**

SALE ADDRESS: 63 Octorara Road, Parkesburg, PA 19365-9175

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: **17-5-349**

DEBT- **\$133,406.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07344 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Downingtown Borough, Chester  
County, Pennsylvania  
BLR# 11-04-0126  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **THOMAS J. WAGNER and LISA A. WAGNER**

SALE ADDRESS: 356 East Lancaster Avenue, Downingtown, PA 19335-2946

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: **17-5-350**

DEBT- **\$111,623.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06128 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 4306A04210000  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association as Trustee for Sequoia Mortgage Trust 2005-1  
VS

DEFENDANT: **COURTNEY L. MONASTERO and SALVATORE L. MONASTERO a/k/a  
SALVATORE MONASTERO**

SALE ADDRESS: 221 Drummers Lane, Wayne, PA 19087-1533

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: **17-5-351**

DEBT- **\$469,393.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11493 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PREMISES address of 121 Warwick Chase, aka 121 Warwick Chase Road, Pottstown, PA 19465 with the property situated in Chester County, PA at Parcel #19-06-0054.090 UPI 19-6-54.9 with improvements being a single family residential dwelling

PLAINTIFF: The Bryn Mawr Trust Company

VS

DEFENDANT: **JAMES M. GILLIGAN and SHERRI A. GILLIGAN and UNITED STATES OF AMERICA**

SALE ADDRESS: 121 Warwick Chase, aka 121 Warwick Chase Road, Chester County, Pottstown, PA 19465

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: **17-5-352**

DEBT- **\$674,740.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03324 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 Wallace Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Final Plan for Mrs. H. Parke Bernard, made by K.R. Comstock, Jr., surveyor dated July 17, 1979 and recorded in Chester County as Plan #2594 as follows, to wit:

BEGINNING at a point on the title line in the bed of Lippitt Road (T-457) a corner of Lot 4, as shown on said Plan, thence through the bed of said Lippitt Road, north 86 degrees 48 minutes east 53.61 feet to a point a corner of Lot 3, thence along Lot 3 and Lot 2 the following courses and distances (1) south 17 degrees 57 minutes west 439.64 feet (2) south 81 degrees 00 minutes east 525.47 feet to a point a corner of the lands of Mrs. Earl McLaughlin, thence along said lands south 11 degrees 51 minutes 270 feet to a point a corner of Lot 6, thence along Lot 6 the following courses and

distances (1) north 81 degrees 00 minutes west 435 feet (2) south 58 degrees 21 minutes west crossing said 50 feet wide right of way 678.63 feet to a point in line of lands of Frank Sommer, thence along the same north 15 degrees 59 minutes 30 seconds west 264.61 feet to a point a corner of Lot 5, thence along Lot 4 the following courses and distances (1) north 58 degrees 21 minutes east 647.28 feet (2) north 17 degrees 57 minutes east 479.06 feet to the point and place of beginning.

BEING lot 5 as shown on said Plan.

CONTAINING 7.603 acres more or less.

TITLE is vested in David K. Guggeis and Lisa A.

Guggeis, as tenants by the entireties by Deed from Edgemoor Run L.P., dated October 21, 2005 and recorded October 26, 2005 in Book 6663 and Page 1028.

BEING P.O. UPI No. 31-3-67.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee, and on behalf of the holders of the Mortgage Pass-Through Certificates, Series 2005-12

VS

DEFENDANT: **DAVID K. GUGGEIS, LISA A. GUGGEIS, and UNITED STATES OF AMERICA**

SALE ADDRESS: 12 Edgemoor Lane, Edgemoor Lane, Honeybrook, PA 19344

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-353**

DEBT- **\$213,071.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-08325 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 18, 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, June 19, 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 tracts of land, situate in the Township of Valley, County of Chester and State of Pennsylvania, being Lots No. 40 and 41 Block No. 4, on a plan of Lots known as "Lincoln Park", on the Lincoln Highway in Valley Township, County and State aforesaid, developed by Harry A. Nochols, bounded and described as follows, to wit:

BEGINNING at a stake in the southerly line of Walnut Street (forty feet wide) a corner of Lot No. 39; thence north eight degrees and twenty minutes east one hundred and two feet to a stake a corner of Lot No. 42; thence along line of Lot No. 42, south twenty degrees and forty-eight minutes east three hundred and thirty-one feet to a stake in the northerly line of a twenty feet wide alley, the corner of Lot No. 42; thence along the northerly line of said alley, south sixty-nine degrees and twelve minutes west, one hundred feet to a stake, a corner of Lot No. 39; thence by Lot No. 39, north twenty degrees and forty-eight minutes west, three hundred and fifty-one and three tenths feet to the first mentioned point and place of beginning.

