

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, September 21, 2017 @ 11 AM

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### ADDENDUM CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 21st day of September, 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, SEPTEMBER 21ST, 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, OCTOBER 23RD, 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: **16-1-25**

DEBT- **\$127,593.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07327 DIRECTED TO CAROLYN B. 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 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, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO (2) CERTAIN messuages, tenements and tracts of land, with the buildings and improvements thereon erected, situate in Elk Township, Chester County, Pennsylvania, bounded and described as follows:

TRACT #1 – Beginning at a stake in the west side of a public road in a line of land formerly of William Anderson, now Frank Carr; thence by the same south 26 1/2 degrees east 25.8 perches to a stake; thence by land now or late of Carleton Abernathy, south 74 degrees west 57.3 perches to a stake in line of land now or late of William T. Scott; thence by the same north 9 1/4 degrees east 46.3 perches to a stake in said line; thence by land now or late of Maurice Hickey south 82 1/2 degrees east 35.7 perches to a stake; the place of beginning.

CONTAINING 9 3/4 acres, more or less.

TRACT #2 – Beginning at a stone on the westerly side of an unimproved dirt road leading to Hickory Hill; thence leaving said road and by land of Raymond R. Lindsey, et ux, south 70 1/2 degrees west 100 feet to a point; thence by the same north 25 1/2 degrees west 75.09 feet to a point in line of other land of Andrew J. Maze; thence by the same north 70 1/2 degrees east 100 feet to a point in the westerly side of the first mentioned road; thence along said road south 25 1/2 degrees east 75.09 feet to the first mentioned point and place of beginning.

CONTAINING 7,590 square feet of lane, more or less.

BEING known as 1003 Kings Row Road, Oxford, PA 19363

PLAINTIFF: Presbyterian Homes, Inc., d/b/a Ware Presbyterian Village  
VS

DEFENDANT: **BETTY LEE EVANS, B. DOUGLAS EVANS and JOSEPH M. EVANS, III**

SALE ADDRESS: 1003 Kings Row Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SCOTT A. DIETTERICK, ESQ., 717-533-3280**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-4-301**

DEBT- **\$379,599.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-09537 DIRECTED TO CAROLYN B. 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 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, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in Upper Oxford Township, Chester County, Pennsylvania, being Lot No. 5 as shown on the Final Subdivision Plan prepared for David L. Nelson, prepared by Crossan-Raimato, Inc., Professional Land Surveyors, dated September 13, 2002 and recorded in Chester County, Pennsylvania as Plan No. 16418, bounded and described as follows:

BEGINNING at a point on the westerly side of University Road, 25' from the center thereof, on the northerly side of a 315' wide Philadelphia Electric Company right-of-way, marking the southeasterly corner of the herein described lot and the northeasterly corner of Lot #4 on the above reference Plan; thence leaving the said point of beginning, along the said Lot # 4, along the said northerly Philadelphia Electric Company right-of-way line, south 77° 00' 40" west 424.67' to a point in line of lands now or formerly of Melvin Z and Arlene W Horst; thence along the said lands now or formerly of Melvin Z and Arlene W Horst north 07° 59' 15" east 298.95' to a point marking the southwesterly corner of Lot # 6 on the above referenced Plan; thence along the said Lot # 6, south 81° 01' 41" east

397.84' to a point on the westerly side of the aforementioned University Road, thence along the said westerly side of University Road by a curve to the left, having a radius of 12,228.99', through a central angle of 00° 39' 23" and arc distance of 140.10' to the first mentioned point and place of beginning.

CONTAINING within the said described metes and bounds: 2.0000 acres of land, be the same more or less.

BEING Lot 5 on said Plan.

PREMISES being: 170 University Road, Lincoln University, PA 19352-1608

PARCEL No. 57-07-0014.01E

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated December 31, 2003 and recorded January 9, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6035 Page 221, granted and conveyed unto Stephen Martin and Cynthia Martin, husband and wife.

