

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, JULY 20th, 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 20th day of July, 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, JULY 20th, 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, AUGUST 21st, 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. THEREPOF, 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: **17-7-408**

DEBT- **\$195,027.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2017-01307 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land known as Lot No. 12 on a Plan of Lots of Elizabeth Doan Moor, known as Meadow View situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania bounded and described according to a new survey made by J.W. Harry, Civil Engineer dated 726/48 as follows, to wit:  
BEING known as 1298 E. Kings Highway, Coatesville, PA 19320  
PARCEL No. 39-3-65

PLAINTIFF: Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc.

VS

DEFENDANT: **GREGORY A. NELSON, LISA B. NELSON and UNITED STATES OF AMERICA**

SALE ADDRESS: 1298 E. Kings Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE, ESQ., 215-886-8790**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-409**

DEBT- **\$175,988.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11219 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or land, situate in Oxford Borough, Chester County, Pennsylvania, more particularly bounded and described as follows, according to a survey made by John W. Chambers, Registered Surveyor, 5/19/1966:

BEGINNING at an iron pin near the south edge of Market Street (said iron pin being north 79 degrees 00 minutes west 102.80 feet from the center line of intersection of said street with Eighth Street); thence leaving said Market Street and along lands of the Allen A.M.E. Church south 23 degrees 14 minutes west 132 feet to an iron pin; thence along lands of R.A. and E.D. Dutton north 70 degrees 10 minutes west 25 feet to an iron pin; thence along same south 21 degrees 53 minutes west 168.47 feet to an iron pin; thence along lands now or late of Anna Sacks north 57 degrees 16 minutes west 95 feet to an iron pin; thence along lands of William H. Flynn and Beatrice E. Flynn north 22 degrees 17 minutes east 293.13 feet to an iron pin near the south edge of said Market Street; thence along the south edge of said street south 63 degrees 10 minutes east 120 feet to the point of beginning.

UPI # 6-5-276.3A

FEE simple title vested in Rainey F. Winters and Yvonne J. Winters, as tenants by the entirety, by deed from, David J. Marshall, dated 7/23/2010, recorded 8/4/2010, in the Chester County Recorder of Deeds in Deed Book 7964, Page 1935, as Instrument No. 11029804.

.....and the said Rainey F. Winters, died 1/30/2016, whereupon title to premises in question became vested in Yvonne J. Winters, by right of survivorship.

.....and the said Yvonne J. Winters died 3/12/2016, leaving a Last Will and Testament dated 9/25/2013 probated 5/17/2016, where she named Rainey F. Winters, as Executor of the Last Will and Testament. The said Rainey F. Winters did not survive the testator, leaving Natalie Elaine Furia to serve as the Executrix Rest, residue, and remainder were given to Natalie Elaine Furia and Rainey F. Winters, Jr.

NATALIE Elaine Furia was duly granted Letters of Testamentary on 5/17/2016 by the Chester County Surrogates Office, in Case No. 1516-0911.

UPI# 6-5-276-3A

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **NATALIE ELAINE FURIA, EXECUTRIX OF THE ESTATE OF YVONNE J. WINTERS, DECEASED**

SALE ADDRESS: 778 Market Street, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-410**

DEBT- **\$1,178,019.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09629 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 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# 43-4-142.1D  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **PHILIP A. REITNOUR a/k/a PHILIP REITNOUR**

SALE ADDRESS: 1620 Minden Lane, Malvern, PA 19355-8769

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: **17-7-411**

DEBT- **\$199,577.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02037 DIRECTED TO CAROLYN 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 East Pikeland Township, Chester  
County, Pennsylvania  
BLR# 26-1-90  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **THOMAS E. DOUGHTY**

SALE ADDRESS: 872 Spring City Road, Phoenixville, PA 19460-1886

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: **17-7-412**

DEBT- **\$276,638.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11333 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday July 20th, 2017

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

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ALL THOSE CERTAIN lot or piece of ground situate in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, bounded and described according to an overall subdivision plan for Oakcrest, made by Vollmer Associates, LLP, dated 7/30/2004, last revised 12/16/2004 and recorded in Chester County Recorder of Deeds Office Plan File No. 17294 as follows, to wit:

BEING Lot #85, as shown on said Plan.

BEING Tax Parcel Number: 38-2-522

BLR# 38-2-522

TITLE to said premises vested in Glenn E. Juisti and Cristina M. Juisti, husband and wife by Deed from NVR, Inc., dated 9/18/2013 and recorded 9/19/2013 in Book 8814 Page 1773

PLAINTIFF: Lake Michigan

VS

DEFENDANT: **GLENN E. JUISTI and CRISTINA M. JUISTI**

SALE ADDRESS: 290 Dague Farm Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-413**

DEBT- **\$140,807.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10955 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 2017

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ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Martin Farm Subdivision prepared by Bursich Associates, Inc., dated 6/7/1996 last revised 3/15/1999 and recorded as Plan No. 15041, as follows, to wit:

BEGINNING at a point on the northeasterly side of Road A (50 feet wide), a corner of Lot No. 36 on said Plan; thence from said beginning point, leaving Road A and extending along Lot 36, north 70 degrees 56 minutes 51 seconds east, 190.84 feet to a point in line of Lot No. 46 on said Plan; thence extending along Lot 46, south 19 degrees 03 minutes 09 seconds east, 105.00 feet to a point, a corner of Lot No. 38 on said Plan; thence extending along Lot 38, south 70 degrees 56 minutes 51 seconds west 190.84 feet to a point on the northeasterly side of Road A, aforesaid; thence extending along Road A, north 19 degrees 03 minutes 09 seconds west, 105.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 37 on said Plan.

AND the said Road A is known as Wendler Circle

BEING County Parcel No. 17-3-280.40.

BLR# 17-3-280.40

TITLE to said premises is vested in Geoffrey J. Cross and Lori J. Cross, by Deed from Martin Farm Associates, L.P., a Pennsylvania Limited Partnership, dated 08/17/2001, recorded 09/07/2001 in Book 5058, Page 984.