CONTAINING thirty-four thousand, one hundred and fifty square feet of land, be the same more or less.

TITLE to said premises vested in Gregg D. Smith, Sr. by Deed from Gregg D. Smith Sr. and Rhonda J. Smith dated January 14, 2004 and recorded January 22, 2004 in the Chester County Recorder of Deeds in Book 6047, Page 997 as Instrument Number 10370954.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-B

VS

DEFENDANT: **GREGG D. SMITH, SR. aka GREGG SMITH**

SALE ADDRESS: 1214 Willow Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-5-354**

DEBT- **\$121,364.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-06203 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of West Nottingham, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Final Plan of Property of W. Ronald Ried, made by Concord Land Planners & Surveyors of Oxford, Pa., dated 9/12/1988, as follows to wit:

BEGINNING at the point on the title line in the bed of Pa Route #272 at the southwesterly corner of land at Owen W. Hastings; thence along the said title line north 50 degrees 28 minutes 00 seconds west 50.13 feet to a point a corner of Parcel "A"; thence along Parcel "A" the three following courses and distances: (1) north 35 degrees 20 minutes 00 seconds east crossing the northwesterly side of Pa. Route #272 286.59 feet to a point; (2) north 12 degrees 33 minutes 00 seconds east 50.00 feet to an iron pin set and (3) north 59 degrees 15 minutes 18 seconds east 316.92 feet to an 48-inch oak stump in line of land of Evertt Jackson and also a corner of other land of Evertt Jackson; thence along the second mentioned Jackson land the 4 following courses and distances: (1) south 01 degree 16 minutes 13 seconds west 116.86 feet to a point; (2) south 61 degrees 57 minutes seconds east 45.54 feet to a point; (3) south 09 degrees 02 minutes and 56 seconds west 50.16 feet to a point; (4) south 35 degrees 02 minutes 56 minutes 56 seconds west 50.16 feet to an iron pin set for a corner of land of Oween W. Hastings, afore-

said; thence along Hastings' land the 2 following courses and distances: (1) along a fence line north 50 degrees 35 minutes 01 seconds west 116.86 feet to a point; (2) south 61 degrees 57 minutes 04 seconds east 45.54 feet to a point (3) south 09 degrees 02 minutes 56 seconds west 50.16 feet to a point and; (4) south 35 degrees 02 minutes 56 seconds west 278.83 feet to an iron pin set for a corner of land of Owen W. Hastings, aforesaid; thence along said Hastind's land the 2 following courses and distances: (1) along a fence line north 50 degrees 35 minutes 01 second west 193.86 feet to a corner post and; (2) still along the said fence line south 35 degrees 20 minutes 00 seconds west recrossing the northwesterly side of Pa. #272 225.03 feet to a point on the title line in the bed thereof, being the first mentioned point and place of beginning.

BEING Lot 2 as shown on the above mentioned plan.

BEING Chester County UPI #68-2-55.1C

BEING Parcel #68-2-55.1C-E

BLR# 68-2-55.1C

BEING the same premises which Alan T. Redsicker and Karen B. Elder a/k/a Karen B. Redsicker, husband and wife, granted and conveyed unto Alan T. Redsicker by Deed dated May 8, 2003 and recorded May 19, 2003 in Chester County Record Book 5701, Page 1805 for the consideration of \$1.00.

PLAINTIFF: PROF-2013-M4 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **RICHARD REDSICKER, IN HIS CAPACITY AS HEIR OF ALAN T. REDSICKER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALAN T. REDSICKER, DECEASED**

SALE ADDRESS: 482 West Christine Road, Nottingham, PA 19362

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-355**

DEBT- **\$613,340.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11203 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land with building and improvements thereon erected situate in the Township of North Coventry, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for Coventry Lake Estates made by Robert H. McKinney, Jr., Pottstown, PA dated 10/6/1999, last revised 2/10/2003 and recorded 3/11/2003 as Plan #16536 as follows, to wit:

BEGINNING at a point of curve on the easterly side of the cul-de-sac of Marshall Drive, said point being a corner of Lot #3 (as shown on said Plan); thence from said point of beginning extending along said cul-de-sac on a line curving to the left having a radius of 70.00 feet an arc distance of 75.30 feet to a point, being a corner of Lot #1; thence leaving said cul-de-sac extending along Lot #1 and through a 20 feet wide utility easement north 02 degrees 41 minutes 38 seconds east 80.88 feet to a point, being a common corner of Lot #1 and Open Space; thence leaving said easement extending along

said Open Space the 3 following courses and distances: 1) south 62 degrees 05 minutes 55 seconds east 79.50 feet to a point, thence 2) south 28 degrees 01 minute 00 second west 151.59 feet to a point, thence 3) south 75 degrees 17 minutes 10 seconds west 80.00 feet to a point, being a corner of Lot #3; thence leaving said Open Space extending along Lot #3 north 17 degrees 34 minutes 05 seconds west 124.09 feet to the first mentioned point and place of beginning.

BEING Parcel Number 17-7-429

BEING known as 906 Nottingham Road, Pottstown, PA 19465

BEING the same premises which Heritage-Coventry Lake, L.P., by Deed dated April 27, 2007, and recorded May 2, 2007, in the Chester County Recorder of Deeds in Book 7148, Page 198, Instrument #10750342, granted and conveyed unto Harry C. Foreman and Dolores L. Foreman.

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

VS

DEFENDANT: **HARRY C. FOREMAN and DOLORES L. FOREMAN**

SALE ADDRESS: 906 Nottingham Road, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-356**

DEBT- **\$230,152.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10637 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 Sadsbury  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 37-02-0029.2300

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2001-3

VS

DEFENDANT: **PATRICIA LYNN CHAMBERS & SCOTT LONGACRE**

SALE ADDRESS: 16 Andrew Drive a/k/a 24 Andrew Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-357**

DEBT- **\$307,897.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06499 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Uwchlan, County of Chester, State of Pennsylvania, and described according to a Plan of Property for Kent Homes, Inc., known as Marchwood Section Five said Plan made by Henry S. Conrey, Inc. Registered Engineers, Division of Chester Valley Engineers dated October 22, 1965 and recorded in the Office of the Recorder of Deeds in and for the County of Chester at West Chester, Pennsylvania in Plan Book 25, Page 17 on February 3, 1967 as follows, to wit: -

BEGINNING at a point on the northeasterly side of Concord Avenue (50 feet wide), said point being measured the three following courses and distances from a point of curve on the northwesterly side of Devon Drive (50 feet wide): (1) leaving Devon Drive on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the northeasterly side of Concord Avenue (the two remaining courses and distances being along the said side of Concord Avenue); (2) north 15 degrees 56 minutes 20 seconds west 270.96 feet to a point of curve on same; and (3) northwestwardly on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 89.75 feet to a point a corner of Lot No. 112 and the point of beginning; thence extending from said beginning point along the northeasterly side of Concord Avenue the two following courses and distances: (1) northwestwardly on the arc of a circle curving to the left having a radius

of 200 feet the arc distance of 2.95 feet the chord of said arc bearing north 42 degrees 04 minutes 22 seconds west 2.95 feet to a point of tangent on same; and (2) north 42 degrees 29 minutes 44 seconds west 97.05 feet to a point a corner of Lot No. 110; thence extending along Lot No. 110 north 47 degrees 30 minutes 16 seconds east crossing the bed of a 20 feet wide sanitary sewer easement 228.65 feet to a point in line of land of Kent Homes, Inc. of which this was a part; thence extending south 59 degrees 27 minutes 50 seconds east along the last mentioned land 104.55 feet to a point a corner of Lot No. 112; thence extending along Lot No. 112 south 47 degrees 30 minutes 16 seconds west re-crossing the bed of the 20 feet wide sanitary sewer easement aforesaid 259.19 feet to the first mentioned point and place of beginning.

BEING Lot No. 111 as shown on the above mentioned Plan.

CONTAINING 24,391 square feet of land.

BEING Parcel #33-5K-11

BLR# 33-5K-11

BEING the same premises which Valerie A. Zakrzewski granted and conveyed unto Hussein R. Abdelhalim and Connie Griffith, husband and wife, by Deed dated May 27, 2005 and recorded June 7, 2005 in Chester County Record Book 6511, Page 1702 for the consideration of \$300,000.00.

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

VS

DEFENDANT: **HUSSEIN R. ABDELHALIM and CONNIE GRIFFITH**

SALE ADDRESS: 453 Concord Avenue, Exton, PA 19341

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-358**

DEBT- **\$268,121.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05934 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, hereditaments and appurtenances,

SITUATE in the Township of East Pikeland, County of Chester and State of Pennsylvania, and bounded and described according to a Subdivision Plan of "Southill" made by E. Raymond Ewing, Registered Surveyor, dated 3/27/1980, last revised 11/13/1980 as follows, to

BEGINNING at a point on the southwesterly side of Taylor Circle, said point also being a corner of Lot # 57; thence extending from said beginning point and along Lot # 57 south 55 degrees 13 minutes 30 seconds west 227.30 feet to a point in line of Lot #73; thence extending along same north 34 degrees 46 minutes 30 seconds west 145 feet to a 3 point on the southeasterly side of Taylor Circle; thence extending along the southeast, southerly and southeasterly side of 2 following courses and distances: (1) north 55 degrees 13 minutes 30 seconds east 24.02 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 215 feet the arc distance of 266.42 feet to the first mentioned point and place of beginning.

CONTAINING 25,007.79 square feet of land, be the same more or less.

BEING Lot #56 as shown on said Plan.

TITLE to said Premises vested in John D. Logan and Nancy L. Logan by Deed from French Creek Estates, Inc. dated March, 31 1987 and recorded April 10, 1987 in the Chester County Recorder of Deeds in Book 691, Page 461.

PLAINTIFF: Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, National Association  
VS

DEFENDANT: **JOHN D. LOGAN and NANCY L. LOGAN**

SALE ADDRESS: 429 Saint Anns Cir., Phoenixville, PA 19460

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: **17-5-359**

DEBT- **\$759,381.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06623 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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 Birmingham, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in Birmingham Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Radley Run, Phase III prepared by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors dated 4/13/82 and revised 5/14/1982 and recorded in Chester County as Plan Number 4010-18 as follows, to wit:

BEGINNING at a point on the southeasterly side of a cul-de-sac at the end of Bottom Lane (50 feet wide), a corner of Lot 89 on said Plan; thence from the beginning extending along said Lot south 76 degrees 46 minutes 17 seconds east 210.00 feet to a point, in line of open space on said Plan; thence extending along said Open Space the two following courses and distance (1) south 54 degrees 24 minutes 49 seconds west 344.34 feet to a point, and (2) north II

degrees 02 minutes 16 seconds east 116.00 feet to a point on the southeasterly side of aforesaid cul-de-sac at the end of Bottom Lane; thence extending along said cul-de-sac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 52.36 feet to the first mentioned post and place of beginning.

CONTAINING 30,313 square feet more or less.  
BEING lot 90 on said Plan.  
BEING UPI Number 65-04E-0051.0000  
PARCEL No.: 65-04E-0051.0000  
BEING known as: 1008 Bottom Lane, West Chester, PA 19382

BEING the same property conveyed to Robert J. Hughes, Jr. and Mary Ann Hughes, his wife, as tenants by the entireties, who acquired title by virtue of a Deed from John H. Thompson, dated April 16, 1985, recorded April 23, 1985, at Document ID 030328, and recorded in Book L65, Page 524, Chester County, Pennsylvania Records.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3

VS

DEFENDANT: **MARY ANN HUGHES**

SALE ADDRESS: 1008 Bottom Lane, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheritt's Sale of Real Estate

SALE NO: **17-5-360**

DEBT- **\$387,148.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06188 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday May 18, 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, June 19, 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 London Britain  
TAX Parcel #73-06-0021.400  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Bank of America, National Association, as Indenture Trustee, Successor by Merger to LaSalle Bank National Association, as Indenture Trustee for AFC Trust Series 1998-1

VS

DEFENDANT: **CHARLOTTE A. COSSABOON and ROBERT N. COSSABOON**

SALE ADDRESS: 40 Morgan Hollow Way, Landenberg, PA 19350

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: **17-5-361**

DEBT- **\$164,810.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10291 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 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, with the buildings and improvements thereon erected, on the plot or lots of the Yost and Finkbinder Farm, situate in the Borough of the Spring City County of Chester and State of Pennsylvania, and marked No. 13 on West Bridge Street bounded and described as follows, to wit;

BEGINNING at a point in the center of West Bridge a corner of Lot No. 12 on said Plot at the distance of 160.1 feet north-westerly from an iron pin at the intersection of the centerline of West Bridge Street and Church Street, thence along Lot No. 12, south 11 degrees 40 minutes west, 200 feet to the margin of Plum Alley; thence along the margin of Plum Alley north 78 degrees 20 minutes west 45 feet to a corner of Lot No. 14 on said Plot, thence by Lot No. 14 north 11 degrees 40 minutes east 200 feet to a point in the center of the aforesaid west Bridge Street, thence along the center of said West Bridge Street south 78 degrees 20 minutes east 45 feet to the point and place of beginning.

COUNTY Parcel Number 14-04-0068.

BLR# 14-4-68

TITLE to said premises vested in Marie Kearns by Deed from Aaron T. Taney and Kelli L. Taney, his wife, dated 12/15/2006 and recorded 12/27/2006 in Book 7042 Page 2365.

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

VS

DEFENDANT: **MARIE KEARNS**

SALE ADDRESS: 220 Bridge Street, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-5-362**

DEBT- **\$134,572.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06811 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel or real property situate in East Goshen Township, Chester County, Commonwealth of Pennsylvania, being House No. 14 as more fully defined and described in (A) that certain Declaration of Covenants and Easements for the Village of Ashton dated 4/24/1978, made by Granter and recorded in the Recorder of Deeds Office of Chester County, Pennsylvania, in Deed Book 405 Page 236, (hereinafter the "Village Declaration") and (B) that certain of Village of Ashton made by Howard W. Doran, Inc., dated 4/3/1978 and recorded in the aforesaid Recorder's Office as Plan No. 1635 (hereinafter the "Village Plan"), together with an undivided 1/100 interest in the Common Area as more fully described in the Village Declaration and the Village Plan (hereinafter called the "Premises").

TAX ID/Parcel No. 53-2P-102

BLR# 53-2P-102

TITLE to said premises vested in James B. Farrelly by Deed from Elizabeth S. Chamblin by Attorney-in-Fact Wendy Gunselman, dated 12/19/2008 and recorded 1/23/2009 in Book 7576 Page 1971

PLAINTIFF: Member Advantage Mortgage LLC

VS

DEFENDANT: **JAMES B. FARRELLY**

SALE ADDRESS: 14 Chandler Drive, Unit 14, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-363**

DEBT- **\$179,257.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08858 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in the Township of Honey Brook, County of Chester and Commonwealth of Pennsylvania, being Lot 2, described according to a Subdivision of Property for David Nippers, made by Merger & Hayes, Inc., dated 10/1/1986 and last revised 3/3/1987 and recorded in Chester County as Plan No. 7042, bounded and described as follows:

BEGINNING at a point on the northerly side of U.S. Route No. 322 (L.R. 137), being the Horseshoe Pike (80 feet wide), said point being a corner of Lot No. 3 as shown on said Plan; thence extending from said point of beginning and extending along Lot No. 3, the three following courses and distances, (1) north 20° 39' 32" east, 217.80 feet to a point; (2) south 69° 20' 28" east, 200 feet; and (3) south 20° 39' 32" west, 217.80 feet to a point on the northerly side of U.S. Route (L.R. 137), being the Horseshoe Pike; thence extending along the same, north 69° 20' 28" west, 200 feet to a point, being the first mentioned point and place of beginning.

TITLE to said Premises vested in April L. Weston by Deed from Avon Robinette dated December 3 2009 and recorded December 16, 2009 in the Chester County Recorder of Deeds in Book 7831, Page 1243 as Instrument Number 10982936.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **APRIL L. WESTON**

SALE ADDRESS: 3429 Horseshoe Pike, Honeybrook, PA 19344

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: **17-5-364**

DEBT- **\$232,241.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-10166 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 18, 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, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Nottingham Township,  
Chester County, Pennsylvania  
BLR# 68-2-32.10  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2006-Opt1, Asset Backed Pass-Through Certificates, Series 2006 Opt1

VS

DEFENDANT: **DAWN MCINTYRE and DAVID MCINTYRE**

SALE ADDRESS: 46 Somerset Drive, Nottingham, PA 19362-9703

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