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for the Pooling and Servicing Agreement dated as of March 1, 2004 First Franklin Mortgage Loan Trust 2004-FFH1 Asset-Backed Certificates, Series 2004-FFH1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **CYNTHIA MARTIN, STEPHEN MARTIN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 170 University Road, Lincoln University, PA 19352-1608

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: **16-8-611**

DEBT- **\$1,604.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08368 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 18, 2016

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

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

ALL THAT CERTAIN parcel of land situate in the  
Township of Caln, County of Chester, and Commonwealth of  
Pennsylvania  
TAX Parcel No. 39-5A-171

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **CARLOS A. COTTO and TARA COTTO**

SALE ADDRESS: 336 Carlyn Court, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **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: **16-9-679**

DEBT- **\$1,361.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08328 DIRECTED TO CAROLYN B. 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 situate in  
Caln Township, Chester County, Pa.  
TAX Parcel No. 39-2N-68

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **NATHANIEL SAVAGE and VANESSA SAVAGE**

SALE ADDRESS: 730 Springfield Court, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$303,907.15**

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

## Thursday, Oct. 20, 2016 @ 11am

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

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

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

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

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

TAX ID.#: 22-3-9.4

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

VS

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

SALE ADDRESS: 60 Zook Drive, Narvon, PA 17555

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$341,058.31**

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

## Thursday, Oct. 20, 2016 @ 11am

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

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

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

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

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

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

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

PARCEL NO.: 55-2H-240

IMPROVEMENTS: Residential property.

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

VS

DEFENDANT: **REGINA C. BOSCH**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-10-740**

DEBT- **\$1,462.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05974 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of land, situate in the  
Township of East Fallowfield, County of Chester, Pennsylvania  
TAX PARCEL NO. 47-6-39.20  
PROPERTY ADDRESS: 385 Trotters Way, E. Fallowfield,  
Pennsylvania

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **DANA NICOLE ARCARO**

SALE ADDRESS: 385 Trotters Way, E. Fallowfield, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ.,**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-11-757**

DEBT- **\$286,996.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03184 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, Nov. 17, 2016 @ 11am

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

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

ALL THAT CERTAIN, message, lot or piece of land situate on, in the City of Coatesville, 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 City of Coatesville, Chester County Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Millview, made by G D Houtman & Son, Inc, Civil Engineers & Land Surveyors Media, PA 11/2/1998 last revised 11/8/2001, and recorded as Plan #16144, as follows, to wit:

BEGINNING at a point of curve on the easterly side of Mayfield Drive (50 feet wide) a corner of Lot #90 on said Plan, thence from said beginning point extending along said side of Mayfield Drive on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 58.34 feet to a point of reverse curve, thence extending northwardly along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 19.72 feet

to a point, a corner of Lot #88, thence leaving said side of Mayfield Drive and extending along said Lot #88, north 76 degrees 55 minutes 00 seconds east, 163.03 feet to a point in line of Lot #66 thence extending along said Lot #66 and Lot #65 south 34 degrees 03 minutes 19 seconds east, 44.72 feet to a point a corner of aforesaid Lot #90, thence extending along said Lot #90 south 68 degrees 23 minutes 00 seconds west, 134.64 feet to a point to the first mentioned point and place of beginning.

BEING UPI Number 16-04-0369.0000

PARCEL No.: 16-04-0369.0000

BEING known as: 102 Mayfield Drive, Coatesville, PA 19320

BEING the same property conveyed to Lakeisha McClain, as sole owner who acquired title by virtue of a Deed from Austin T. Ngo and Ann L. Ngo, dated November 29, 2007, recorded January 29, 2008, at Deed Book 7355, Page 1138, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: LAKEISHA D. McCLAIN, aka LAKEISHA McCLAIN, aka L. McCLAIN

SALE ADDRESS: 102 Mayfield Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-11-789**

DEBT- **\$341,333.04**

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

## Thursday, Nov. 17, 2016 @ 11am

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

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

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

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

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

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

BEING UPI Number 72-04L-0017

PARCEL No.: 72-04L-0017

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

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

PLAINTIFF: LSF8 Master Participation Trust  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$3,778.43**

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

## Thursday, Nov. 17, 2016 @ 11am

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

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

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

PLAINTIFF: West Whiteland Township

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-11-822**

DEBT- **\$1,782.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09388 DIRECTED TO CAROLYN B. WELSH, SHERIFF  
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,  
PENNSYLVANIA, ANNOUNCED ON

## Thursday, Nov. 17, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with the  
buildings and improvements thereon erected.  
SITUATE in the Township of Westtown, County of Chester  
and Commonwealth of Pennsylvania  
TAX Parcel No. 67-4C-180

PLAINTIFF: Westtown Township  
VS

DEFENDANT: **GUY V. KILGORE and SANDRA M. KILGORE**

SALE ADDRESS: 1592 S. Coventry Lane, West Chester, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 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: **17-1-8**

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: **17-1-16**

DEBT- **\$2,850.50**

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

# Thursday, January 19, 2017

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

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

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

TAX Parcel No. 43-6A-414

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **PETER E. TAVANI**

SALE ADDRESS: 214 Drummers Lane, Wayne, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$164,530.40**

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

# Thursday, January 19, 2017

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

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

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

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

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

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

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

8-4-87.1B

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

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

PARCEL NO.: 8-4-87.1B

Improvements: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$78,788.86**

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

# Thursday, January 19, 2017

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

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

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

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

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

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

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

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

PARCEL No.: 39-4H-49

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **KHOI D. TRUONG**

SALE ADDRESS: 3624 Lincoln Highway, Thorndale, PA 19372

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-2-67**

DEBT- **\$1,604,160.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08544 DIRECTED TO CAROLYN B. 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 piece of ground with the buildings and improvements thereon erected situate in Willistown Township, Chester County, Pennsylvania, bounded and described according to a Plan for Richard C. Barr, made by Conroy-Wright, Registered Engineers and Surveyors, Paoli, Pennsylvania, dated 9/1949, as follows, to wit:

BEGINNING at a spike in the center line of Sugartown Road said spike being a corner of land now or late of Jane Gordon Fletcher and being 1012.58 feet northwestwardly from the intersection of the Sugartown Road and Spring Road; thence along the center line of said Sugartown Road north 22 degrees 5 minutes 30 seconds west, 237.87 feet to an iron pin a corner of land now or late of the grantor, Richard C. Barr of which this was a part; thence along said lands of Richard C. Barr, north 71 degrees 21 minutes east, 548.89 feet to an iron pin in line of lands now or late of Jane Gordon Fletcher; thence along the lands of the said Jane Gordon Fletcher,

the following 2 courses and distances: (1) south 22 degrees 48 minutes east, 238.06 feet to an iron pin (2) south 71 degrees 21 minutes west, 551.84 feet to an iron pin spike in the center line of said Sugartown Road and the place of beginning.

CONTAINING 3.000 acres of land, be the same more or less.

BEING Tax UPI #54-6-4

BEING the same premises which Ronald W. Lockhart, Jr., by Deed dated July 28, 2002 and recorded August 07, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5350, Page 1051, granted and conveyed unto Ronald W. Lockhart, Sr. and Sandra M. Lockhart, husband and wife.

BEING known as: 687 Sugartown Road, Malvern, PA 19355-3305

PARCEL No.: 54-6-4

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RONALD W. LOCKHART, SR. and SANDRA S. LOCKHART a/k/a SANDRA M. LOCKHART**

SALE ADDRESS: 687 Sugartown Road, Malvern, PA 19355-3305

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: **17-3-133**

DEBT- **\$4,335.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02391 DIRECTED TO CAROLYN B. 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.

ALL THAT CERTAIN lot of land, with the buildings and improvements thereon erected, known as Lot No. 2 on a tract of land belonging to Norman Meyers and Anna W. Meyers, husband and wife, situate in the Borough of Phoenixville (formerly the Township of Schuylkill), County of Chester and State of Pennsylvania  
TAX Parcel No. 15-4-48

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **CHARLES HIMES and TERRI HIMES**

SALE ADDRESS: 916 Township Line Road, Phoenixville, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-3-190**

DEBT- **\$151,261.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00661 DIRECTED TO CAROLYN B. 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.

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

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon elected situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West – Section II made by Henry S. Conrey, Inc., dated November 14, 1969, and last revised May 9, 1970 as follows, to wit:

BEGINNING at a point on the northerly side of Devon Drive (50 feet wide), said point marking the southeasterly corner of Lot No. 73; thence extending from said beginning point along Lot No. 73 north 03 degrees 34 minutes 40 seconds east 200.00 feet to a point in line of Lot No. 73; thence along Lot Nos. 72 and 71 south 86 degrees 25 minutes 20 seconds east 100.00 feet to a point, a cor-

ner of Lot No. 75; thence along Lot No. 75 south 03 degrees 34 minutes 40 seconds west 200.00 feet to a point on the northerly side of Devon Drive; thence along same north 86 degrees 25 minutes 20 seconds west 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 74 on said Plan.

BEING UPI Number 33-04M-0169.0000

PARCEL No.: 33-04M-0169.0000

BEING known as: 347 Devon Drive, Exton, PA 19341

BEING the same property conveyed to Alexandre E.

Daley who acquired title by Virtue of a Deed from Alexandre E. Daley and Christopher T. Daley, dated September 17, 2003, recorded October 7, 2003, at Document ID 10315100, and recorded in Book 5925, Page 2391, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2003-AC7 Asset-Backed Certificates, Series 2003-AC7

VS

DEFENDANT: **ALEXANDRE E. DALEY**

SALE ADDRESS: 347 Devon Drive, Exton, PA 19341

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-4-211**

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: **17-4-221**

DEBT- **\$180,419.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-08633 DIRECTED TO CAROLYN B. 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 Chester Borough, Chester  
County, Pennsylvania  
BLR# 01-08-0101  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **SHAWN TURNER**

SALE ADDRESS: 328 West Washington Street, West Chester, PA 19380-2541

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: **17-5-326**

DEBT- **\$8,030.98**

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

## Thursday May 18, 2017

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

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

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

TAX ID: 54-8-324

PLAINTIFF: Deerfield Homeowners Association

VS

DEFENDANT: **DENNIS ANTONIOUS**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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

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

## Thursday May 18, 2017

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for the Devereux Foundation of "Mapleton" Subdivision made by Nave, Newell & Stampfl, Ltd., dated October 20, 1996, last revised September 18, 1997 and recorded as Plan#14140, as follows to wit:

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

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

BEING Lot 4 on said Plan.

CONTAINING 350,354 sq. ft.

PLAINTIFF: National Capital Management, L.P.

VS

DEFENDANT: **DOVECOTE LANE, LLC**

SALE ADDRESS: 7 Dovecote Lane, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-329**

DEBT- **\$30,672.36**

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

## Thursday May 18, 2017

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

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

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

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

BEING known as No. 233 South Main Street.

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

TAX Parcel #1 405 001 600 00

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **KENNETH W. WADDELL**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$149,689.53**

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

## Thursday May 18, 2017

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-333**

DEBT- **\$41,242.64**

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

## Thursday May 18, 2017

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

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

PROPERTY situate in the Coatesville City, Chester County,  
Pennsylvania  
BLR# 16-01-0026  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citifinancial Servicing LLC

VS

DEFENDANT: **CHARLES J. TRAMMELL**

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-5-334**

DEBT- **\$881,375.18**

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

## Thursday, May 18, 2017

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

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

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

TAX Parcel No.: 55-5-55.2G

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-336**

DEBT- **\$9,300.42**

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

## Thursday May 18, 2017

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

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

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

PLAINTIFF: Westtown Township

VS

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

SALE ADDRESS: 630 Picket Way, West Chester, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$55,394.04**

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

## Thursday May 18, 2017

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester, State of Pennsylvania, described according to a survey thereof made by David Meixner registered surveyor of Collegeville, Pennsylvania, dated May 9, 1958, entitled "Survey or Property of Michael Lisnoki" as follows, to wit:

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

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

CONTAINING 25,000 square feet of land.