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

VS

DEFENDANT: **GEOFFREY J. CROSS and LORI J. CROSS**

SALE ADDRESS: 1155 Wendler Circle, Pottstown, PA 19465

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



# Sheritt's Sale of Real Estate

SALE NO: **17-7-414**

DEBT- **\$275,699.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02644 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 2017

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Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, described according to a survey and plan made of "Evergreen Acres" by Earl R. Ewing, Registered Surveyor, on the 13th day of December A.D., 1961, as follows, to wit:

BEGINNING at a point on the northeasterly side of Laurel Lane (fifty feet wide) which point is measured the three following courses and distances from a point of curve on the southeasterly side of West Evergreen Drive (fifty feet wide), viz: (1) on the arc of a curve curving to the left having a radius of twenty five feet, the arc distance of thirty nine and twenty seven one hundredths feet to a point of tangent on the said side of Laurel Lane; (2) south fifty degrees seventeen minutes east, along the same four hundred sixty seven and fifty six one hundredths feet to a point of curve therein; and (3) on the arc of a curve curving to the right having a radius of three hundred eighty four and sixty nine one hundredths feet, the arc distance of fourteen and eighty eight one hundredths feet to a point

of tangent therein, the point and place of beginning, a corner of Lot No. 78 as shown on said Plan; thence from said point of beginning along Lot No. 78 north forty degrees fifty minutes twenty eight seconds east, two hundred sixty three and eighty three one hundredths feet to a point; thence south forty nine degrees fifty nine minutes east, ninety seven and fifty four one hundredths feet to a point, a corner of Lot No. 80 as shown on said Plan; thence along the same south forty degrees nineteen minutes west, two hundred sixty seven and fifteen one hundredths feet to a point on the northeasterly side of Laurel Lane and thence along the same north forty eight degrees four minutes west, one hundred feet to the point and place of beginning.

BEING Lot No. 79 on said Plan.

BEING Parcel No. 27-2N-31.

FEE simple title vested in Charles J. Mitnacht and Jacqueline L. Mitnacht, husband and wife by Deed from Robert M. Madsen and Catherine Madsen husband and wife, dated 6/13/1997, recorded 6/19/1997, in the Chester County Recorder of Deeds in Deed Book 4191, Page 1883, as Instrument No. 34128.

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for Winsted Funding Trust 2016-1

VS

DEFENDANT: **CHARLES J. MITTNACHT and JACQUELINE L. MITTNACHT**

SALE ADDRESS: 1207 Laurel Lane, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-415**

DEBT- **\$340,933.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00722 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 2017

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors, Downingtown, PA dated 06/20/2000 and last revised 09/10/2002, and recorded in Plan Number 16751 as follows, to wit:

BEGINNING at a point on the southeasterly side of Cornwall Place (50 feet wide) a corner of Lot No. 52; thence extending from said beginning point along the said southeasterly side of Cornwall place north 51 degrees 16 minutes 44 seconds east 106 feet to a point, a corner of Lot No. 52; thence extending along same south 38 degrees 43 minutes 16 seconds east 163.70 feet to a point, a corner of Lot No. 49; thence extending along same south 2 degrees 33 minutes 58 seconds east 97.20 feet to a point, a corner of Lot No. 44; thence extending along same south 71 degrees 02 minutes 57 seconds west 51.70 feet to a point, a corner of Lot No. 52; thence extending along same north 38 degrees 43 minutes 16 seconds west 224.69 feet to the first mentioned point and place of beginning.

BEING Lot No. 51 on said Plan.

BEING County Tax Map Parcel: 28-5-287

BLR# 28-5-287

TITLE to said premises vested in Chris Morinelli and Anna Morinelli, husband and wife by Deed from Calnshire Estate, LLC, a PA Limited Liability Company, dated 11/6/2007 and recorded 12/19/2007 in Book 7330 Page 1621

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **CHRIS MORINELLI and ANNA MORINELLI**

SALE ADDRESS: 148 Cornwall Place, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-416**

DEBT- **\$407,695.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03426 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 2017

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ALL THAT CERTAIN lot of land situate in Township of  
Warwick, Chester County, Pennsylvania  
TAX Parcel No.: 19-02-0027

PLAINTIFF: U.S. Bank, National Association, as Trustee for Structured Asset Securities Corporation,  
Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC10

VS

DEFENDANT: **JULIUS HORVATH and KRISTINA HORVATH**

SALE ADDRESS: 2511 Saint Peters Road, Pottstown, PA 19465

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: **17-7-417**

DEBT- **\$580,280.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09235 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 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 Upper Uwchlan, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Windsor Ridge made by Horizon Engineering Associates, LLC 200 Kelly Road, Quakertown, Pennsylvania, 18951 (215) 529-5300, dated 8-14-2002, last revised 5-20-2005, and recorded as Plan No. 17585, as follows, to wit:

BEGINNING at a point on the southwesterly side of Porter Street, a corner of Lot 225 on said Plan, thence extending along said lot the three following courses and distances, (1) south 63 degrees 11 minutes 40 seconds west 50.67 feet to a point, and (2) north 26 degrees 48 minutes 20 seconds west 5.00 feet to a point, and (3) south 63 degrees 11 minutes 40 seconds west 47.42 feet to a point on the northeasterly side of Lane L, thence extending along same, north 26 degrees 48 minutes 20 seconds west 25.00 feet to a point of

curve, thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the southeasterly side of Lane Q, thence extending along same, north 63 degrees 11 minutes 40 seconds east 73.09 feet to a point on the southwesterly side of Porter Street, thence extending along same, south 26 degrees 48 minutes 20 seconds east 55.00 feet to the first mentioned point and place of beginning.

BEING Lot 224 on said Plan.

TITLE to said premises vested in Michael J. Blatt and Donna H. Blatt, husband and wife, as tenants by the entirety by Deed from Pulte Homes of PA, limited partnership, a Michigan Limited Partnership dated December, 22 2006 and recorded January 16, 2007 in the Chester County Recorder of Deeds in Book 7058, Page 2058.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc. Alternative Loan Trust 2006-43CB, Mortgage Pass-Through Certificates, Series 2006-43CB

VS

DEFENDANT: **DONNA H. BLATT and MICHAEL J. BLATT**

SALE ADDRESS: 1210 Porter Street, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **ROGER FAY, 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: **17-7-418**

DEBT- **\$222,930.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-04361 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-5P-61  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KAREN A. WILSON and DAVID S. FRAMPTON**

SALE ADDRESS: 105 Giunta Lane, West Chester, PA 19382-4911

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: **17-7-419**

DEBT- **\$409,552.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02606 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described according to a Plan of Sutton Woods made by Bursich Associates, Inc., dated 6/20/2001 revised 8/22/2001 recorded in Chester County as Plan No. 15913, as follows, to wit:

BEGINNING at a point on the east side of Lahawa Drive a corner of Lot No. 27 as shown on said Plan; thence from said point of beginning along Lahawa Drive, north 4° 47' 27" east, 150 feet to a point a corner of Lot No. 25; thence along Lot No. 25, south 85° 12' 33" east, 295 feet to a point in line of Open Space; thence along Open Space, south 4° 47' 27" west, 150 feet to a point a corner of Lot No. 27; thence along lot No. 27, north 85° 12' 38" west, 295 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 on said Plan.

BEING known as 39 Lahawa Drive, West Brandywine Township n/k/a Downingtown, PA 19335

BEING the same premises which Charles S. Schell, by Deed dated 7/21/2010 and recorded 7/26/2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7958, Page 1963, granted and conveyed unto Stephen M. Ignatin and Kristine E. Strecker.

PARCEL No.: 29-5-25.2

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank, N.A. f/k/a RBS Citizens, N.A.

VS

DEFENDANT: **STEPHEN M. IGNATIN and KRISTINE E. STRECKER**

SALE ADDRESS: 39 Lahawa Drive, West Brandywine Township n/k/a Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-420**

DEBT- **\$282,009.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08656 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 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 pieces of land with the building and improvements thereon erected, hereditaments and appurtenances, situate in East Nantmeal Township, Chester County, Pennsylvania, bounded and described as follows, to wit:  
TAX I.D. #: 24-06-0028

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **JOHN SIMMONS**

SALE ADDRESS: 1812 Pottstown Pike, Glenmoore, Pennsylvania 19343

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

# Sheritt's Sale of Real Estate

SALE NO: **17-7-421**

DEBT- **\$73,262.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11563 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land, situate in the 2nd Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northward side of 4th Avenue and a corner of lands of Charles E. Bothwell, the westerly half of Lot No. 228 on the John Jones plot or plan of town lots; thence along said latter lands; and passing through the center of the partition wall of dwelling house located on the premises of the said Charles E. Bothwell, and the hereby demised premises, north 9 1/2° west, 135 feet to the southern side of street laid out 30 feet wide, known as Pine Street; thence along said side of said street and 15 feet from the center line thereof, north 80 1/2° east, 25 feet to a corner of Lot No. 229 on the John Jones plot or plan of town lots, land now or late of Chester M. Spare; thence along said latter lands,

south 9 1/2° east, 135 feet to a point in the northern side of 4th Avenue, laid out 60 feet wide; thence along said side of said Avenue, 30 feet distant from the center line thereof, south 80 1/2° west, 25 feet to a corner of lands of Charles E. Bothwell, aforesaid, the place of beginning.

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

BEING known as 225 4th Avenue, Phoenixville, PA 19460

BEING the same premises which Cynthia Sombers, by Deed dated 6/30/2005 and recorded 7/27/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6562, Page 1290, granted and conveyed unto Joseph Sombers and Cynthia Sombers.

PARCEL No.: 15-13-576

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JOSEPH SOMBERS and CYNTHIA SOMBERS**

SALE ADDRESS: 225 4th Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF



# Sheritt's Sale of Real Estate

SALE NO: **17-7-422**

DEBT- **\$431,588.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11698 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground, with improvements erected thereon, situated in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a map entitled "Final Subdivision Plans, Brimfull Farm Tract, Miller Road & Frog Hollow Road", prepared by Bohler Engineering, Inc., Project P946853, dated December 2, 1996 last revision No. 8, dated May 6, 1998, more particularly described as follows:

BEGINNING at a point on the southwesterly right-of-way line of Brimful Drive (50 foot wide right of way) at its intersection with the common dividing line between Lots 13 and 12 and from said point of beginning running thence: (1) along the southwesterly right-of-way line of Brimful Drive and the northeast terminus of a proposed 20-foot wide Storm Sewer Easement, south 66 degrees 58 minutes 40 seconds east, a distance of 125.00 feet to a point; thence (2) along the common dividing line between Lots 13 and 14 and through a proposed 20-foot wide storm sewer easement, south 23

degrees 01 minute, 20 seconds west, a distance of 214.50 feet to a point; thence (3) along the common dividing line between Lots 13 and 44 and the southwesterly terminus of a proposed 20-foot wide storm sewer easement, north 54 degrees 10 minutes 50 seconds west, a distance of 128.18 feet to a point; thence along the common dividing line between Lots 13 and 12, north 23 degrees 1 minute, 20 seconds east, a distance of 186.11 feet to the point and place of beginning.

BEING Lot #13 as shown on said Plan.

BEING UPI Number 26-2-55.14

PARCEL No.: 2 602 00551400

BEING known as: 125 Brimful Drive, Phoenixville, PA 19460

BEING the same property conveyed to Duane J. Napolitana and Martha M. Napolitana, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Daryl G. Hendricks and Michele A. Herman-Hendricks, husband and wife, dated April 15, 2006, recorded July 20, 2006, at Document ID 10669791, and recorded in Book 6902, Page 1404, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-14

VS

DEFENDANT: **DUANE J. NAPOLITANA and MARTHA M. NAPOLITANA**

SALE ADDRESS: 125 Brimful Drive, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-423**

DEBT- **\$399,361.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-12315 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 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 Caln Township, Chester  
County, Pennsylvania  
BLR# 40-2-1330  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **FRANCIS CONNORS and JANICE CONNORS**

SALE ADDRESS: 101 Madison Way, Downingtown, PA 19335-5340

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: **17-7-424**

DEBT- **\$190,900.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08657 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT PARCEL of land in Township of Valley, Chester County, Commonwealth of Pennsylvania, as more fully described in Deed Book 5564, Page 2334, ID# 38-4-260, being known and designated as Lot 101, Valley Crossing 4, 0.0855 acres at a point on the southeasterly side of Danielle Lane (50 feet wide) said point being a corner of Lot No. 102 as shown on said Plan, filed in plat book 16238, recorded 02/04/2002.

TAX I.D. #: 38-04-0260

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **RODERICK HOLMES and DEBORAH HOLMES**

SALE ADDRESS: 133 Danielle Lane, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-425**

DEBT- **\$667,574.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-01815 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CERTAIN tracts or parcels of ground with any improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land formerly belonging to Lester N. Phillips, made by Berger & Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pa., dated August 13, 1971 and last revised November 5, 1971 as follows, to wit:

PARCEL "1"

BEGINNING at a point on the title line of Lafayette Road (Township Road T-437), a corner of land belonging to John Cazille; thence from said point of beginning leaving said title line and along the land belonging to the grantees herein the following six (6) courses and distances to wit: (1) south 84 degrees 54 minutes 50 seconds west 260.00 feet to an iron pin thence (2) north 4 degrees 52 minutes 23 seconds west 187.00 feet to an iron pin; thence (3) north 21 degrees 52 minutes 25 seconds west 155.62 feet to an iron pin; (4) north 4 degrees 52 minutes 23 seconds west 75.00 feet to a point on the aforesaid title line of Lafayette Road (Township Road T-437), thence along said title line of said road north 84 degrees 54 minutes 50 seconds east 175.00 feet to the first mentioned point and place of beginning.

CONTAINING 1.469 acres of land, be the same more or less.

BEING Parcel No. 1 as shown on said Plan.  
UPI #29-3-53

PARCEL "2"

BEGINNING at a point in the title line in the bed of Lafayette Road (T-437) said point being on the westerly side of a certain twenty feet wide right of way for Donald Cabot, which said point marks the northwesternmost corner of this and the northeasternmost corner of land now or late of Edward Jackson (as shown on said Plan); thence extending from said beginning point along the title line in the bed of Lafayette Road, north eighty four degrees fifty four minutes fifty seconds east crossing over the aforesaid twenty feet wide right of way for Donald Cabot, three hundred thirty eight and thirty one and one hundredths feet to a point a corner of Parcel No. on said Plan; thence extending along the same the six following courses and distances; (1) south four degrees fifty two minutes twenty three seconds east, seventy five to an iron pin; (2) north eighty five degrees seven minutes thirty seven seconds east three feet and fifty one hundredths of a foot to a point; (3) south four degrees fifty two minutes twenty three seconds east thirty feet to an iron pin; (4) south twenty one degrees fifty two minutes twenty five seconds east one hundred fifty five and sixty two one hundredths feet to an iron pin; (5) south four degrees fifty two minutes twenty three seconds east one hundred eighty seven feet to an iron pin; and (6) north eighty four degrees fifty four minutes fifty seconds east one hundred twenty six feet to an iron pin in line of land now or late of John Cazille; thence extending along the same the two following courses and distances; (1) south four degrees fifty two minutes twenty three seconds east one hundred thirty and thir-

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate-holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8

VS

DEFENDANT: **CATHERINE E. DIEM and ROBERT L. DIEM**

SALE ADDRESS: 308 Lafayette 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: **17-7-425X**

DEBT- **\$667,574.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01815 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

teen one hundredths feet to a point; and (2) south seventy two degrees fifty six minutes twenty four seconds west, one hundred twenty two and eighty one hundredths feet to a point, a corner of land now or late of Donald Calbot, thence extending along the same north eighty four degrees four minutes forty five seconds west recrossing the aforesaid twenty feet wide right of way of Donald Cabot, four hundred one and twenty eight one hundredths feet to a point on the westerly side of said right of way line in line of land now or late of Edward Jackson, aforesaid; thence extending along said land and along the said westerly side of said twenty feet wide right of way north three degrees forty six minutes twenty five seconds west, five hundred twenty feet to the first mentioned point and place of beginning.

CONTAINING 5.109 acres of land, be the same more or less.

BEING Parcel No. 2 as shown on said Plan.

UPI #29-3-53.3

29-3-53 & 29-3-53.3

BEING the same premises which Fred Danziger and Lillian Danziger, husband and wife, by Deed dated 5/1/07 and recorded 6/1/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7174, Page 1608, and Instrument #10758812, granted and conveyed unto Robert L. Diem and Catherine E. Diem, husband and wife, as tenants by the entirety, in fee.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate-holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8

VS

DEFENDANT: **CATHERINE E. DIEM and ROBERT L. DIEM**

SALE ADDRESS: 308 Lafayette 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: **17-7-426**

DEBT- **\$67,143.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06382 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of West Chester  
TAX Parcel #01-09-0526  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Conseco Finance Home Loan Grantor Trust 2002-A

VS

DEFENDANT: **THERESA MASON and TERRANCE A. MASON**

SALE ADDRESS: 134 East Miner Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-427**

DEBT- **\$191,651.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00030 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Nottingham Township,  
Chester County, Pennsylvania  
BLR# 69-3-77.55  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **DAVID HOCHSTUHL**

SALE ADDRESS: 261 Old Creek Road, Lincoln University, PA 19352-9432

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: **17-7-428**

DEBT- **\$434,325.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10687 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in East Marlborough Township, Chester County, Pennsylvania, described according to a Final Record Plan Subdivision for Deer Creek Crossing made by Howard W. Doran, Professional Engineer and Registered Surveyor, Newtown square, PA., dated 1/24/1987 and last revised 8/8/1988 and recorded as Plan #9245 as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Deer Creek Crossing a corner of Lot #14 on said Plan; thence extending from said beginning point, north 61 degrees, 17 minutes, 45 seconds west, along same and crossing a creek 403.01 feet to a point in line of lands now or late of Einstein; thence extending north 7 degrees, 24 minutes, 27 seconds west, along last mentioned lands, 201.19 feet to a point, a corner of Lot #12 on said plan; thence extending south 61 degrees, 17 minutes, 40 seconds east, along same and recrossing the creek 527.46 feet to a point on the said northwesterly side of Deer Creek Crossing; thence extending along same, the (2) following courses and distances; (1) south 29 degrees, 1 minutes, 00 seconds west, 155.84 feet to a point of curve and (2) on the arc of a circle curving to the left having a radius of 1,225 feet, the arc distance of 6.68 feet to the point of beginning.

CONTAINING in area 1.7451 acres more or less.

BEING the same premises which Harlan Corporation, by Deed dated 10/08/1993 and recorded 10/19/1993 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3641, Page 2342, granted and conveyed unto Francis P. Coyle and Linda Coyle. And said Linda Coyle, departed this life 09/14/2008.

BEING known as: 124 Deer Creek Crossing, Kennett Square, PA 19348

PARCEL No.: 61-7-5.15

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A., s/b/m to World Savings Bank, FSB  
VS

DEFENDANT: **FRANCIS P. COYLE, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF LINDA COYLE**

SALE ADDRESS: 124 Deer Creek Crossing, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-7-429**

DEBT- **\$182,373.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06558 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Fellowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for H.M. Hovseplan, made by Morris W. Holman, Jr., Civil Engineer, dated 03/17/1976 and last revised 08/17/1976 as follows to wit:

BEGINNING at a point in the title line in the bed of Lantz Road, said point being measured south 24 degrees 15 minutes 11 seconds east, 990.00 feet to from a point at the intersection of Lantz Road with Glen Run Road; thence from said beginning point and extending along said Lantz Road, south 24 degrees 15 minutes 11 seconds east, 120.00 feet to a point, a corner of Lot No. 15; thence along the same south 65 degrees 44 minutes 49 seconds west, 369.46 feet to a point of tangent in the title line, in the bed of Pennsylvania, Route No. 41; thence along the same on the arc of a circle curving to the left having a radius of 5,560.73 feet the arc distance of 125.44 feet to a point, a corner of Lot No. 1; thence along the same and along Lot No. 13 north 65 degrees 44 minutes 49 seconds east, 406.00 feet to the point and place of beginning. Containing 1.067 acres of land, be the same more or less.

TAX ID: 4402 00210500

BLR# 44-2-21.5

TITLE vested in William R. Davis from William R. Davis and Danielle N. Davis by Deed dated 11/13/2008, and recorded on 12/22/2008 in the Recorded of Deeds of Chester County, State of Pennsylvania, in Record Book 7562 Page: 1172.

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **WILLIAM R. DAVIS**

SALE ADDRESS: 572 Lantz Road, Atglen, PA 19310

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: **17-7-430**

DEBT- **\$85,039.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03916 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday July 20th, 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, August 21st, 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 the City of Coatesville, County of Chester, Pennsylvania, on which is located a brick dwelling house designated as No. 429 Oak Street, bounded and described as follows:

BEGINNING at a point on the north curb line of Oak Street a corner of land now or late of Solomen Reibman and opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the east and distant 54 feet and 1/8 inches westwardly from the west line of Thompson Place; thence along the north curb line of Oak Street, south 77 degrees 13 minutes west, 14 feet 1-6/8 inches more or less to a corner of lands now or late of Max Cohan, et ux, opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the west; thence through the center of said partition wall and by other land now or late of the said Max Cohen, et ux, north 13 degrees 10 minutes west 152 feet more or less to the south line of Alley "B"; thence by the same north 80 degrees 49 minutes

east 14 feet 1-6/8 inches more or less to another corner of land now or late of Solomen Reibman; thence by the same and passing through the center of the dividing partition between the house on the land herein conveyed and the house adjoining it on the east, south 13 degrees 10 minutes east 152 feet more or less to the place of beginning.

CONTAINING 2,150 square feet of land, be the same more or less.

BEING Tax Parcel # 16-11-12.

BEING the same premises which Hope VI Homebuyers Associates LP, by Deed dated March 6, 2014 and recorded March 13, 2014 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8896, Page 1897, granted and conveyed unto Joseph Jones, Jr

BEING known as: 429 Oak Street, Coatesville, PA 19320

PARCEL No.: 16-11-12

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH JONES, JR.**

SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-431**

DEBT- **\$69,651.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00419 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 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 Valley  
TAX Parcel #38-02-0137.010  
UPI No. 38-2-137.1  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **MEGAN CONNELLY**

SALE ADDRESS: 120 Mineral Springs Road f/k/a 135 Mineral Springs Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KML LAW GROUP, 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: **17-7-432**

DEBT- **\$1,287,871.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04620 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday July 20th, 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, August 21st, 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 Kennett, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, situate in the Township of Kennett, County of Chester, and State of Pennsylvania, bounded and described according to a Final Plan for the "Blanchet Tract North", made by Edward B. Walsh & Associates, Inc., Downingtown, PA, dated 3/31/2000, last revised 3/6/2003 and recorded 7/16/2003 as Plan #16672 as follows, to wit:

BEGINNING at a point of curve on the westerly side of the cul-de-sac of Marc Drive, said point being a corner of Lot #23 (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 50.00 feet an arc distance of 100.00 feet to a point, being a corner of Lot #21; thence leaving said cul-de-sac extending along Lots #21, #20, and #19 south 43 degrees 13 minutes 06 seconds west 384.34 feet to a point in line of lands now or late of Clarence Buffington, Jr.

& Doris Ann Buffington, being a corner of Lot #19; thence extending along lands of Buffington and along lands now or late of Thomas William & Mary R. Buffington north 11 degrees 20 minutes 01 seconds west 501.96 feet to a point, being a common corner of lands of Buffington, lands now or late of Bishop and Lot #23; thence extending along Lot #23 the 2 following courses and distances: (1) south 70 degrees 45 minutes 09 seconds east 176.78 feet to a point, thence (2) south 61 degrees 47 minutes 35 seconds east 171.12 feet to the first mentioned point and place of beginning.

BEING Lot #22 on the above mentioned Plan.

BEING UPI Number 62-4-262.1C

PARCEL No.: 6 204 026 201C0

BEING known as: 302 Marc Dr, Chadds Ford, PA 19317

BEING the same property conveyed to Christopher M.

Kennedy and Jacquelyn M. Kennedy, as tenants by the entirety who acquired title by virtue of a Deed from Wilkinson Heritage, LLC, dated June 1, 2007, recorded June 6, 2007, at Deed Book 7179, Page 107, Chester County, Pennsylvania Records.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **CHRISTOPHER M. KENNEDY and JACQUELYN M. KENNEDY**

SALE ADDRESS: 302 Marc Dr, Chadds Ford, PA 19317

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: **17-7-433**

DEBT- **\$205,936.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-03304 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 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# 28-5-109  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **WILLARD H. YARNALL and AMY K. THOMPSON**

SALE ADDRESS: 995 West Kings Highway, Coatesville, PA 19320-1751

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: **17-7-434**

DEBT- **\$320,459.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07450 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 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 Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Highlands, drawn by Hillcrest Associates, Inc., dated June 4, 1997, and last revised November 24, 1997, and Plan recorded in Chester County as Plan No. 14334, as follows, to wit:

BEGINNING at a point on the southwesterly side of the cul de sac (of irregular width) at the terminus of Victorian Lane (50 feet wide private right of way), said point being a corner of Lot No. 28 on said Plan; thence extending from said point of beginning along Lot No. 28, south 54 degrees 25 minutes 45 seconds west, 230.51 feet to a point in line of lands marked Open Space on said Plan; thence extending along said lands, north 2 degrees 8 minutes 48 seconds west, 217.05 feet to a point; a corner of Lot No. 26 on said Plan; thence extending along same, south 77 degrees 11 minutes 26

seconds east, 192.33 feet to a point on the northwesterly side of the aforementioned cul de sac; thence extending southwestwardly, southwardly and southeastwardly along the northwesterly, westerly and southwesterly sides of said cul de sac along the arc of a circle curving on the left having a radius of 50.00 feet the arc distance of 42.22 feet to the first mentioned point and place of beginning.

BEING Lot 27 as shown on the above mentioned Plan.

UPI 72-3-88

BEING Parcel #72-03-0088

BLR# 72-3-88

BEING the same premises which Pablo M. Demucha and Rosario Demucha, husband and wife, granted and conveyed unto Pablo M. Demucha, married, by Deed dated December 10, 2004 and recorded March 16, 2005 in Chester County Record Book 6436, Page 492 for the consideration of \$1.00.

PLAINTIFF: Deutsche Bank Trust Company Americas as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS3

VS

DEFENDANT: **PABLO M. DEMUCHA**

SALE ADDRESS: 3 Victorian Lane, Landenberg, PA 19350

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: **17-7-435**

DEBT- **\$422,625.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02691 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Nottingham Township  
TAX Parcel #69-03-0064.800  
UPI No. 69-3-64.80  
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **DENISE CHIRIACO and FRANK CHIRIACO**

SALE ADDRESS: 739 Slate Hill Drive, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-436**

DEBT- **\$301,079.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04236 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Spring City  
TAX Parcel #14-04-0135.010  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar HECM Acquisition Trust 2016-1, Wilmington Savings Fund Society  
VS  
DEFENDANT: **EDITH LEHNER a/k/a EDITH A. LEHNER**  
SALE ADDRESS: 140 North Wall Street, 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: **17-7-437**

DEBT- **\$7,962.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06460 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit located in the Township of Charlestown, County of Chester, Commonwealth of Pennsylvania, being Unit No. 4007 in the Charlestown Hunt, as shown in the plan recorded in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Plan Files 12863 and 13114. Together with a proportionate individual percentage interest in the common elements assigned to said Unit in the Declaration for Charlestown Hunt, which has been heretofore to the provisions on the Uniform Condominium Act, 68 P.S.A. Section 1301, et seq, same being recorded in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania as Record Book 3872, Page 1774, and any and all amendments thereto, as the same may change from time to time.

BEING UPI No. 35-2-496

BEING the same premises which Randall A. Hove deeded to Barbara M. Hove on January 22, 2015.

BEING known as 147 Hidden Hollow Court, Phoenixville, PA 19460

TAX ID No. 35-2-096

RESIDENTIAL dwelling

PLAINTIFF: Charlestown Hunt Condominium Association  
VS

DEFENDANT: **BARBARA HOVE**

SALE ADDRESS: 147 Hidden Hollow Court, Charlestown Township, Chester County, PA 19460

PLAINTIFF ATTORNEY: **SCOTT F. WATERMAN, ESQ., 610-566-6177**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-438**

DEBT- **\$175,732.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00677 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,  
Chester County, Pennsylvania  
BLR# 47-4-28.5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LSF9 Master Participation Trust  
VS

DEFENDANT: **P REEVES, SR. a/k/a PASTOR RICHARD A. REEVES, SR., and SHERYL REEVES  
a/k/a SHERYL Y.G. REEVES**

SALE ADDRESS: 208 Windy Hill 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: **17-7-439**

DEBT- **\$173,904.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10959 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Borough of  
Elverson, Chester County, Pennsylvania  
TAX Parcel No.: 13-3-33.2

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **CHRISTOPHER M. MURPHY a/k/a CHRISTOPHER M. MURPHY and STEPHANIE A. NORTH a/k/a STEPHANIE A. NORTH**

SALE ADDRESS: 28 W. Conestoga Rd, Elverson, PA 19520

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: **17-7-440**

DEBT- **\$185,549.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10410 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

**Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Nottingham Township,  
Chester County, Pennsylvania  
BLR# 69-6-9  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **ROBERT L. JENSEN**

SALE ADDRESS: 221 Waterway Road, Oxford, PA 19363-3913

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: **17-7-441**

DEBT- **\$216,938.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06597 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CERTAIN messuages and tracts of land situate in the Borough of Malvern, County of Chester and Commonwealth of PA, bounded and described as follows, to wit:

FIRST tract:

BEGINNING at a point in the center line of a 20 feet wide street (since widened to 30 feet) laid out and opened and called Chestnut Street which Street meets Ruthland Avenue at right angles, said point being also the northwesterly corner of lot conveyed to Jerred F. Farra; thence along the center line of said 20 feet wide street, south 63 degrees 59 minutes west 50 feet to a point in the line of land of Jerred D. Farra; thence along the said land, south 26 degrees 1 minute west 50 feet to a point in line of land of Jerred D. Farra; thence along the said land, south 26 degrees 1 minute east 105 feet, thence by a line parallel with the aforesaid 20 feet wide street, north 63 degrees 59 minutes east, thence by a line parallel with Ruthland Avenue, north 26 degrees 1 minute west, 105 feet to the place of beginning.

THE twenty feet wide street above referred to has since widened an additional width of 30 feet which the borough of Malvern has duly settled for hence this conveyance is made subject

to such widening of said street.

SECOND tract:

BEGINNING at the southwest corner of the first mentioned land formerly owned by Jarred D. Farra, said point being 50 feet southwardly from line of Ruthland Avenue, when the same is continued; thence by land which is formerly owned by Jarred D. Farra, conveyed by the Borough of Malvern to him, south 23 degrees 54 minutes east 25 feet to land of Manor Real Estate and Trust Company; thence by the same, south 66 degrees 4 minutes west, 50 feet to land conveyed by the Borough of Malvern to Joseph H. Miller; thence by the same, north 23 degrees 54 minutes west 25 feet to the southwest corner of the above described lot; thence by said lot, north 66 degrees 4 minutes east, 50 feet to the place of beginning.

TAX ID: 2-4-350

For information purposes only, property also known as:  
340 E First Avenue, Malvern, PA 19355

TITLE to said premises is vested in Linda B. Valentin, by Deed from Raymond A. Carter was recorded 07/10/98, in the Chester County Recorder of Deeds in Book 4380, Page 0668

PLAINTIFF: FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **LINDA B. VALENTINE**

SALE ADDRESS: 340 E. First Avenue, Malvern, PA 19355

PLAINTIFF ATTORNEY: **PARKER McCAY, P.A., 856-596-8900**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-442**

DEBT- **\$217,139.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03214 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 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 Valley  
TAX Parcel #38-1-240  
IMPROVEMENTS: a residential dwelling

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a trust indenture dated as of April 1, 1982)

VS

DEFENDANT: **TAYJHA BROWN**

SALE ADDRESS: 358 Larose Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-443**

DEBT- **\$378,689.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11814 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of West Chester  
TAX Parcel #Tax ID / Parcel No. 01-09-0941 / UPI No. 1-  
9-941  
IMPROVEMENTS: a residential dwelling.  
SOLD AS THE PROPERTY OF: Joseph Norley

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NRPL Trust Series 2015-1

VS

DEFENDANT: **JOSEPH NORLEY**

SALE ADDRESS: 327S Walnut Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-444**

DEBT- **\$292,260.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01378 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,  
Chester County, Pennsylvania  
BLR# 47-4-596  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **JACQUELINE CAMPBELL and TODD HARRISON**

SALE ADDRESS: 100 Osprey Way, Coatesville, PA 19320-4365

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: **17-7-445**

DEBT- **\$437,024.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01005 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Tredyffrin Township  
TAX Parcel #43-06R-0005 / UPI No. 43-6R-5  
IMPROVEMENTS: a residential dwelling.  
SOLD SA THE PROPERTY OF: Andrew Antonneypillai  
and Selvi K. Mani

PLAINTIFF: Franklin American Mortgage Company VS  
DEFENDANT: **ANDREW ANTONEYPILLAI and SELVI K. MANI**  
SALE ADDRESS: 989 Fairview Avenue, Wayne, PA 19087  
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: **17-7-446**

DEBT- **\$7,692.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-03763 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or piece of ground, situate in  
the Township of Tredyffrin, County of Chester and Commonwealth  
of Pennsylvania  
TAX Parcel No. 43-5-85

PLAINTIFF: Tredyffrin/Easttown School District  
VS

DEFENDANT: **STEPHEN W. DUNCAN, ADMINISTRATOR OF THE ESTATE OF EVELYN  
S. DUNCAN**

SALE ADDRESS: 966 N. Valley Forge Road, Devon, Pennsylvania  
PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-447**

DEBT- **\$1,594.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01166 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 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 Bradford, County of Chester and commonwealth of Pennsylvania.

TAX Parcel No. 50-5D-29

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **ANDREW J. KACZMARSKI and AMELIA M. KACZMARSKI**

SALE ADDRESS: 1213 New Hampshire Lane, West Bradford, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-448**

DEBT- **\$1,482.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11698 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN interior lot or piece of ground situate in Elverson Borough, Chester County, Pennsylvania  
TAX Parcel No. 13-3-6.2

PLAINTIFF: Municipal Authority Borough of Elverson

VS

DEFENDANT: **JOHN L. LAKEMAN and UNITED STATES OF AMERICA**

SALE ADDRESS: 62 W. Main Street, Elverson, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-449**

DEBT- **\$303,163.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07988 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 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 Caln, County of Chester and Commonwealth of Pennsylvania, being known and designated as follows:

SITUATE in the Township of Caln, in the County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plot Plan of "Downing Ridge" made by G.D. Houtman & Son, Civil Engineers & Land Surveyors dated 11/7/1975, last revised 2/16/1977 and recorded as Chester County Plan No. 1315, bounded and described as follows, to wit:

BEGINNING at a point in the northeasterly side of Hillcrest Drive (50 feet wide) said point of beginning being measured from a point of curve on the northwesterly side of Glen Ridge Drive (50 feet wide); thence on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.89 feet to the point of beginning; thence extending from said point of beginning and along the northeasterly side of Hillcrest Drive north 10° 8' 3" west, 65.37 feet to a point on corner of Lot No. 72 on said Plan; thence extending along the same north 79° 51' 57" east, 110 feet to a

point in line of Lot No. 74 on said Plan; thence extending along the same north 79° 51' 57", 110 feet to a point in line of Lot No. 74 on said Plan; thence extending along the same south 10° 8' 3" east, 93.67 feet to a point on the northwesterly side of Glen Ridge Drive; thence extending along the same south 80° 44' 28" west, 85.39 feet to a point on curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.89 feet to the point of beginning.

BEING known as 111 Glen Ridge Drive, Downingtown, PA 19335

BEING the same premises which Kimberly A. Baker and Helen M. Baker, by Deed dated 2/26/2008 and recorded 4/1/2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7398, Page 1482, granted and conveyed unto Kimberly A. Baker, Kevin M. Baker and Helen M. Baker.

HELEN M. Baker departed this life in May 2014.

PARCEL No.: 39-2L-73

IMPROVEMENTS: Residential property.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **KIMBERLY A. BAKER and KEVIN M. BAKER**

SALE ADDRESS: 111 Glen Ridge Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-450**

DEBT- **\$17,917.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05005 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit granted and convey unto Lee B. Weintraub and Sharon M. Weintraub, husband and wife, dated the 22nd of April, 1999 and recorded at West Chester Deed Book 4555, Page 0155, designated as Units No. 1 and 2 of Colonial 100 at Marchwood, located at Route 100 (Pottstown Pike) in the Township of Uwchlan, Chester County, Pennsylvania as so designated in Declaration of Condominium dated the 28th of December, 1984 in Misc. Deed Book 666, Page 201 and Plats and Plans for Colonial 100 at Marchwood recorded therewith. Together with all rights, title and interest, being a 6.66% undivided interest of in and to the Common Elements, as follows, to wit:  
TAX I.D. # 35-5-206

PLAINTIFF: Uwchlan Township

VS

DEFENDANT: **LEE B. WEINTRAUB and SHARON M. WEINTRAUB**

SALE ADDRESS: 635 North Pottstown Pike, Exton, PA 19341

PLAINTIFF ATTORNEY: **LAMB McERLANE, P.C. , 610-430-8000**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-451**

DEBT- **\$512,750.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11231 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in East Vincent Township, Chester County, Commonwealth of Pennsylvania, bounded and described as follows, according to a subdivision plan of Whitehorse Farms, surveyed by William L. Conner, Professional Land Surveyor, Spring City, Pennsylvania, dated June 22, 1988; last revised September 2, 1988, as follows, to wit:

TAX I.D. #: 21-04-0029.080

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **ROBERT J. BERNOTAS and STACY L. BERNOTAS**

SALE ADDRESS: 11 White Horse Lane, East Vincent Township, Pennsylvania 19475

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: **17-7-452**

DEBT- **\$132,157.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11320 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Sadsbury, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Buck Run made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pa., dated July 1, 1976 and last revised June 22, 1978, as follows to wit:

BEGINNING at a point on the easterly side of Friendship Way (50 feet wide) said point being a corner of Lot No. 30 as shown on said Plan; thence extending along the easterly side of Friendship Way the two following courses and distances: (1) north 6 degrees 30 minutes west 84.28 feet to a point of curve and; (2) on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 36.26 feet to a point, a corner of Lot No. 32; thence extending along the same north 83 degrees 30 minutes east 246.26 feet to a

point in line of Lot No. 44; thence extending along the same south 6 degrees 30 minutes east 120.28 feet to a point a corner of Lot No. 30, aforesaid; thence extending along the same south 83 degrees 30 minutes west and through the bed of a 20 feet wide storm sewer easement 250 feet to a point on the easterly side of Friendship Way, aforesaid, said point being the first mentioned point and place of beginning.

BEING Lot No. 31, as shown on said Plan.

CONTAINING 30,025 square feet, more or less.

TITLE to said premises vested in Ralph E. Dalton and Bonnie Mae Dalton by Deed from Frederick T. Noll, Jr. and Carolyn A. Noll dated November, 21 1979 and recorded November 28, 1979 in the Chester County Recorder of Deeds in Book 56, Page 116.

PLAINTIFF: LNV Corporation

VS

DEFENDANT: **BONNIE MAE DALTON and RALPH E. DALTON**

SALE ADDRESS: 20 Friendship Way, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-7-453**

DEBT- **\$200,378.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04211 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of land with buildings and improvements thereon erected, situate in the City of Coatesville, County of Chester, State of Pennsylvania, bounded and described according to a Plan of "Millview" made by G.D. Houtman & Son, Inc., Media, PA, dated 11/2/1998, last revised 10/17/2000 and recorded 2/16/2001 as Plan #15673 as follows, to wit:

BEGINNING at a point of curve on the northeasterly side of Mayfield Drive (50 feet wide), said point being a corner of Lot #98 (as shown on said Plan); thence from said point and beginning extending along said drive on a line curving to the right having a radius of 225.00 feet to an arc distance 61.16 feet to a point, being a corner of Lot #96; thence leaving said drive extending along Lot #96 north 68 degrees 23 minutes 00 seconds east 149.41 feet to a

point, in line of Lot #59, being a corner of Lot #96; thence extending partially along Lot #59 south 58 degrees 23 minutes 52 seconds east 20.00 feet to a point; being a corner of Lot #98; thence leaving Lot #59 extending along Lot #98 south 52 degrees 00 minutes 00 seconds west 153.43 feet to the first mentioned point and place of beginning.

BEING Lot #97 on the above mentioned Plan.

BEING UPI Number 16-4-377

PARCEL No.: 16-04-0377.0000

BEING known as: 118 Mayfield Drive, Coatesville, PA 19320

BEING the same property conveyed to Keith L. Cochran and Tammy C. Ramsey-James, tenants by the entirety who acquired title by virtue of a Deed from Steven M. Wlodarczyk, dated June 16, 2006, recorded June 23, 2006, at Deed Book 6879, Page 98, Chester County, Pennsylvania Records.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Nomura Home Equity Loan, Inc., AssetBacked Certificates, Series 2006-AF1

VS

DEFENDANT: **KEITH L. COCHRAN and TAMMY C. RAMSEY-JAMES**

SALE ADDRESS: 118 Mayfield 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: **17-7-454**

DEBT- **\$189,064.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11869 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 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 Marlborough Township,  
Chester County, Pennsylvania  
BLR# 48-9-2  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **CARL H. JOSEPHSON, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF LOVERNNE H. JOSEPHSON a/k/a LOVERNNE C. H. JOSEPHSON a/k/a LOVERNNE HARJU JOSEPHSON**

SALE ADDRESS: 789 Spencer Road, Avondale, PA 19311-9516

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: **17-7-455**

DEBT- **\$152,615.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08565 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Spring City Borough, Chester  
County, Pennsylvania  
BLR# 14-4-508  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase  
Manhattan Mortgage Corporation

VS

DEFENDANT: **DONALD H. MILLER**

SALE ADDRESS: 118 Chestnut Street, Spring City, PA 19475-1803

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: **17-7-456**

DEBT- **\$321,553.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-12013 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-6A-97  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank NA s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB  
VS

DEFENDANT: **BRUCE J. GREIM and DIONNE A. GREIM**

SALE ADDRESS: 329 Staghorn Way, West Chester, PA 19380-5113

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: **17-7-457**

DEBT- **\$173,586.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10237 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday July 20th, 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, August 21st, 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 hereditaments and appurtenances thereon erected, situate in West Caln Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at the northeast corner at a point in a public road leading from Compass to Honey Brook, a corner of land of Leopold Benzenhauser; thence along in said road, north 79 degrees 45 minutes east 196 feet thence by remaining land of the grantors. South 18 degrees 15 minutes east 90 feet; thence by remaining land of the grantor, south 79 degrees 45 minutes west 196 feet to a point in line of land of Leopold Benzenhauser; thence by land of same north 18 degrees 15 minutes west 90 feet to the place of beginning.

TITLE to said premises vested in Michael L. Ames and Ann Marie Ames by Deed from Michael L. Ames dated August, 23 2006 and recorded September 13, 2006 in the Chester County Recorder of Deeds in Book 6952, Page 2035 as Instrument Number 10685900.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH5 Asset Backed Pass-Through Certificates, Series 2007-CH5  
VS

DEFENDANT: **ANN MARIE AMES and MICHAEL L. AMES**

SALE ADDRESS: 1912 Telegraph Rd, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **MILSTEAD AND 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: **17-7-458**

DEBT- **\$275,059.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05529 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-5C-199  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **KEITH S. SMITH a/k/a KEITH SMITH and SUSAN C. SMITH a/k/a SUSAN SMITH**

SALE ADDRESS: 300 North 5 Points Road, West Chester, PA 19380-4737

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: **17-7-459**

DEBT- **\$1,473,303.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08818 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday July 20th, 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, August 21st, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land with the hereditaments and appurtenances thereon, situate in the Township of Pennsbury, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by J. Vernon Keech, Registered Surveyor, dated 10/1/1952, as follows, to wit:

BEGINNING at a point, a mark in the concrete pavement of a public road known as Old Baltimore Pike, a corner of land now or late of William A. Boyle, et ux; thence leaving said road and extending north 14 degrees, 09 minutes east, crossing the northerly side thereof, along and of said Boyle, the distance of 426.4 feet to a point in the road bed of the present Baltimore Pike (Route No. 311); thence extending through the bed of same the following courses and distances, viz; (1) south 65 degrees, 34 minutes, 30 seconds east, 67.64 feet to a point, an angle in the same; and thence (2) south 62 degrees, 51 minutes east, 163.97 feet to a point, a corner of land now or late of Chalk K Dawson and wife; thence leaving the said Baltimore Pike and extending south 21 degrees, 13 minutes west, crossing the southwesterly side thereof, along land of said Dawson, a distance of 333.04 feet to a point in the bed of the said road known as Old Baltimore Pike, said point being marked by an iron pin; thence extending through the bed of the same, south 89 degrees, 57 minutes west, 191.3 feet to the point and place of beginning.

UPI No. 64-3-80

BEING the same premises which Gary W, Sharp and John W. G. Rosecrans, Co-Partners, by Deed dated 06-30-00 and recorded 11-16-00 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4852 Page 2223, granted and conveyed unto John W. G. Rosecrans.

PLAINTIFF: Wilmington Savings Fund Society, F.S.B. v. NBO Group, LLC  
VS

DEFENDANT: **NBO GROUP, LLC**

SALE ADDRESS: 455 Old Baltimore Pike, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **JEFFREY S. CIANCIULLI, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF