

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, August 17th, 2017 @ 11 AM

ADDENDUM

BBBCONDITIONS 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 17th day of June, 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, AUGUST 17TH, 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, SEPTEMBER 18TH, 2017, DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

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

DEBT- **\$4,701.51**

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

Thursday, March 19, 2015

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

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

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

TAX Parcel No. 67-4-88

DOCKET No. 12-09826

PLAINTIFF: Westtown Township

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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

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

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

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

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

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

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

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

PREMISES B

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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

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

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

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

CONTAINING 185.32 acres more or less.

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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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, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

TAX ID/Parcel No. 31-4-73.1

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

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

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

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

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Pennsylvania limited partnership, in fee.

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

PREMISES A

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

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

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

PREMISES B

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

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

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

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

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

PREMISES C

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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

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

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

BEING Parcel #1 on the above-mentioned Plan.

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

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

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

BEING Parcel # 1 on said Plan.

PREMISES D

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

BEGINNING at the northwesterly corner thereof, a spike set in or near the middle of Devereux Road (T-410) a corner of a 50 feet wide strip of land retained by the grantors herein, K.R.

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

PLAINTIFF: The Bancorp Bank

VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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

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

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

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

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

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,774.62**

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

Thursday, July 21, 2016

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

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

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

PLAINTIFF: Penn Township

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$47,505.67**

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

Thursday, July 21, 2016

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

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

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

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

BEING Lot No. 3 as shown on said Plan.

BEING Parcel No. 19-04-0136.030

UPI 19-4-136.3

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

PLAINTIFF: Santander Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-649**

DEBT- **\$3,520.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11677 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, consisting of a residence, situate in Kennett Township, Chester County Pennsylvania bounded and described according to a plan of lots 94-96 final subdivision of Balmoral, made by Morris & Ritchie Associates, Inc., Bel Air, MD, dated 8/7/1991, last revised 10/2/1991 and recorded on 12/17/1991, as Plan #11474, as follows, to wit:

BEGINNING at an interior point from the northwesterly side of MacDuff Court, a corner of Limited Common Area; vents extending along same the 7 following courses and distances: (1) south 56 degrees 25 minutes 28 seconds west, 12.33 feet to a point; (2) north 33 degrees 34 minutes 32 seconds west 2.33 feet to a point; (3) south 56 degrees 25 minutes 28 seconds west 11.67 feet to a point; (4) north 33 degrees 34 minutes 32 seconds west 9.67 feet to a point; (5) south 56 degrees 25 minutes 28 seconds west 6.33 feet to a point; (6) north 33 degrees 34 minutes 32 seconds west 4.33 feet to a point; and (7) south 56 degrees 25 minutes 28 seconds west 12.00 feet to a point; thence extending north 33 degrees 34 minutes 32 seconds west long Lot #95, the distance of 26.00 feet to a point, a corner of Limited Common Area; thence extending along the same the 4 following courses and distances: (1) north 56 degrees 25 minutes 28 seconds west 30.00 feet to a point; (2) south 33 degrees 34 minutes

32 seconds east 16.33 feet to a point; (3) north 56 degrees 25 minutes 28 seconds east 12.00 feet to a point and (4) south 33° 34 minutes 32 seconds east 26.00 feet to the first mentioned point and place of beginning.

BEING Unit #94 as shown on said Plan.

CONTAINING 1,288 square feet of land be the same more or less.

BEING Tax UPI #62-5-343.

TOGETHER with an easement for exclusive use over the respective areas shown as Limited Common Area and as driveway space on the Plan made by Morris & Ritchie Associates, Inc., aforesaid.

AND by the Deed, the premises are submitted to the terms and conditions of the amended and restated Declaration of Restrictions, Covenants and Easements for Balmoral Homeowners Maintenance Corporation as set forth in Record Book 2165, Page 305, and any subsequent amendments thereto.

BEING the same premises which Robert L. Duke, IV and Terri Graybill, by Deed dated March 31, 2013, and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Record Book 5636, Page 371, granted and conveyed unto John J. Danko, Jr., in fee.

PLAINTIFF: Balmoral Homeowners Maintenance Corporation
VS

DEFENDANT: **JOHN DANKO, JR.**

SALE ADDRESS: 805 MacDuff Court, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **THOMAS MARTIN, ESQ., 610-444-0285**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-652**

DEBT- **\$475,549.65**

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

Thursday, Sept. 15, 2016 @ 11am

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

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

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

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

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

BEING Lot No. 667 on said Plan.

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

BEING known as: 150 Shinnecock Hill, Avondale, PA

19311

PARCEL No.: 60-4-177

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 150 Shinnecock Hill, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-688**

DEBT- **\$1,582.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08279 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with its build-
ings and improvements thereon erected situate in Caln Township,
Chester County, Pennsylvania
TAX I.D NO. 39-5E-142

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **MEREDITH KONCHEK**

SALE ADDRESS: 40 Ashley Court, Caln Township, 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: **16-11-754**

DEBT- **\$1,270.93**

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

Thursday, Nov. 17, 2016 @ 11am

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

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

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

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **JEROME E. HENDERSON**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-760**

DEBT- **\$1,603.39**

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

Thursday, Nov. 17, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with hereditaments and appurtenances thereon erected, situate in the Township of West Bradford, County of Chester, and State of Pennsylvania.
TAX Parcel No. 50-5A-75

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **KATHY E. HARRINGTON**

SALE ADDRESS: 1650 Farnham Lane, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-817**

DEBT- **\$5,549.41**

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

Thursday, Nov. 17, 2016 @ 11am

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

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

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

TAX Parcel No. 43-10F-150

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **MICHAEL P. PATRICK**

SALE ADDRESS: 250 Wooded Way, Berwyn, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,573.70**

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

Thursday, Nov. 17, 2016 @ 11am

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

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

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

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **TAMMY A. JARETT**

SALE ADDRESS: 41 Johnson Avenue, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-4**

DEBT- **\$187,539.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00903 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

PROPERTY situate in the West Bradford Township,
Chester County, Pennsylvania
BLR# 50-6A-80
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTOPHER P. EULER a/k/a CHRISTOPHER EULER a/k/a CHRIS EULER and
TIFFANY R. DIROCCO a/k/a TIFFANY EULER**

SALE ADDRESS: 1116 Delaware Lane, Downingtown, PA 19335-3835

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-8**

DEBT- **\$68,195.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-11913 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

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

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

ALL THAT CERTAIN message and tract of land, situate
in the Fifth Ward of the Borough of Phoenixville, County of Chester
and State of Pennsylvania
TAX Parcel No. 15-5-508.1

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **CRAIG ATKINS, JOEL DAVENPORT and ANDREW DUREN, JR.**

SALE ADDRESS: 225 High Street, Phoenixville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-9**

DEBT- **\$2,974.03**

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

Thursday, January 19, 2017

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

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

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

PLAINTIFF: West Whiteland Township

VS

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

RESIDENCE TRUST

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-2-65**

DEBT- **\$1,369,725.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01767 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 16, 2017

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

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

ALL THAT CERTAIN lot or tract of land situate in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Plan of The Greens at Waynesborough, made by Eastern States Engineering, Inc. dated January 17, 1994 and last revised May 20, 1994 and recorded in the Office of the Recorder of Deeds in Chester County as Plan # 12517, as follows, to wit:

BEGINNING at a point on the northeasterly side of St. Andrews Drive (50 feet wide) a corner of Lot 148 on said Plan; thence extending along the northeasterly side of St. Andrews Drive north 66 degrees 07 minutes 48 seconds west 32.05 feet to a point of curve; thence still along the same on the arc of a circle curving to the left having a radius of 325.00 feet the arc distance of 73.58 feet to a point; thence extending along Open Space 6 on said Plan, north 23 degrees 52 minutes 12 seconds east 147.85 feet to a point; thence still along the same south 69 degrees 05 minutes 53 seconds east 105.14 feet to a point; thence extending along Lot 148 aforementioned south 23 degrees 52 minutes 12 seconds west 145.00 feet to

the point and place of beginning.

BEING Lot # 149 on said Plan

BEING the same premises in which Greens at Waynesborough, L.P., by Deed dated August 20, 1998 and recorded September 4, 1998 in the County of Chester in Deed Book 4413 Page 1897, granted and conveyed unto H. Craig Rappaport and Mindy Simpson-Rappaport, in fee

BEING Parcel No. 55-4E-79

PREMISES being: 2050 Saint Andrews Drive, Berwyn, PA 19312

BEING the same premises which Greens at Waynesborough L.P. by Deed dated August 20, 1998 and recorded September 4, 1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4413 Page 1897, granted and conveyed unto H. Craig Rappaport a married person and Mindy Simpson Rappaport, a married person H/W as tenants by the entirety.

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loan, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS8 c/o Ocwen Loan Servicing, LLC
VS

DEFENDANT: **H. CRAIG RAPPAPORT and MINDY SIMPSON-RAPPAPORT**

SALE ADDRESS: 2050 Saint Andrews Drive, Berwyn, PA 19312

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: **17-3-203**

DEBT- **\$534,654.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06057 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday March 16, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17 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 Grove Borough, Chester
County, Pennsylvania
UPI# 5-7-35.26
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **JEROME A. WOOD, SR., IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD, JADE WOOD, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD, TERRA HOPKINS, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD, JANAEE WOOD, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEROME A. WOOD a/k/a JEROME WOOD a/k/a JEROME A. WOOD, JR., DECEASED**

SALE ADDRESS: 518 Liberty Circle, West Grove, PA 19390-1386

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: **17-4-205**

DEBT- **\$230,257.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-10342 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 20, 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, May 22, 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 piece of ground, with the buildings and improvements thereon erected, situate in East Coventry Township, Chester County Commonwealth of Pennsylvania, bounded and described according to a plan of "Timothy A. Hansberry, Cary D. and Carol A. Duncan: dated 4/20/1989 last revised 12/26/89, and recorded as Plan #10462, as follows, to wit:

BEGINNING at a point in the bed of Old Schuylkill Road, a corner of lands now or late of Lewis and Evelyn Peck; thence extending along the same north 52 degrees 42 minutes 13 seconds east, 189.23 feet to a point a corner of lands now or late of Frances D. Peck; thence extending along the same the 2 following courses and distances to wit: (1) south 37 degrees 17 minutes 47 seconds east, 75.00 feet and (2) partly along lands now or late of Stephen and Suzanne Funk, north 52 degrees 42 minutes 13 seconds east, 167.91 feet to a point, a corner of Lot #3 on said Plan; thence extending along the same and partly along Lot #4 south 37 degrees 17 minutes 47 seconds east, 101.00 feet to a point a corner of Lot #1

on said Plan; thence extending along the same the 2 following courses and distances to wit: (1) south 52 degrees 47 minutes 27 seconds west, 179.02 feet to a point in the bed of Old Schuylkill Road aforesaid; thence extending along the same the 2 following courses and distances to wit: (1) north 48 degrees 43 minutes 45 seconds west, 169.03 feet and (2) north 47 degrees 41 minutes 17 seconds west, 37.60 feet to a point, a corner of lands now or late of Lewis and Evelyn Peck, aforesaid, the first mentioned point and place of beginning.

BEING the same premises which Jay J. Hallman, by Deed dated 08/15/2003 and recorded 08/22/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5853, Page 831, granted and conveyed unto James J. Campbell and Kathleen Campbell, his wife.

BEING known as: 1275 Old Schuylkill Road, Spg City a/k/a Spring City, PA 19475

PARCEL No.: 18-5-68.6

IMPROVEMENTS: residential property.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **JAMES J. CAMPBELL and KATHLEEN CAMPBELL**

SALE ADDRESS: 1275 Old Schuylkill Road, SPG City a/k/a Spring City, PA 19475

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: **17-4-211**

DEBT- **\$283,067.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05373 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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 Uwchlan Township, Chester County, Pa., bounded and described according to a subdivision plan of "Welsh Ayres II" made by Yerkes Associates, Inc., West Chester, Pa., and filed in Chester County as Plan No. 9211-9216 as follows, to wit.
TAX I.D. #: 33-03-0109

PLAINTIFF: Police and Fire Federal Credit Union

VS

DEFENDANT: **JOSEPH P. GALLAGHER and SHANNON DEEGAN-GALLAGHER a/k/a SHANNON M. DEEGAN**

SALE ADDRESS: 102 Victoria Court, Downingtown, Pennsylvania 19335

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: **17-4-222**

DEBT- **\$178,160.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07022 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN Lots Nos. 140, 141, 142, 143, on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in Valley Township, Chester County, Pennsylvania, developed by Harry A. Nicholas and more particularly bounded and described as follows:

BEGINNING at a point on the south line of Lafayette Street distant nine hundred feet westwardly along the said south line of Lafayette Street from the intersection of the said south line of Lafayette Street with the west line of Highland Avenue, a corner of Lot # 144, now or late of Wright Green; thence by the said Lot # 144, south nineteen degrees fifty three minutes east one hundred fifty feet to a point on the north line of Ross Street another corner of said lot #144; thence along the north line of the said Ross Street south seventy degrees seven minutes west two hundred feet to a point a corner of Lot #139, now or late of Harry A. Nicholas; thence along the said Lot # 139, north nineteen degrees fifty three minutes west one hundred fifty feet to another corner of Lot # 139, in the south line of the said Lafayette Street; thence along the south line of the said Lafayette Street north seventy degrees seven minutes east two hundred feet to the place of beginning.

CONTAINING thirty thousand no hundred square feet of land, more or less.

TITLE to said premises vested in Milton I. Young, Jr. by Deed from Milton I. Young, Jr. dated June, 6 2007 and recorded June 19, 2007 in the Chester County Recorder of Deeds in Book 7190, Page 469.

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS

DEFENDANT: **MILTON I. YOUNG, JR.**

SALE ADDRESS: 1016 Lafayette Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-229**

DEBT- **\$316,348.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02631 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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 Caln Township, County of Chester, Commonwealth of Pennsylvania bounding and described according to a Final Plan "Villages at Bell Tavern" made for MGJAD Associates, L.P. prepared by Edward B. Walsh & Associates, Inc., Civil Engineers and Surveyors, 55 Country Club Drive, Suite 100, Downingtown, PA 19335 (610) 518-1360, dated 11/20/2000, last revised 09/26/2001 and recorded in Chester County as Plan #16591 as follows, to wit:

BEGINNING at a point on the northerly side of Lincoln Drive, a corner of Lot 148 on said Plan; thence extending along said side of Lot #148 north 06 degrees 21 minutes 42 seconds west 122.33 feet to a point and corner of Lot #144; thence extending along said side of Lot #144 and Lot #145 north 83 degrees 38 minutes 18 seconds east 35.01 feet to a point and corner of Lot #145; thence extending along said side of Lot #145 and Lot #146 south 79 degrees 03 minutes 46 seconds east 43.51 feet to a point on the westerly side of Bell Tavern Boulevard; thence extending along said

side of Bell Tavern Boulevard the following (2) courses and distances: (1) along the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 102.05 feet to a point of reverse curve; (2) along the arc of a circle curving to the right having a radius of 37.00 feet the arc distance of 36.45 feet to a point of tangent on the northerly side of said Lincoln Drive; thence extending along said side of Lincoln Drive south 83 degrees 38 minutes 18 seconds west 35.00 feet to the first mentioned point and place of beginning.

BEING Lot #147 on said Plan.

BEING County Parcel #40-2-1078

ALSO being known as 2 Lincoln Drive.

BEING the same premises which The Cutler Group Inc., a Pennsylvania Corporation, by Deed dated 6/4/04 and recorded 6/24/04 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6199, Page 1865, and Instrument #104282651, granted and conveyed unto Joan Higgins, in fee.

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

VS

DEFENDANT: **JOAN HIGGINS**

SALE ADDRESS: 2 Lincoln Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-240**

DEBT- **\$213,925.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10206 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 Page 1016, et seq. First Amendment to Declaration recorded in Book 7229 Page 314, Second Amendment to Declaration recorded in Book 7345 Page 2155, Third Amendment to Declaration recoded in Book 7397 Page 2310, Fourth Amendment to Declaration as set forth in Record Book 7412 Page 2209, Fifth Amendment to Declaration as set forth in Record Book 7440 Page 556, Sixth Amendment to Declaration as set forth in Book 7454 Page 037, Seventh Amendment to Declaration as set forth in Book 7495 Page 258, Corrective Amendment to Seventh Amendment to Declaration as set forth in Book 7516 Page 1912 and any and all amendments hereto. Being designated as Unit No. 243 as described in said Declaration and Declaration Plan.

TOGETHER with a proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18%

ALL THAT CERTAIN concrete foundation, located approximately 73.11 feet east of the intersection of Larose Drive and Bardel Drive situate on the northerly side of Bardel Drive, located within the Round Hill Development said development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the north-

west side of the intersection of Buckthorn Drive and Lincoln Highway (S.R. 3070) and shown as Unit 243 on a plan titled "Round Hill Development", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania, said Unit as described in the Declaration of Condominium being contained within the building as follows:

COMMENCING at a point in the bed of Lincoln Highway (S.R. 3070) at the intersection of Lincoln Highway (S.R. 3070) and Buckthorn Drive, said point being the south easterly most property corner of the said Round Hill Development;

THENCE crossing the northerly right of way line of Lincoln Highway (S.R. 3070) and into lands of the Round Hill Development herein, north 40 degrees 25 minutes 53 seconds west, a distance of 1216.47 feet to a point; thence from said point the following four (4) courses:

1. NORTH 89 degrees 56 minutes 07 seconds west, a distance of 23.94 feet to a point;
2. NORTH 03 degrees 58 minutes 47 seconds east, a distance of 1.87 feet to a point;
3. SOUTH 89 degrees 30 minutes 24 seconds west, a distance of 8.48 feet to a point;
4. NORTH 02 degrees 02 minutes 56 seconds east, a distance of 2.69 feet to the place of beginning.

THENCE from said place of beginning continuing along exterior perimeter of the concrete foundation the following six (6)

PLAINTIFF: Ditech Financial LLC
VS

DEFENDANT: **RICHARD W. MILLER and MYSTI N. MILLER**

SALE ADDRESS: 243 Bardel Drive, 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: **17-4-240X**

DEBT- **\$213,925.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10205 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

courses and distances:

1. NORTH 89 degrees 58 minutes 37 seconds west, a distance of 21.70 feet to a point;
2. NORTH 00 degrees 00 minutes 04 seconds east, a distance of 42.16 feet to a point;
3. SOUTH 89 degrees 21 minutes 09 seconds east, a distance of 11.90 feet to a point;
4. SOUTH 00 degrees 50 minutes 11 seconds east, a distance of 12.01 feet to a point;
5. NORTH 89 degrees 41 minutes 43 seconds east, a distance of 9.63 feet to a point;
6. SOUTH 00 degrees 00 minutes 04 seconds west, a distance of 30.08 feet to the point of beginning.

TAX map and parcel number: 38-01-018100

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **RICHARD W. MILLER and MYSTI N. MILLER**

SALE ADDRESS: 243 Bardel Drive, 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: **17-4-244**

DEBT- **\$191,830.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08798 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a title plan of Country Ridge, made by Lester R. Andes, Professional Engineer, Thorndale, PA, dated 2/14/1988 and last revised 7/19/1989 and recorded in Chester County as Plan No. 9993, as follows, to wit:
TAX I.D. #: 38-2-430

PLAINTIFF: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania
VS

DEFENDANT: **MARK HAUCK a/k/a MARK A. HAUCK and JENNIFER KNAUSS-HAUCK a/k/a JENNIFER K. HAUCK**

SALE ADDRESS: 115 Arianna 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: **17-4-253**

DEBT- **\$227,617.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09026 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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 Penn, County of Chester, Commonwealth of Pennsylvania, described according to a plan of property of Charles F. Brackin dated May 12, 1967, made by Manley N. White and recorded at West Chester in Plan Book 26, Page 30, as follows, to wit:
TAX map and parcel number: 58-2-1.7

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **SARA REPINSKI**

SALE ADDRESS: 473 North Jennersville Road, Cochranville, Pennsylvania 19330

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: **17-4-261**

DEBT- **\$239,613.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-10104 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Country Club Estates" made by Chester Valley Engineers, Inc., Consulting Engineers, Inc., Consulting Engineers, Paoli, PA, dated 8/27/1959 and last revised 4/30/1968, as follows, to wit:

BEGINNING at a point on the northeasterly side of Church Road (40 feet wide), at the distance of 486.52 feet measured north 20 degrees 35 minutes 30 seconds west, along same from its intersection with the northwesterly side of Swedesford Road (50 feet wide) (both lines produced); thence extending along the northeasterly side of Church Road, north 21 degrees 43 minutes 20 seconds west 157.23 feet to a point; thence extending north 68 degrees 16 minutes 40 seconds east 250.20 feet to a point; thence extending

south 16 degrees 04 minutes 20 seconds east 202.65 feet to a corner of Lot Number 5; thence along Lot Number 5 south 70 degrees 36 minutes 20 seconds west 132.11 feet to a point in line of the cemetery land; thence along same the two following courses and distances; (1) north 19 degrees 23 minutes 40 seconds west 32.95 feet to a point; (2) south 71 degrees 48 minutes 20 seconds west 99.78 feet to the first mentioned point and place of beginning.

BEING Lot Number 5-A on said Plan

BEING UPI Number 42-3-125.12

BLR# 42-3-125.12

TITLE to said premises vested in Frank J. Eckley and Janine A. Eckley by Deed from Charles Keller, III and Karen A. Keller, husband and wife, dated 6/13/2003 and recorded 6/26/2003 in Book 5758 Page 322

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

VS

DEFENDANT: **FRANK J. ECKLEY and JANINE A. ECKLEY**

SALE ADDRESS: 59 Church Road, Malvern, PA 19355

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: **17-4-274**

DEBT- **\$517,763.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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 Township of
Penn, Chester County, Pennsylvania
TAX Parcel No.: 58-3-33.67

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **KAREN KLEMASZEWSKI a/k/a KAREN L. KLEMASZEWSKI and MICHAEL KLEMASZEWSKI a/k/a MICHAEL P. KLEMASZEWSKI**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-278**

DEBT- **\$154,294.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07771 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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 land, situated in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a map made for Second Whitford Associates, called "Grove Hill" by Yerkes Associates, Inc., West Chester, Pa., dated 2-21-1980 and last revised 4-15-1980 and recorded in Plan Book 3064 as follows, to wit:

BEGINNING at a point on the southwesterly side of Grove Avenue (50 feet wide), a corner of Lot #7 on said Plan; thence extending along said Lot south 39 degrees 50 minutes 07 seconds west 191.38 feet to a point in line of lands now or late of David L. Daly; thence extending along said lands, north 25 degrees 31 minutes 20 seconds west 240.10 feet to a point, a corner of Lot #9; thence extending north 75 degrees 31 minutes 15 seconds east 161.51 feet to a point on the southwesterly side of Grove Avenue; thence extending along same on the arc of a circle curving to the left having a radius of 212.60 feet the arc distance of 132.41 feet to the first mentioned point and place of beginning.

CONTAINING 30,005.285 square feet;

BEING Lot #8 on said Plan.

CHESTER County Tax Parcel #41-5-218.8

BEING the same premises which Second Whitford Associates, a Limited Partnership, by Deed dated 1/26/90 and recorded 2/2/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1872 Page 592, granted and conveyed unto W. Phillip Richardson and Ellen Payne Richardson, his wife, in fee.

PLAINTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **ELLEN PAYNE RICHARDSON and W. PHILLIP RICHARDSON and UNITED STATES OF AMERICA**

SALE ADDRESS: Lot 8 Grove Hill assessed as 1468 Grove Avenue, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-291**

DEBT- **\$161,500.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-09134 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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 County of Chester, Commonwealth of Pennsylvania.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Pikeland, in the County of Chester and State of Pennsylvania, bounded and described in accordance with as "As Built Plot Plan Building A" of Napps Dam Bridge Townhouses made by Surdy and Bursich, Inc., (Pottstown, Pa) dated October 21, 1980 as follows, to wit:

BEGINNING at a point, the northwest corner thereof, which point is measured the two following courses and distances from the point formed by the intersection of the center lines of Donna Lane and Debbie Lane; (1) along the center line of Debbie Lane south 63 degrees 25 minutes 27 seconds east 53.320 feet to a point; (2) across the bed of Debbie Lane south 6 degrees 50 minutes

53 seconds west 40.535 feet to the beginning point; thence south 92 degrees 58 minutes 42 seconds east 20.000 feet to a point a corner of Lot A-4; thence along Lot A-4 south 6 degrees 50 minutes 53 seconds west passing through a partition wall 94.907 feet to a point on the northerly right of way line of Rollingsworth Drive; thence along the same along the arc of a circle curving to the right having a radius of 270.000 feet the arc distance of 20.149 feet to a point a corner of Lot A-6; thence along A-6 north 6 degrees 50 minutes 33 seconds east 92.560 feet, passing through a partition wall, to the first mentioned point and place of beginning.

BEING the same premises which Charles T. Schrader, by Deed dated 8/28/07 and recorded 10/15/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7285, Page 1789, granted and conveyed unto Charles T. Schrader and Irene M. Schrader, their heirs and assigns, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **IRENE M. SCHRADER**

SALE ADDRESS: 105 Debbie Lane assessed as 105 East Debbie Lane, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-296**

DEBT- **\$600,939.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-09730 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of East Goshen,
Chester County, Pennsylvania
BLR# 53-4-510
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: M&T Bank as Successor by Merger to Hudson City Savings Bank
VS

DEFENDANT: **DAVID H. WIRTH and CARON L. WIRTH**

SALE ADDRESS: 1718 Towne Drive, West Chester, PA 19380-6478

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: **17-4-298**

DEBT- **\$138,302.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08070 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the Township of North Coventry, Chester County, Commonwealth of Pennsylvania, on the west side of South Hanover Street, being Lot #2 of a Subdivision Plan of John A. and Judy A. Lupas, prepared by Ralph E. Shaner and Son Engineering Co. dated October 12, 1992 and recorded June 24, 1992 as Plan #12548 and being described as follows:

BEGINNING at a point on the west side of said south Hanover Street (50 feet wide) said point in common with Lot #1 of said Plan; thence leaving South Hanover Street traveling along Lot #1 north 59 degrees 55 minutes west 140.00 feet to a point on the east side of Coyne Alley (20 feet wide); thence along the east side of Coyne Alley north 30 degrees 5 minutes east 60 feet to a point, a corner of the lands now or late of William Hamilton; thence by the lands now or late of Williams Hamilton south 59 degrees 55 minutes east 140 feet to a point on the west side of South Hanover Street, aforesaid; thence along the west side of South Hanover Street, south 30 degrees 05 minutes west 60.00 feet to the place of beginning.

BEING Lot #2 on said Plan.

BEING UPI No. 17-3G-57

PLAINTIFF: Ventures Trust 2013-I-H-R by MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC, its trustee

VS

DEFENDANT: **KELLY GATFIELD and MARK STORM**

SALE ADDRESS: 651 Hanover Street, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **MICHAEL J. SHAVEL, ESQ., 215-579-7700**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-299**

DEBT- **\$145,552.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07148 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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 in North Coventry Township, Chester County, Pennsylvania, being part of Lot No. 1, Plan of Lots by James D. Whartenby, surveyed by Samuel Willauer 4-21-1864, being approximately 30 x148, and having thereon erected a dwelling known and numbered as 310 Laurelwood Road, Pottstown, PA 19465

TAX Parcel: 17-03C-0080

CHESTER County Instrument No. 10855850.

TO be sold as the property of Jamie Craig and Christopher Shepardson under Chester County Judgment No. 2016-07418 RC.

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **JAMIE CRAIG and CHRISTOPHER SHEPARDSON**

SALE ADDRESS: 310 Laurel Wood Rd., Pottstown, PA 19465

PLAINTIFF ATTORNEY: **LEON HALLER, ESQ., 717-234-4178**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-302**

DEBT- **\$389,975.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03365 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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 Township of
East Brandywine, Chester County, Pennsylvania
TAX Parcel No.: 30-2-100.2

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **CHRISTOPHER JANCZAK a/k/a CHRISTOPHER A. JANCZAK and IRENA JANCZAK**

SALE ADDRESS: 790 Hopewell Road, (East Brandywine Township), Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-310**

DEBT- **\$765,151.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01175 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania bounded and described according to a subdivision plan for Coventry Ridge, prepared by Conver and Smith Engineering, Inc., dated 8/20/1999, last revised 8/1/2000 and recorded in Chester County as Plan # 15650 as follows, to wit:

BEGINNING at a point on the westerly side of Hastings Lane cul-de-sac, a corner of Lot No. 9 as shown on said Plan; thence from said point of beginning, along the said side of Hastings Lane cul-de-sac the following 5 courses and distances: (1) on the arc of a circle curving to the left having a radius of 525.00 feet the arc distance of 69.12 feet to a point of tangent (2) south 41 degrees 16 minutes 58 seconds west 31.19 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 41.03 feet to a point of reverse curve (4) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance

of 117.69 feet to a point of tangent (5) south 41 degrees 16 minutes 58 seconds west 1.92 feet to a point in line of lands of Lawrence J. Losty and Esther A. Losty; thence along said lands of Lawrence J. Losty and Esther A. Losty north 38 degrees 30 minutes 00 seconds west 429.23 feet to a corner of lands of Steve F. and Valerie A. Thomas; thence along said lands of Steve F. and Valerie A. Thomas north 51 degrees 00 minutes 02 seconds east 111.80 feet to a corner of Lot No. 9; thence along Lot No. 9 the following 2 courses and distances: (1) south 38 degrees 59 minutes 58 seconds east 55.00 feet (2) south 58 degrees 20 minutes 19 seconds east 358.93 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on said Plan.

TITLE to said premises vested in Michael S. Snyder by Deed from Heritage-Coventry Ridge, L.P. dated September, 30 2002 and recorded October 7, 2002 in the Chester County Recorder of Deeds in Book 5410, Page 2127.

PLAINTIFF: U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor to Lasalle Bank, N.A., as Trustee for the GSAA Home Equity Trust 2006-14, Asset-Backed Certificates, Series GSAA 2006-14

VS

DEFENDANT: **MICHAEL S. SNYDER**

SALE ADDRESS: 25 Hastings Ln, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-4-313**

DEBT- **\$474,464.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03579 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Pennsylvania
BLR# 6-8-51
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Indenture Trustee for The Registered Holders of Abfs Mortgage Loan Trust 2002-2, Mortgage-Backed Pass-Through Certificates, Series 2002-2

VS

DEFENDANT: **HENRY J. RUFFENACH**

SALE ADDRESS: 224 Penn Avenue, Oxford, PA 19363-1320

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: **17-4-314**

DEBT- **\$290,372.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10482 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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# 47-4-595
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA N.A., as Trustee on behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust 2007-He1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **OSCAR C. HENDRY, JR. a/k/a OSCAR C. HENDRY and KATRINA M. HENDRY a/k/a KATRINA S. SEGAR a/k/a KATRINA S. HENDRY**

SALE ADDRESS: 101 Osprey Lane, a/k/a 101 Osprey Way, Coatesville, PA 19320-4365

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, 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: **17-4-316**

DEBT- **\$559,068.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04327 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Whiteland Township,
Chester County, Pennsylvania
BLR# 41-5-70.17
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2

VS

DEFENDANT: **RUTH BARRETT and VANCOUIER BARRETT**

SALE ADDRESS: 601 Sylvania Road, Exton, PA 19341-2401

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: **17-4-318**

DEBT- **\$285,421.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00129 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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# 47-5-135
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association
VS

DEFENDANT: **TRAVIS J. TOWNSEND a/k/a TRAVIS TOWNSEND and MEGAN TOWNSEND a/k/a MEGAN MARY DELANEY-TOWNSEND**

SALE ADDRESS: 206 Providence 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: **17-4-319**

DEBT- **\$406,806.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06344 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 20, 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, May 22, 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 Bradford Township,
Chester County, Pennsylvania
BLR# 50-5-164.2E
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **W. STEPHEN FLYNN a/k/a W. S. FLYNN and LYNN D. FLYNN**

SALE ADDRESS: 1632 Tuckaway Trail, West Chester, PA 19380-1595

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-5-340**

DEBT- **\$18,863.77**

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

Thursday May 18, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 19, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in Penn Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of "3 Lot Subdivision" drawn for Emiline B. Gray, by N. M. Lake, Inc., Engineers-Surveyors, dated 9/17/87, and revised 1/6/86, said Plan recorded in Chester County as Plan No. 6173, as follows, to wit:

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

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

CONTAINING 2.000 acres of land

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

TAX Parcel No. 58-1-12.1

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

IMPROVEMENTS: Land (Mobile Home located on premises)

BEING known as 729 Ewing Road, Cochranville, Pennsylvania 19330

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

VS

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

SALE ADDRESS: 729 Ewing Road, Cochranville, Pennsylvania 19330

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-6-373**

DEBT- **\$173,308.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-12023 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Sadsbury Township, Chester
County, Pennsylvania
BLR# 37-3-23.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation
VS

DEFENDANT: **PATRICK C. SPINELLI a/k/a PATRICK SPINELLI and JOSEPH PATRICK SPINELLI
a/k/a JOSEPH P. SPINELLI and SHARON SPINELLI**

SALE ADDRESS: 610 North Culvert Street, Parkesburg, PA 19365-1182

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: **17-6-378**

DEBT- **\$377,360.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06056 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 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 West Bradford Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan for GENTERRA Corporation, made by Yerkes Associates, Inc., recorded 1/6/2003 in Plan File #16478, as follows, to wit:

BEGINNING at an interior point, said point being a corner of Lot No.10 as shown on said Plan; thence from said beginning point along Lot No. 10 south 88 degrees, 46 minutes, 33 seconds east, crossing a 20 feet access easement and crossing waters of the commonwealth, 427.63 feet to a point on the title line in the bed of a 40 feet wide right of way (as set forth in Deed Book Y-35 Page 165 and furthered extinguished in Misc. Deed Book 692 Page 389); thence along the same south 16 degrees, 34 minutes, 01 second east, 204.24 feet to a point, being still in the bed of said right of way; thence along the same and crossing waters of the commonwealth and also along lands of Edward N. Watson Subdivision Plan (shown

as Lots 12 through 15) south 66 degrees, 24 minutes, 35 seconds west, 393.07 feet to a point, a corner of Lot No. 12 on said Plan; thence along the same the (2) courses and distances: (1) north 11 degrees, 33 minutes, 42 seconds west 277.77 feet to a point and (2) north 06 degrees, 37 minutes, 58 seconds west, 114.18 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to an access agreement in common with the owners and occupiers of Lot No. 10 and as set forth in Record Book 6255 Page 991.

BEING Lot #11 as shown on said Plan.

BEING UPI No. 50-6-12.10

BEING the same premises which Anderson Highgrove Inc., by Deed dated 5/4/06 and recorded 7/3/06 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6886, Page 1026, and Instrument #100085200564819896, granted and conveyed unto Eric E. Emery and Colleen A. Emery, husband and wife, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **ERIC E. EMERY and COLLEEN A. EMERY**

SALE ADDRESS: 1150 Highgrove Drive, West Chester, PA 19380

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: **17-6-379**

DEBT- **\$330,840.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06736 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 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 London Grove, County of Chester and Commonwealth of Pennsylvania, being Lot No. 11 on said Plan, bounded and described according to a Record Plan of Lamborn Hunt prepared by Vandermark & Lynch, Inc., dated 6-30-2003, last revised 10-15-2003 and recorded in Plan Book 16896, Page 1 as follows to-wit:

BEGINNING at a point on the southeasterly side of Martha's Way (50 feet wide), a corner of Lot No. 10 on said Plan; thence extending from said beginning point and along Martha's Way the three following courses and distances, viz: 1) on the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 113.19 feet (and chord bearing of north 76 degrees 32 minutes 6 seconds east 112.92 feet) to a point of compound curve, thence 2.) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 35.28 feet (and a chord bearing of south 56 degrees 12 minutes 34 seconds east, 32.43 feet) to a point

of tangent, thence 3.) south 15 degrees 46 minutes 49 seconds east 73.14 feet to a point, a corner of Lot No. 12 on said Plan; thence leaving Martha's Way and extending along Lot 12 south 74 degrees 13 minutes 11 seconds west 124.66 feet to a point, a corner of Lot No. 10 aforesaid; thence extending along Lot 10 north 20 degrees 54 minutes 50 seconds west 102.79 feet to a point on the southeasterly side of Martha's Way, the first mentioned point and place of beginning.

TAX Parcel ID: 59-08-0449

BEING the same premises which Ronald E. Wittman, Jr. and Christine A. Wittman, husband and wife, by Deed dated 3/11/05 and recorded 3/12/05 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 9070, Page 809, and Instrument #11395483, granted and conveyed unto Christine A. Wittman, in fee.

PLAINTIFF: Carrington Mortgage Services, LLC
VS

DEFENDANT: **RONALD E. WITTMAN, JR. and CHRISTINE A. WITTMAN**

SALE ADDRESS: 109 Martha's Way, West Grove, PA 19390

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: **17-6-380**

DEBT- **\$177,157.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01604 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-4-668
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-E under the Pooling and Servicing Agreement dated Dec 1, 2006

VS

DEFENDANT: **DARYL B. MOATS**

SALE ADDRESS: 517 Wilson Street, Phoenixville, PA 19460-3019

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: **17-6-382**

DEBT- **\$123,880.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10598 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Parkesburg Borough, Chester
County, Pennsylvania
BLR# 8-5-83
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **STANLEY R. PITNER and GIZELLA H. PITNER**

SALE ADDRESS: 524 West 1st Avenue, Parkesburg, PA 19365-1206

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: **17-6-383**

DEBT- **\$426,846.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00024 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 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 Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Plan of Ashbridge, made by Henry S. Conrey, Inc., Paoli, PA, dated 5/1/1978, last revised 8/6/1980, as follows, to wit:
TAX I.D. #: 33-07A-0098

PLAINTIFF: Everbank

VS

DEFENDANT: **JOHN P. CANTERINO and PATRICIA A. CANTERINO**

SALE ADDRESS: 407 Santillo Way, Downingtown, Pennsylvania 19335

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: **17-6-389**

DEBT- **\$492,079.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-05908 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 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 Willistown, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, County of Chester, State of Pennsylvania, bounded and described according to a Record Plan of "Willistown Hunt" made by Nave, Newell & Stampfl, Ltd. King of Prussia, PA, dated 12/15/2000, last revised 11/12/2001 and recorded 1/23/2002 as Plan #1600 as follows to wit:

BEGINNING at an interior point in line of Open Space, said point being a corner of Lot #71 (as shown on said Plan); thence from said point of beginning extending along said Open Space the 3 following courses and distances: 1) south 40 degrees 11 minutes 02 seconds east 24.00 feet to a point, thence 2) south 49 degrees 48 minutes 58 seconds west 66.00 feet to a point, thence 3) north 40

degrees 14 minutes 24 seconds west 24.00 feet to a point, being a corner of Lot #71; thence leaving said Open Space extending through the division wall between Lots #71 and #72 north 49 degrees 48 minutes 58 seconds east 66.00 feet to the first mentioned point and place of beginning.

BEING UPI Number 540826370000

PARCEL No.: 540826370000

BEING known as: 91 Longview Lane, Newtown Square, PA 19073

BEING the same property conveyed to Christopher Price, no marital status shown who acquired title by virtue of a Deed from Adrienne M. Price, no marital status shown, dated December 29, 2006, recorded March 6, 2007, at Document Number 10734028, and recorded in Book 7098, Page 853, Chester County, Pennsylvania records.

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-11

VS

DEFENDANT: **CHRISTOPHER PRICE, aka CHRISTOPHER M. PRICE**

SALE ADDRESS: 91 Longview Lane, Newtown Square, PA 19073

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, 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: **17-6-390**

DEBT- **\$181,057.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-13358 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Nottingham Township,
Chester County, Pennsylvania
BLR# 68-6-11.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **MARGARET B. BALL and GUY G. BALL, SR.**

SALE ADDRESS: 40 Park Road, Nottingham, PA 19362-9104

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: **17-6-398**

DEBT- **\$423,904.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00590 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

SITUATE in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan of General Development Corporation made by Urwiler and Walter, Inc. dated August 1, 1979, last revised March 22, 1974, and recorded in Plan Book 67, Page 11, as follows, to wit:

BEGINNING at a point on the title line in the bed of Strasburg Road a corner of Lot No. 23 on said Plan said point being located north 74 degrees 58 minutes 39 seconds east measured along the said title line 385.00 feet from its intersection of the center line of Springhouse Lane; thence extending from said point of beginning and along the said title line of Strasburg Road (the three following courses and distances) (1) north 74 degrees 58 minutes 39 seconds east 44.70 feet to a point; (2) north 82 degrees 52 minutes 39 seconds east 281.48 feet to a point; and (3) south 85 degrees 40 minutes 21 seconds east 40.00 feet to a corner of Lot No. 25; thence extending along the same leaving the bed of Strasburg Road and crossing

the southwest side thereof south 9 degrees 31 minutes 35 seconds east 520.66 feet to a point in line of Lot No. 19 as shown on said Plan; thence extending along the same south 89 degrees 1 minute 40 seconds west 300.00 feet to a corner of Lot No. 20 as shown on said Plan; thence extending along the same south 74 degrees 58 minutes 39 seconds west 24.00 feet to a corner of Lot No. 23; thence extending along the same north 14 degrees 10 seconds west crossing the southeast side of Strasburg Road 497.39 feet to a point on the title line in the bed of same, being the first mentioned point and place of beginning.

BEING Lot No. 24

CONTAINING 4.013 acres

BEING the same premises which Donald J. Metcalf, a single man, by Deed dated 5/22/2001 and recorded 6/13/2001 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4981, Page 355, granted and conveyed unto Kathleen A. Earley, a single woman

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **KATHLEEN A. EARLEY**

SALE ADDRESS: 1670 East Strasburg Road, West Chester, PA 19380

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: **17-6-399**

DEBT- **\$271,230.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-00894 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 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 Caln Township,
Chester County, Pennsylvania
TAX Parcel No.: 16-07-0206

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ETHEL L. ELLERBE**

SALE ADDRESS: 89 South 13th Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-6-400**

DEBT- **\$204,061.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10199 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

BEGINNING at a stone in the middle of Strasburg Road, a corner of William Loller's Lot; thence northwesterly by the latter at right angles to said road 183 feet, more or less, to a stone on the south side of a back street; thence westwardly along the south side of the same 20 feet to a stone, a corner of Hannah Ladley's Lot; thence along the same southeasterly at right angles with said street 183 feet, more or less to a stone in the middle of the Strasburg Road; thence eastwardly along said road 20 feet to the place of beginning.

CONTAINING 3,650 feet of land, more or less.

BEING the same premises which Amanda Davenport and Zachary Bare as joint tenants with rights of survivorship, by Deed dated 04/08/2008 and recorded 05/09/2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument No 10843737, granted and conveyed unto Zachary E. Bare a/k/a Zachary Bare

BEING known as: 1325 W. Strasburg Road a/k/a 1325 West Strasburg Road, West Chester, PA 19380

PARCEL No.: 50-6P-12

IMPROVEMENTS: residential property.

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

DEFENDANT: **ZACHARY E. BARE a/k/a ZACHARY BARE**

SALE ADDRESS: 1325 W. Strasburg Road a/k/a 1325 West Strasburg Road, West Chester, PA
19380

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: **17-6-401**

DEBT- **\$283,664.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11295 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
BLR# 39-4G-66
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of The United States of America

VS

DEFENDANT: **JENNIFER L. KERRICK and JAMES L. BUTTERFIELD**

SALE ADDRESS: 3301 Windsor Lane, Thorndale, PA 19372-1038

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: **17-6-403**

DEBT- **\$441,165.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-11564 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

BEGINNING at a point on the westerly side of Paoli Pike (LR 143) (40 feet wide) said point of beginning also being a corner of Lot No. 2; thence extending from said beginning point and along the westerly side of Paoli Pike the 2 following courses and distances; (1) on the arc of a circle curving to the left having a radius of 968.76 feet the arc distance of 13.38 feet to a point of tangent and (2) south 15 degrees 10 minutes west, 46.83 feet to a point a corner of Lot No. 3; thence extending along same the 2 following courses and distances; (1) north 79 degrees 34 minutes 30 seconds west, 241.87 feet to a point and (2) south 46 degrees 41 minutes 10 seconds west, 186.03 feet to a point in line of lands now or late of

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

BEING Lot No. 4 as shown on said Plan.

CONTAINING 1.338 acres, more or less.

UNDER AND SUBJECT to driveway easement of record.

ALSO, under and subject to an option agreement of

record.

BEING Parcel #53-2-49-2

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Freddie Mac Securities REMIC Trust, Series 2005-S001

VS

DEFENDANT: **WILLIAM PENNEWELL and BARBARA PENNEWELL**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-6-404**

DEBT- **\$62,557.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07506 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 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 upon which is erected the east house of a block of tow brick dwelling houses, designated as Number 1136 Stirling Street, situated in the City of Coatesville, County and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the south curb line of Stirling Street, distant 217.25 feet westwardly from the intersection of the said south curb line of Stirling Street 25.05 feet and extending back southwardly between parallel line of that width at right angles to said Stirling Street, a distance of 168 feet to the north side of Buttonwood Street.

THE west line of the lot herein conveyed passes through the center of the middle dividing partition in said block of 2 brick dwelling houses.

BOUNDED on the north by the south curb line of Stirling Street; on the east by land or late of Isaac Braunstein; on the south by the north side of Buttonwood Street; and on the west by land now or late of George H. Elvin

CONTAINING 4,208.4 square feet of land, be the same more or less

PREMISES being know as: 1136 Stirling Street, Coatesville, PA 19320

TAX I.D. Number: 16-7-169

BLR# 16-7-169

TITLE to said premises vested in Carole Anne Frese by Deed from Susquehanna Home Finance, LLC, dated 9/23/2010 and recorded 10/5/2010 in Book 8008 Page 238

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

VS

DEFENDANT: **CAROLE ANNE FRESE**

SALE ADDRESS: 1136 Stirling Street, 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: **17-6-407**

DEBT- **\$237,945,60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02457 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday June 15th, 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, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot, tract of land, parcel, piece of ground with the buildings and improvements thereon erected, situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described as followed, to wit:

BEGINNING at a point marking with the intersection of the title line in the bed of Media Road L.R. 13(62), with the extended northeasterly side of Sherwood Drive 50 feet wide as shown on said Plan; thence extending from said beginning point, along the northeasterly side of Sherwood Drive, north 50 degrees 12 minutes 0 seconds west, 175 feet to a point; thence extending north 39 degrees 47 minutes 56 seconds east, 315.78 feet to a point; thence extending south 57 degrees 18 minutes 23 seconds east, 100.11 feet to a P.K. nail in the title line in the bed of Media Road; thence extending along the same, south 40 degrees 25 minutes 52 seconds west, 336.08 feet to the first mentioned point and the place of beginning

CONTAINING 1.327 acres of land, be the same more or less.

BEING Lot No. 1 as shown on said Plan.

BEING Parcel #69-9-11

BEING the same premises which Manufactures and Traders Trust Company, Trustee for Securitization Series 1991-1, Agreement dated 3-4-99, by Deed dated 10/8/03 and recorded 12/29/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6022, Page 749, and Instrument #10357189, granted and conveyed unto James R. Dollinger, individual, in fee.

PLAINTIFF: U.S. Bank, National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC4

VS

DEFENDANT: **JAMES R. DOLINGER**

SALE ADDRESS: 101 West Sherwood Drive aka 101 Sherwood Drive, Oxford, PA 19363

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: **17-7-410**

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: **17-7-427**

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