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

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

PARCEL No.: 15-12-329

IMPROVEMENTS: residential property.

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

VS

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

SALE ADDRESS: 1008 Cherry Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$18,863.77**

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

## Thursday May 18, 2017

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

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

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

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

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

CONTAINING 2.000 acres of land

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

TAX Parcel No. 58-1-12.1

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

IMPROVEMENTS: Land (Mobile Home located on premises)

BEING known as 729 Ewing Road, Cochranville, Pennsylvania 19330

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

VS

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

SALE ADDRESS: 729 Ewing Road, Cochranville, Pennsylvania 19330

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$294,358.82**

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

## Thursday May 18, 2017

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-346**

DEBT- **\$235,625.33**

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

## Thursday May 18, 2017

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-350**

DEBT- **\$111,623.35**

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

## Thursday May 18, 2017

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-352**

DEBT- **\$674,740.28**

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

## Thursday May 18, 2017

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

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

ALL THAT CERTAIN lot or piece of ground situate in Wallace Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Final Plan for Mrs. H. Parke Bernard, made by K.R. Comstock, Jr., surveyor dated July 17, 1979 and recorded in Chester County as Plan #2594 as follows, to wit:

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

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

BEING lot 5 as shown on said Plan.

CONTAINING 7.603 acres more or less.

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$213,071.66**

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

## Thursday, May 18, 2017

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

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

ALL THAT CERTAIN lot or tracts of land, situate in the Township of Valley, County of Chester and State of Pennsylvania, being Lots No. 40 and 41 Block No. 4, on a plan of Lots known as "Lincoln Park", on the Lincoln Highway in Valley Township, County and State aforesaid, developed by Harry A. Nochols, bounded and described as follows, to wit:

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

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

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

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

VS

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

SALE ADDRESS: 1214 Willow Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$179,257.10**

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

## Thursday May 18, 2017

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

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

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **APRIL L. WESTON**

SALE ADDRESS: 3429 Horseshoe Pike, Honeybrook, PA 19344

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-5-364**

DEBT- **\$232,241.17**

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

## Thursday, May 18, 2017

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

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

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

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

VS

DEFENDANT: **DAWN MCINTYRE and DAVID MCINTYRE**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-6-406**

DEBT- **\$362,610.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11614 DIRECTED TO CAROLYN B. 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.

### PREMISES "A"

ALL THAT CERTAIN tract of land in London Britain Township, Chester County, PA, bounded and described according to a survey made by Arthur Crowell, Registered Surveyor, as dated March-April 1952, as follows:

BEGINNING at a post on southeast side of road leading to Landenberg, a corner of Herbert Lindsay in line of Robert L. Krause thence along road by line of Krause, the following distances, to wit: north 39 degrees 30 minutes east 130.6 feet to a corner of tract recently conveyed to E.B. Owens; thence leaving road by line of Owens crossing small run south 55 degrees 19 minutes east 566.8 feet in white flint stone; thence by same south 32 degrees 12 minutes east, 393.7 feet to a point on Orth side of White Clay Creek, passing over a black stone 212 feet from end of line; thence along north side of creek, south 81 degrees 23 minutes west, 229 feet and north 70 degrees 15 minutes west 222 feet thence leaving creek line of Herbert Lindsay, passing through a large white oak distance 30 feet, recrossing small run north 31 degrees 49 minutes west, 606 feet to place of beginning.

BEING Lot No. C on said Plan

BEING UPI No. 73-3-11

SUBJECT to the joint use and maintenance of 25 feet wide driveway easement by the owners of Lots 1, 2 and C.

### PREMISES "B"

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of London Britain, County of Chester, Commonwealth of

Pennsylvania, bounded and described according to a Record Final Plan of Properties owned by Dominick J. Baffone, III, Jean M. Baffone, H & W, Marc A. Baffone and Kathleen W. Baffone, H & W, and Eugene F. Oates and Frances H. Oates, H & W, made by Crossan-Raimato, Inc., West Grove, Pennsylvania, dated 03/17/1999 and last revised 09/24/1999 and recorded as Plan File No. 15152, as follows, to wit:

BEGINNING at a point on the title line in the bed of Mercer Mill Road (T-317) at a common corner of Lots B and C as shown on said Plan; thence from said beginning point and extending through the bed of said road north 41 degrees, 18 minutes, 42 seconds east, 88.04 feet to a point, a corner of lands now or late of Mark E. Schroeder, et ux; thence extending along lands of the same south 89 degrees, 08 minutes, 24 seconds east, 931.35 feet to a point, a corner of Lot B; aforesaid; thence extending along the same the two following courses and distances: (1) south 64 degrees, 28 minutes, 00 seconds west, 698.08 feet to a point; (2) north 55 degrees, 19 minutes, 00 seconds west, crossing over a certain proposed 25 feet wide driveway easement 437.14 feet to a point, being the first mentioned point and place of beginning.

TITLE to said premises is vested in Lisa DeBarardinis and David W. Owens by Deed from Eugene F. Oates and Frances H. Oats dated 7/2/2003 and recorded 7/9/2003 in the County of Chester and Record Book 5775 Page 1181.

BEING UPI No. 73-3-10

TOTAL assessment: \$194,370.00

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **LISA DeBARARDINIS and DAVID W. OWENS**

SALE ADDRESS: 250 Mercer Mill Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **FOX ROTHSCHILD LLP, 610-458-7500**

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

CAROLYN B. WELSH SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-408**

DEBT- **\$195,027.09**

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

# Thursday, July 20th, 2017

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-411**

DEBT- **\$199,577.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02037 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# 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 Pikeland Township, Chester  
County, Pennsylvania  
BLR# 26-1-90  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **THOMAS E. DOUGHTY**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$140,807.81**

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

## Thursday July 20th, 2017

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

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

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

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

BEING Lot No. 37 on said Plan.

AND the said Road A is known as Wendler Circle

BEING County Parcel No. 17-3-280.40.

BLR# 17-3-280.40

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

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

VS

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

SALE ADDRESS: 1155 Wendler Circle, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$275,699.60**

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

## Thursday July 20th, 2017

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

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

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

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

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

BEING Lot No. 79 on said Plan.

BEING Parcel No. 27-2N-31.

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

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

VS

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

SALE ADDRESS: 1207 Laurel Lane, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$407,695.95**

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

# Thursday July 20th, 2017

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

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

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

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

VS

DEFENDANT: **JULIUS HORVATH and KRISTINA HORVATH**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-417**

DEBT- **\$580,280.18**

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

## Thursday July 20th, 2017

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

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

ALL THAT CERTAIN, lot or piece of ground, situate in the Township of Upper Uwchlan, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Windsor Ridge made by Horizon Engineering Associates, LLC 200 Kelly Road, Quakertown, Pennsylvania, 18951 (215) 529-5300, dated 8-14-2002, last revised 5-20-2005, and recorded as Plan No. 17585, as follows, to wit:

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

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

BEING Lot 224 on said Plan.

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

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

VS

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

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

PLAINTIFF ATTORNEY: **ROGER FAY, ESQ., 856-482-1400**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-419**

DEBT- **\$409,552.43**

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

# Thursday July 20th, 2017

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

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

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

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

BEING Lot No. 26 on said Plan.

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

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

PARCEL No.: 29-5-25.2

IMPROVEMENTS: residential property.

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$282,009.08**

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

# Thursday July 20th, 2017

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

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

ALL THAT CERTAIN lot or pieces of land with the building and improvements thereon erected, hereditaments and appurtenances, situate in East Nantmeal Township, Chester County, Pennsylvania, bounded and described as follows, to wit:  
TAX I.D. #: 24-06-0028

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **JOHN SIMMONS**

SALE ADDRESS: 1812 Pottstown Pike, Glenmoore, Pennsylvania 19343

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$399,361.30**

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

# Thursday July 20th, 2017

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

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

PROPERTY situate in the East Caln Township, Chester  
County, Pennsylvania  
BLR# 40-2-1330  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **FRANCIS CONNORS and JANICE CONNORS**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-424**

DEBT- **\$190,900.94**

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

# Thursday July 20th, 2017

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

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

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

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

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **RODERICK HOLMES and DEBORAH HOLMES**

SALE ADDRESS: 133 Danielle Lane, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-426**

DEBT- **\$67,143.45**

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

# Thursday July 20th, 2017

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-430**

DEBT- **\$85,039.38**

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

# Thursday July 20th, 2017

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

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

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, Pennsylvania, on which is located a brick dwelling house designated as No. 429 Oak Street, bounded and described as follows:

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

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

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

BEING Tax Parcel # 16-11-12.

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

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

PARCEL No.: 16-11-12

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH JONES, JR.**

SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$69,651.93**

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

# Thursday July 20th, 2017

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

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

PROPERTY situate in Township of Valley  
TAX Parcel #38-02-0137.010  
UPI No. 38-2-137.1  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **MEGAN CONNELLY**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-434**

DEBT- **\$320,459.74**

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

## Thursday July 20th, 2017

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

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

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Highlands, drawn by Hillcrest Associates, Inc., dated June 4, 1997, and last revised November 24, 1997, and Plan recorded in Chester County as Plan No. 14334, as follows, to wit:

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

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

BEING Lot 27 as shown on the above mentioned Plan.

UPI 72-3-88

BEING Parcel #72-03-0088

BLR# 72-3-88

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

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

VS

DEFENDANT: **PABLO M. DEMUCHA**

SALE ADDRESS: 3 Victorian Lane, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-435**

DEBT- **\$422,625.26**

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

# Thursday July 20th, 2017

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

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

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

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

VS

DEFENDANT: **DENISE CHIRIACO and FRANK CHIRIACO**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-441**

DEBT- **\$216,938.91**

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

# Thursday July 20th, 2017

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

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

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

FIRST tract:

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

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

to such widening of said street.

SECOND tract:

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

TAX ID: 2-4-350

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

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

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

VS

DEFENDANT: **LINDA B. VALENTINE**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-446**

DEBT- **\$7,692.35**

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

# Thursday July 20th, 2017

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

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

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

PLAINTIFF: Tredyffrin/Easttown School District  
VS

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$1,482.75**

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

# Thursday, July 20th, 2017

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

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

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

PLAINTIFF: Municipal Authority Borough of Elverson

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$512,750.08**

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

# Thursday July 20th, 2017

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

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

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

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

PLAINTIFF: MTGLQ Investors, L.P.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$200,378.32**

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

## Thursday July 20th, 2017

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

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

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

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

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

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

BEING Lot #97 on the above mentioned Plan.

BEING UPI Number 16-4-377

PARCEL No.: 16-04-0377.0000

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

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

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

VS

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

SALE ADDRESS: 118 Mayfield Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **17-7-457**

DEBT- **\$173,586.77**

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

## Thursday July 20th, 2017

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

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

ALL THAT CERTAIN lot of land with the hereditaments and appurtenances thereon erected, situate in West Caln Township, Chester County, Pennsylvania, bounded and described as follows:

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-7-458**

DEBT- **\$275,059.21**

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

# Thursday, July 20th, 2017

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

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

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

PLAINTIFF: Federal National Mortgage Association

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-8-461**

DEBT- **\$190,474.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11318 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 17th, 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, September 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property for Coatesville Communities Corporation made by G.D. Houtman and Son, Inc., Civil Engineers and Land Surveyors, Media, PA dated November 2, 1998 last revised November 8, 2001 and recorded as Plan No. 16144 as follows, to wit:

BEGINNING at a point on the southwesterly side of Mayfield Drive (50 feet wide) said point also marking a corner of Lot No. 110 on said Plan; thence from said beginning point and extending along the southwesterly side of Mayfield Drive the two following courses and distance: (1) south 21 degrees 37 minutes 00 seconds east 8.94 to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 275 feet the arc distance of 41.49 feet to a point, a corner of Lot No. 108; thence leaving said side of Mayfield Drive and extending along said Lot No. 108 south 45 degrees 25 minutes west 117.16 feet to a point of curve on the

northwesterly side of Regency Drive (60 feet wide); thence extending along said side of Regency Drive on the arc of a circle curving to the right having a radius of 270 feet the arc distance of 48.12 feet to a point, a corner a aforesaid Lot No. 110; thence leaving said side of Regency Drive and extending along aforesaid Lot No. 110 north 45 degrees 25 minutes 00 seconds east 126.61 feet to the first mentioned point and place of beginning.

THE improvements thereon being known as 113 Mayfield Drive, Coatesville, Pennsylvania 19320.

BEING the same premises which Sean E. Chipman, married, by Deed dated August 31, 2006 and recorded September 12, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6951, Page 1122, granted and conveyed unto Elizabeth A. McFadden and Kevin J. Pinkerton, wife and husband.

BEING known as: 113 Mayfield Drive, Coatesville, PA 19320

PARCEL No.: 16-4-389

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-I c/o Wells Fargo Bank, N.A.

VS

DEFENDANT: **ELIZABETH A. McFADDEN and KEVIN J. PINKERTON**

SALE ADDRESS: 113 Mayfield Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-8-468**

DEBT- **\$138,203.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02361 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 17th, 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, September 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE CERTAIN lots of land, hereditaments, upper-tenances and improvements thereon, situate, lying and being in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, known and designated as Lots Nos. 37, 38, 39, 40, 41, 42, 43 and 44 inclusive on a tract called Steel City Addition No. 2, a map or plan of which is recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania, in Plan Book No. 1, Page 94, particularly described together as follows:

FRONTING together one hundred seventy feet on the north side of Spruce Street and extending back northwardly between parallel lines of that width at right angles to said Spruce Street, a distance of one hundred twenty feet to the south line of a fifteen feet wide alley.

BOUNDED on the north by the south line of said fifteen feet wide alley; on the east by Lot No. 46, on the south by the north line of said Spruce Street; and on the west by the east line of Oak Avenue.

BEING UPI Nos. 38-5F-81 and 38-5F-82 and 38-5F-83  
BEING the same premises which Judith A. Profeto, by Deed dated 4/10/2013 and recorded 4/15/2013 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8692, Page 1531, granted and conveyed unto John J. Shaw, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **JOHN J. SHAW**

SALE ADDRESS: 62 Spruce Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **17-8-469**

DEBT- **\$118,677.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01521 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 17th, 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, September 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,  
Pennsylvania  
BLR# 39-5E-0203  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mid America Mortgage, Inc, an Ohio Corporation

VS

DEFENDANT: **VERONICA RIVERA**

SALE ADDRESS: 83 Brighton Court, Downingtown, PA 19335-2270

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: **17-8-476**

DEBT- **\$232,224.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02626 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 17th, 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, September 18th, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Lower Oxford  
TAX Parcel #56-04-0054.240  
UPI No. 56-4-54-24  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank

VS

DEFENDANT: **DAVID F. O'CONNOR a/k/a DAVID O'CONNOR and LISA ANN O'CONNOR a/k/a LISA O'CONNOR**

SALE ADDRESS: 406 Township Road, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF