

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, May 17th @ 11 AM

ADDENDUM

CONDITIONS OF SALE

Conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding on May 17th, 2018 are as follows:

1. The highest bidder, by a fair and open bid at or above the announced upset price, shall be the purchaser.
2. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff at the time of sale.
3. The balance of the purchase amount shall be paid at the Sheriff's Office in the Justice Center in West Chester within 21 days after the date of the sale without any additional demand made by the Sheriff.
4. If the purchaser does not pay 10% of the purchase amount to the Sheriff at the time of the sale, the property will be re-announced for sale at the end of the day's sale list.
5. If the purchaser does not pay the balance of the purchase amount within 21 days after the date of the sale, the bidder will forfeit the sale and forfeit the 10% sale deposit. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff's sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.
6. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.
7. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff at the time of sale.

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, May 17th, 2018 at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, June 18th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office 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 made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

INDEX

Location	Defendant	Page
Borough of Avondale	The Estate of Margaret Jennings	32
Borough of Kennett Square	Barbara A. Johnson solely in her Capacity as Heir of Richard A. Johnson a/k/a Richard Angelo Johnson a/k/a Richard A. Johnson Sr.. Deceased and Richard Angelo Johnson Jr as Heir and Executor of the Estate of Richard A. Johnson a/k/a Richard Angelo Johnson a/k/a Richard A. Johnson Sr..Deceased and Daneen Randolph solely in her Capacity as Heir of Richard A.Johnson a/k/a Richard Angelo Johnson a/k/a Richard A Johnson Sr.. Deceased	43
Borough of Malvern	James V. Gannon and Karol Macfadden	33
Borough of Phoenixville	Craig Atkins, Joel Davenport and Andrew Duren, Jr.	3
Borough of Phoenixville	Christopher M. Power	26
Borough of Phoenixville	Ceyon Ruddock and Ula I. Ruddock	39
Borough of South Coatesville	Judith T. Sarkees	29
Borough of West Chester	RST Partners a/k/a RST Group, LLC	51
East Brandywine Township	Shari L. Hardin and Darryl G. Ferron	12
East Caln Township	Francis Connors and Janice Connors	6
East Fallowfield Township	130 Birch LLC, Russell Washington and Vonda Waashington	23
East Fallowfield Township	David L. Beselman	52
East Fallowfield Township	John F. Glah	13
East Fallowfield Township	Oscar C. Hendry, Jr. a/k/a Oscar C. Hendry and Katrina M. Hendry a/k/a Katrina S. Segar a/k/a Katrina S. Hendry	4
East Fallowfield Township	Daphne Terrell and Andrew Terrell	49
East Fallowfield Township	William H. Wright and Deborah N. Wright	31
East Goshen Township	James E. Frantz and Suzanne Frantz	21
East Goshen Township	Thomas J. Perri	36-37
East Goshen Township	Gregory A. Vogel and Melinda S. Vogel	11
East Marlborough Township	Lisa Hoyle	30
East Nottingham Township	Matthew J. Gibson	7
East Nottingham Township	Sherry Soto	39
Easttown Township	Joseph E. Kravitz	46
Elk Township	John C. Saccomandi, Jr. and Donna M. Saccomandi a/k/a Donna M. Brown-Saccomandi	19
Franklin Township	Nancy G. Odren and Mark H. Odren	45
Londonderry Township	Trevor Timm and Donna Marie Timm	47
New Garden Township	Scott R. Bonne and Allison A. Bonne a/k/a Allison Bonne	27
New Londion Township	Ron Johnson and Prinzetta Diprospero	9
New London Township	Jessica Lake a/k/a Jessica Castaldi and Kevin Castaldi a/k/a Kevin J. Castaldi	35
North Coventry Township	Louise F. Boyer	16
North Coventry Township	Lorie A. Meyer	48
North Coventry Township	Julio E. Rosado and Tammy L. Rosado	44
Pennsbury Township	Barry J. Heaton a/k/a Barry Joseph Heaton and Neill W. Heaton a/k/a Neill William Heaton	18
Sadsbury Township	Maureen M. Stanbury	17
Sadsbury Township	Barry D. Thompson a/k/a Barry D. Thompson, Sr. and Annette Thompson	20
Schuylkill Township	Edgar Gottshall, III and Carole Gottshall	40
Tredyffrin Township	Daniel F. Hartshorn and Audrey Hartshorn	53
Upper Uwchlan Township	Peter A. Adebajo and Doris S. Adebajo a/k/a Doris J.Stiene-Adebajo	15
Uwchlan Township	Barbara A. Brown and William Brown a/k/a William J. Brown and The United States of America	14
Valley Township	Daniel J. Mendoza a/k/a Daniel Mendoza and Christine D. Mendoza a/k/a Christine Mendoza	42
Valley Township	Rodney Senter and Mereda Senter	41
Valley Township	Peter J. Turner and Michelle N. Turner	8
Wallace Township	Mark S. Eberhardt a/k/a Mark Eberhardt	50
West Brandywine Township	Jay C. Hayes, Jr. and Dawn Hayes	10
West Goshen Township	Joseph Kravitz a/k/a Joseph E. Kravitz	28
West Nottingham Township	Margaret B. Ball and Guy G. Ball, Sr.	5
West Sadsbury Township	Jennifer I. Smith and Charles F. Smith	34
Willistown Township	Florida Real Estate LLC, Real Owner and Dreama O'Dell, Executrix of the Estate of Edward W. Weingartner, Jr., Deceased Morgagor	25
Willistown Township	Patricia M. Halsey	22
Willistown Township	Anthony J. Palmaccio and Carol Black	24

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: **17-4-314**

DEBT- **\$290,372.77**

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

Thursday April 20, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 22, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,
Chester County, Pennsylvania
BLR# 47-4-595
IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-6-390**

DEBT- **\$181,057.20**

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

Thursday June 15th, 2017

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 17th 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: MTGLQ Investors, L.P.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **17-8-472**

DEBT- **\$516,927.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09196 DIRECTED TO CAROLYN B. 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 East Nottingham Township,
Chester County, Pennsylvania
BLR #69-3-161
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

VS

DEFENDANT: **MATTHEW J. GIBSON**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352-1729

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: **17-9-529**

DEBT- **\$164,685.72**

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

Thursday, September 21st, 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, Monday, October 23rd, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

BEGINNING at a point on the westerly right of way line of Thia Court said point being a mutual corner of Lot 33 and Lot 34 (the herein described lot) said point being located in a utility and access easement; thence leaving Thia Court and said easement and along Lot 33 south 84 degrees 28 minutes 20 seconds west 117.33 feet to a point in line of Lot 25; thence along lot 25 and partially along Open Space north 00 degrees 56 minutes 10 seconds east 42.27 feet to a point a corner of Open Space; thence along said Open Space north 84 degrees 28 minutes 20 seconds east 67 feet to a point

a corner of Lot 35; thence along Lot 35 south 65 degrees 48 minutes 9 seconds east 57.16 feet to a point on the right-of-way line of Thia Court and crossing into a utility and access easement; thence continuing in and along said easement and along said right-of-way on the arc of a circle curving to the left having a radius of 117 feet the arc distance of 14.26 feet to the first mentioned point and place of beginning.

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

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

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the adjustable rate mortgage trust 2007-1, adjustable rate mortgage-backed pass through certificates, series 2007-1
VS

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

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-11-657**

DEBT- **\$231,888.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06409 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 16th, 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, December 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 New London Township, Chester
County, Pennsylvania
BLR# 71-1-22.19
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglq Investors, L.P.

VS

DEFENDANT: **RON JOHNSON and PRINZETTA DIPROSPERO**

SALE ADDRESS: 4 Olympia Avenue, West Grove, PA 19390-9538

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: **17-11-675**

DEBT- **\$368,761.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09720 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 16th, 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, December 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 ground situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Jay C. and Nancy R. Hayes, made by John D. Stapleton, III, Registered Land Surveyor, Coatesville, Pennsylvania, dated March 29, 1984, last revised February 5, 1986 and recorded June 18, 1986, in Plan File #6374, as follows, to wit:

BEGINNING at a point on the title line in the bed of Caln Meeting House Road (T-413) said point also being a corner of land and along the title line in the bed of Caln Meeting House Road (T-413) south 79 degrees, 35 minutes 02 seconds east, 166.64 feet to a point a corner of Lot 1-A, thence extending along same the two following courses and distances: (1) south 10 degrees 24 minutes 58 seconds west, 275.00 feet to a point and (2) north 79 degrees 35 minutes 02 seconds east, 201.13 feet to a point in line of Lot #2; thence extending along same the five following courses and distance: (1) south 03 degrees 14 minutes 35 seconds east, 175.14 feet

to a point; (2) south 87 degrees 25 minutes 00 seconds west, 191.45 feet to a point; (3) south 73 seconds west, 72.65 feet to a point; and (5) south 30 degrees 16 minutes 00 seconds west, 47.22 feet to a point in line of land of Anna M. Wilson; thence extending along same north 01 degrees 46 minutes 57 seconds west, crossing an existing macadam driveway and existing 20 feet wide right of way, 199.36 feet to a point a corner of land of Mark D. Shockites, thence extending along same north 02 degrees 09 minutes 29 seconds east, 186.94 feet to a point in line of land of Walter N. Russell, thence extending along same the two following courses and distance: (1) north 88 degrees 30 minutes 22 seconds east, 35.94 feet to a point; and (2) north 12 degrees 54 minutes 51 seconds east, 316.08 feet to the first mentioned point and place of beginning.

CONTAINING 3.465 acres of land, be the same more or less.

BEING Lot #1 as shown on said Plan.

TAX ID: 29-7-171

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **JAY C. HAYES, JR. and DAWN HAYES**

SALE ADDRESS: 301 Reeceville Road, Coatesville, PA 19320

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: **17-11-676**

DEBT- **\$246,321.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-01440 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 16th, 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, December 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 ground, with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Lynnwood, Section "B", Joseph A. Hayden, owner, made by T. G. Colesworthy, County Surveyor, dated May 19, 1958, as follows, to-wit:

BEGINNING at a point on the southwesterly side of Boot Road, at the distance of eight hundred one feet and forty six one-hundredths feet measured southeastwardly the following courses and distances from a point of tangent on the southeasterly side of Green Hill Road (thirty three feet wide): (1) on the arc of a circle curving to the right, having a radius of forty five feet, the arc distance of fifty three feet and seventy one one-hundredths feet; (2) south forty degrees, forty two minutes east, seven hundred forty seven feet and

seventy five one-hundredths feet. Containing in front or breadth on said Boot Road, one hundred ten feet and extending of that width in length or depth southwestwardly between parallel lines at right angles to Boot Road, two hundred twenty feet. Being Lot #78 on said Plan.

PARCEL No 52-003-0159.3400

ALSO known as 1314 East Boot Road, West Chester, PA 19380-4009

BEING the same premises which Brian W. Aspinall and Jennifer A. Aspinall, by Deed dated October 7, 2009 and recorded October 23, 2009 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 7796 Page 263 Instrument #10971093, conveyed and granted unto Gregory A. Vogel and Melinda S. Vogel, husband and wife, as tenants by the entirety.

PLAINTIFF: Ocwen Loan Servicing, LLC
VS

DEFENDANT: **GREGORY A. VOGEL and MELINDA S. VOGEL**

SALE ADDRESS: 1314 East Boot Road, West Chester, PA 19380-4009

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-11-691**

DEBT- **\$267,885.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05784 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 16th, 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, December 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 East Brandywine Township,
Chester County, Pennsylvania
BLR# 30-6-23.4
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as Trustee for
The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **SHARI L. HARDIN and DARRYL G. FERRON**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335-1467

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: **17-11-692**

DEBT- **\$292,533.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-06783 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 16th, 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, December 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 East Fallowfield Township,
Chester County, Pennsylvania
BLR# 47-6-162
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-Rs4
VS

DEFENDANT: **JOHN F. GLAH**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320-4546

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: **17-11-698**

DEBT- **\$316,738.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05783 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 16th, 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, December 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 ground with the buildings and improvements thereon erected, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Record Plan of Williamsburg PRD made by Momenee Associates, Inc., Bryn Mawr, Pennsylvania dated 4/24/1995 and last revised 12/23/1996 and recorded as Plan File No. 13707 as follows, to wit:

BEGINNING at a point on the northeasterly side of Francis Drive at a common corner of Lots Nos. 74 and 75 as shown on said Plan; thence from said beginning point and extending along the side of Francis Drive the three following courses and distances; (1) along the arc distance of a circle curving to the right having a radius of 25.00 feet the arc distance of 17.69 feet to a point of tangent; (2) north 49 degrees 59 minutes 13 seconds west 32.13 feet to a point of curve; and (3) along the arc of a circle curving to the right having a radius of 273.50 feet the arc distance of 23.67 feet to a point, a corner of Lot No. 73; thence extending along the same north 45 degrees 43 minutes 28 seconds east crossing over a certain 10 feet wide sidewalk easement 139.50 feet to a point in line of Lot No. 66; thence

extending along the same south 29 degrees 46 minutes 36 seconds east 5.20 feet to a point, a corner of Lot No. 65; thence extending along the same south 40 degrees 59 minutes 13 seconds east 44.42 feet to a point, a corner of Lot No. 75, aforesaid; thence extending along the same south 40 degrees 00 minutes 47 seconds west recrossing the aforesaid easement 121.79 feet to a point, being the first mentioned point and place of beginning.

PLAN/PARCEL # 33-6D-195

BEING the same premises which NVR, Inc. as successors by merger to NVR Homes, Inc. trading as Ryan Homes, by Deed dated 10/05/1998 and recorded 10/08/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4433, Page 1602, granted and conveyed unto Barbara A. Brown and William Brown a/k/a William J. Brown

BEING known as: 911 Francis Drive, Downingtown, PA 19335-3161

PARCEL No.: 33-6D-195

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BARBARA A. BROWN and WILLIAM BROWN a/k/a WILLIAM J. BROWN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 911 Francis Drive, Downingtown, PA 19335-3161

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: **18-1-5**

DEBT- **\$640,380.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-11483 DIRECTED TO CAROLYN B. 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 18th, 2018

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Upper Uwchlan Township,
Chester County, Pennsylvania
BLR# 32-3-543
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2006-Wf3
VS

DEFENDANT: **PETER A. ADEBANJO and DORIS S. ADEBANJO a/k/a DORIS I. STIENE-ADEBANJO**

SALE ADDRESS: 508 Benson Lane, Chester Springs, PA 19425-3644

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: **18-1-15**

DEBT- **\$181,673.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-07035 DIRECTED TO CAROLYN B. 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 18th, 2018

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PARCEL NO.: 17-7-21.15

The land referred to herein is situated in the County of Chester, State of Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot or piece of ground situate on the southeastern side of Chestnut Hill Road, between Nottingham Road and Melville Road in the Township of North Coventry, County of Chester, and State of Pennsylvania, being the whole of Lot No. 15 as shown on a map or plan of the development known as Chester Hills, Section No. 1, as laid out by Glen H. Krouse and Marie L. Krouse, his wife, in June 1959, bounded on the northwest by Chestnut Hill Road (60 feet wide), on the northeast by Lot No. 14, on the southeast by residue property belonging to Krouse Corporation, and on the southwest by Lot No. 16, being more fully bounded and described as follows, to wits:

BEGINNING at a corner in the northern building line of Chestnut Hill Road, a distance of sixty-three and forty-five one-hundredths feet (63.45) measured along the aforesaid Chestnut Hill Road in a southwesterly direction from a marble stone at a point of tangency in the aforesaid Chestnut Hill Road, the aforesaid point of beginning being the northeastern corner of Lot No. 15 and the northwestern corner of Lot No. 14; thence leaving the aforesaid Chestnut

Hill Road and along the aforesaid Lot No. 14, south thirty-four degrees fifteen minutes east (S. 34° 15' E.) a distance of two hundred feet (200') to a corner; thence along other property belonging to Krouse Corporation and along the center line of a ten feet (10') wide reservation for public utilities, south fifty-five degrees forty-five minutes west (S. 55°45' W.), a distance of one hundred forty feet (140') to a corner; thence along the northeastern side of Lot No. 16, north thirty-four degrees fifteen minutes west (N. 34° 15' W.) a distance of two hundred feet (200') to a corner in the southeastern building line of the aforesaid Chestnut Hill Road; thence along the same north fifty-five degrees forty-five minutes east (N. 55° 45' E.) a distance of one hundred forty feet (140') to the place of beginning.

CONTAINING twenty-eight thousand (28,000) square feet.

PARCEL ID: 17-7-21.15

FEE simple title vested in Louise F. Boyer by Deed from, Louise F. Boyer and Ronald D. Boyer, her husband, dated 10/18/1991, recorded 10/28/1991, in the Chester County Recorder of Deeds in Deed Book 2640, Page 418.

PLAINTIFF: Plaza Home Mortgage, Inc.

VS

DEFENDANT: **LOUISE F. BOYER**

SALE ADDRESS: 1462 Chestnut Hill Road, Pottstown, PA 19465

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: **18-1-16**

DEBT- **\$479,156.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-07689 DIRECTED TO CAROLYN B. 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 18th, 2018

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 19th, 2018. 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 Salsbury, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Quarry Ridge" dated 11/3/1997 and recorded in Chester County, Plan File #15071, as follows, to wit:

BEGINNING at a point on the easterly side of Flagstone Circle, said point being a corner of Lot #120; thence extending from said point of beginning along Lot #120, north 60 degrees 44 minutes 57 seconds east 186.74 feet to a point in line of land of William and Jane Teter; thence along the same and along lands of Alvin and Dorothy Shumate the (2) courses and distances; (1) south 37 degrees 59 minutes 52 seconds east 42.28 feet to a point and (2) south 15 degrees 59 minutes 46 seconds east, 70.37 feet to a point a corner of Lot #123, thence along the same south 74 degrees 27 minutes 34 seconds west, 190.39 feet to a point of curve on the easterly side of Flagstone Circle; thence along the same on the arc of a circle curving to the left, having a radius of 275.00 feet, the arc distance of 65.80 feet to the first mentioned point and place of beginning.

BEING Lot #121 as shown on said Plan.

BEING UPI #37-4-153

BLR# 37-04-0153

TITLE to said premises vested in Maureen M. Stanbury by Deed from Christopher J. Hilden and Karen R. Hilden, dated 9/24/2004 and recorded 10/13/2004 in Book 6306 Page 2167

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

VS

DEFENDANT: **MAUREEN M. STANBURY**

SALE ADDRESS: 314 Flagstone Circle, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-1-23**

DEBT- **\$75,319.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01816 DIRECTED TO CAROLYN B. 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 18th, 2018

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Pennsbury
TAX ID/UPI Parcel No. 64-04J-0072.0000/64-4J-72
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Keybank National Association S/B/M First Niagara Bank, N.A. S/B/M to First Financial Bank

VS

DEFENDANT: **BARRY J. HEATON a/k/a BARRY JOSEPH HEATON and NEILL W. HEATON a/k/a NEILL WILLIAM HEATON**

SALE ADDRESS: 21 Constitution Drive, Chadds Ford, PA 19317

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: **18-1-24**

DEBT- **\$397,568.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-00275 DIRECTED TO CAROLYN B. 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 18th, 2018

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Elk Township, Chester County,
Pennsylvania
BLR# 7002 00212700
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN C. SACCOMANDI, JR. and DONNA M. SACCOMANDI a/k/a DONNA M.**

BROWN-SACCOMANDI

SALE ADDRESS: 206 Victoria Lane, Oxford, PA 19363-2638

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: **18-1-32**

DEBT- **\$86,113.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00469 DIRECTED TO CAROLYN B. 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 18th, 2018

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Sadsbury Township, Chester
County, Pennsylvania
BLR# 37-4G-34
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **BARRY D. THOMPSON a/k/a BARRY D. THOMPSON, SR. and ANNETTE THOMPSON**

SALE ADDRESS: 992 Old Wilmington Road, Coatesville, PA 19367

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: **18-1-40**

DEBT- **\$505,606.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-02732 DIRECTED TO CAROLYN B. 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 18th, 2018

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 19th, 2018. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Goshen Township, Chester
County, Pennsylvania
BLR# 53-4L-157
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **JAMES E. FRANTZ and SUZANNE FRANTZ**

SALE ADDRESS: 1633 Eldridge Drive, West Chester, PA 19380-6456

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: **18-1-41**

DEBT- **\$267,586.06**

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

Thursday, January 18th, 2018

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 19th, 2018. . Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, as Successor by Merger to Lasalle Bank National Association as Trustee for Bear Stearns Asset Backed Securities Trust, 2001-3, Asset Backed Certificates Series 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-1-42**

DEBT- **\$324,349.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2017-06535 DIRECTED TO CAROLYN B. 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 18th, 2018

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located 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 19th, 2018. 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 East
Fallowfield Township, Chester County, Pennsylvania
TAX Parcel No.: 47-04-0446.0000

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-E, Mortgage-Backed Certificates, Series 2005-E

VS

DEFENDANT: **130 BIRCH LLC, RUSSELL WASHINGTON and VONDA WASHINGTON**

SALE ADDRESS: 100 Corbit Way, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-2-69**

DEBT- **\$1,181,312.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-07054 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 15, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office 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 Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for Frederick C. Fuchs, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 10-9-1080 last revised 11-19-1980 recorded 12-1-1980 in Plan File No. 3307 as follows, to wit:

BEGINNING at a point on the title line in the bed of Jaffrey Road (T-387) said point also being in line of land now or late of Richard L. and Nancy H. Hansen; thence extending from said beginning point and along land now or late of Richard L. and Nancy Hansen, the 3 following courses and distances: (1) north 4 degrees 19 minutes 00 seconds east 404.95 feet to a point; (2) north 82 degrees 16 minutes 00 seconds west, 100 feet to a point and (3) south 65 degrees 00 minutes 00 seconds west, 170.89 feet to a point in line of land now or late of Albert M. Jr. and Elizabeth Reading; thence extending along same north 26 degrees 00 minutes 00 seconds west, 401.34 feet to a point in line of land now or late of Ward Sullivan Estate; thence extending along same north 58 degrees 00 minutes 00 seconds east, 200.69 feet to a point, a corner of Lot No.2; thence extending along Lot No. 2, the 3 following courses and distances: (1) south 27 degrees 58 minutes 38 seconds east, 368.42 feet to a point; (2) south 67 degrees 26 minutes 11 seconds east, 124.12 feet to a point; and (3) south 4 degrees 19 minutes 00 seconds west, said course in the bed of an 18 feet wide common drive,

441.31 feet to a point on the title line in the bed of Jaffrey Road (T-387); thence extending along same on the arc of a circle curving to the left having a radius of 360 feet the arc distance of 25.02 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

TOGETHER with and reserving unto the Grantors, their heirs and assigns, the free and common use, right, liberty and privilege of the use of the aforesaid common drive as shown on the above mentioned Plan as and for a driveway, passageway and watercourse at all times hereafter, in common with the owners, tenants and occupiers of Lot Nos. 2 and 3 entitled to the use thereof.

SUBJECT to the proportionate part of the expense of keeping said driveway in good order, condition and repair, said proportionate expense to be borne by the owners, tenants and occupiers of Lot Nos. 1, 2 or 3 which elect to use the aforesaid common drive.

BEING the same premise which Anna M. Morris, by Indenture dated 11/13/03 and recorded 1/15/04 in the Office of the Recorder of Deeds in and for the County of Chester in Records Book 6040 Page 2177, granted and conveyed unto Anthony J. Palmaccio, Jr. and Carol Black, in fee.

CONTAINING 2.323 acres of land, be the same more or less.

BEING UPI No. 54-3-301.2

TOTAL assessment: \$611,510.00

PLAINTIFF: ESSA Bank & Trust

VS

DEFENDANT: **ANTHONY J. PALMACCIO and CAROL BLACK**

SALE ADDRESS: 12 Court Run, Malvern, PA 19335

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-2-76**

DEBT- **\$950,739.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-03038 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 15, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN unit in Quaker Farms Subdivision, situated in the Township of Willistown, County of Chester, the Commonwealth of Pennsylvania, being described according to a survey plan prepared for Dreama O'Dell by R. H. Smith Surveyors dated September 15, 2015 being # 150906-1 as follows to wit:
BEING Part of TAX I.D. #:54-08-0073

PLAINTIFF: CIT Bank, N.A. f/k/a Onewest Bank, N.A.

VS

DEFENDANT: **FLORIDA REAL ESTATE LLC, REAL OWNER and DREAMA O'DELL, EXECUTRIX OF THE ESTATE OF EDWARD W. WEINGARTNER JR., DECEASED MORTGAGOR**

SALE ADDRESS: 1801 Whispering Brooke Drive, Newtown Square, Pennsylvania 19073

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-2-80**

DEBT- **\$176,407.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08064 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 15, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in 3rd Ward of the
Borough of Phoenixville, Chester County, Pennsylvania
TAX Parcel No.: 15-13-712

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **CHRISTOPHER M. POWER**

SALE ADDRESS: 311 Morris Street, Phoenixville, PA 19460

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-2-84**

DEBT- **\$133,779.32**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-01633 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 15, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the New Garden Township, Chester
County, Pennsylvania
BLR# 60-04-0073.260
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York as Trustee for the benefit of the Certificateholders of The Cwabs Inc., Asset-Backed Certificates, Series 2004-5

VS

DEFENDANT: **SCOTT R. BONNE and ALLISON A. BONNE a/k/a ALLISON BONNE**

SALE ADDRESS: 10 Edgewood Drive, Avondale, PA 19311-1410

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 County”. The balance must be made payable to “Sheriff of Chester County” within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-2-93**

DEBT- **\$788,532.53**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07082 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, February 15, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Plan of Property made for William M. Parks, by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 1/31/1968 and last revised 7/9/1968 as follows, to wit:

BEGINNING at a point in the center line of Westtown Road, at the distance of 98.30 feet measured north 56 degrees 46 minutes west, from its point of intersection with the center line of Shilo Road, extended; thence along the center line of Westtown Road, the 3 following courses and distances: (1) north 56 degrees, 46 minutes west, 115 feet to an angle point on said road; (2) north 87 degrees, 39 minutes west, 212.50 feet to another angle point in said road; (3) north 63 degrees, 44 minutes west, 118 feet to a point; thence leaving said road and extending along other land of 130 West

Lancaster Corp., of which this was part, the 5 following courses and distances: (1) north 4 degrees, 25 minutes west, 730 feet to a point; (2) north 88 degrees, 38 minutes, 33 seconds east, 488.30 feet to a point; (3) south 29 degrees, 10 minutes east, 130 feet to a point; (4) south 9 degrees, 30 minutes west, 290 feet to a point; (5) south 4 degrees, 5 minutes west, 465 feet to the first mentioned point and place of beginning.

BEING UPI No. 52-6-16.2

ALSO known as 905 Westtown Road, West Chester, PA 19382

BEING the same premises which Leo Colton Freeman and Elaine H. Freeman, husband and wife, by Deed dated June 13, 2003 and recorded August 23, 2003 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 5750 Page 1043, conveyed and granted unto Joseph Kravitz.

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-6, Asset-Backed Certificates, Series 2007-6 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JOSEPH KRAVITZ a/k/a JOSEPH E. KRAVITZ**

SALE ADDRESS: 905 Westtown Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **STERN & EISENBERG, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-121**

DEBT- **\$169,856.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-05742 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.No

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Branford Woods" made by Lake, Roeder, Hillard and Beers, Oxford, PA, dated 8/10/2001 last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows, to wit:

BEGINNING at a point of curve on the westerly side of the cul-de-sac of Branford Way, said point being a corner of Lot #26 (as shown on said Plan); thence from said point of beginning extending along said road on a line curving to the left having a radius of 50.00 feet an arc distance of 23.59 feet to a point, being a corner of Lot #24; thence leaving said cul-de-sac extending along Lot #24 passing through the partition wall dividing the buildings on Lots #24 and #25 north 09 degrees 52 minutes 13 seconds west 103.30 feet to a point in line of Open Space, being a corner of Lot #24; thence extending partially along said Open Space north 80 degrees 07 min-

utes 47 seconds east 20.00 feet to a point, being a corner of Lot #26; thence leaving said open space extending along Lot # 26 passing through the partition wall dividing the buildings on Lots #25 and #26 south 09 degrees 52 minutes 13 seconds east 91.21 feet to the first mentioned point and place of beginning.

BEING Lot# 25 on the above-mentioned plan

THE improvements thereon being known as 14 Branford Way Coatesville Pennsylvania – 19320.

BEING the same premises which Harkins Property, LLC, by Deed dated March 30, 2004 and recorded April 6, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument # 10396903, granted and conveyed unto Judith T. Sarkees.

BEING known as: 14 Branford Way, Coatesville, PA 19320

PARCEL No.: 9-10-47.25

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

VS

DEFENDANT: **JUDITH T. SARKEES**

SALE ADDRESS: 14 Branford Way, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-122**

DEBT- **\$302,889.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-11760 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the East Marlborough Township,
Chester County, Pennsylvania
BLR# 61-6-361
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **LISA HOYLE**

SALE ADDRESS: 208 Cherry Lane, Kennett Square, PA 19348-4709

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-124**

DEBT- **\$336,882.11**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2011-05233 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan for Branford Village made by Brandywine Valley Engineers, dated 7/19/1999, last revised 12/20/2000 and recorded in Chester County as Plan No. 9015651 as follows to wit:

BEGINNING at a point on the southerly side of Arden Lane, a corner of Lot No 144 on said Plan, thence extending along said side of Arden Lane north 82 degrees 56 minutes, 01 seconds east 75.00 feet to a point and corner of Lot No. 146; thence extending along said side of Lot No. 146 south 07 degrees 03 minutes, 59 seconds 135.00 feet to a point and corner of lands of Open-Space as shown on said Plan, thence extending along said side of lands of Open Space south 82 degrees 56 minutes 01 west 75.00 feet to a point and corner of Lot No. 144, thence extending along said side of Lot No.12, north 07 degrees 03 minutes, 59 seconds west 135.00 feet to the first mentioned point and place of beginning.

CONTAINING 10,125 square feet more or less

BEING Lot Number 145 on said Plan.

PARCEL Number: 4704 03200000

UPI Number: 47-4 320

BEING the same premises which Branford Development Corp., a Pennsylvania Corporation, by Deed dated August 6, 2002 and recorded September 6, 2002 in the Office for the Recorder of Deeds in and for the Chester County in Record Book 5378, Page 2373 granted and conveyed unto William H. Wright and Deborah N. Wright, husband and wife.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2006-FF2

VS

DEFENDANT: **WILLIAM H. WRIGHT and DEBORAH N. WRIGHT**

SALE ADDRESS: 92 Arden Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GOLDBERG & WOLF, LLC, 856-651-1600**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-130**

DEBT- **\$3,917.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-08475 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the Borough of Avondale, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Layout Plan Carillon, made by Lake Roeder Hillard & Associates, Civil and State Engineering, Lancaster, PA, dated October 8, 2008 and last revised February 5, 2009 and recorded in Plan #18653, as follows, to wit:

BEGINNING at a point on the northerly side of 3rd Street, a corner of Open Space 7; thence extending from said beginning point along the northerly side of 3rd Avenue, south 86 degrees 03 minutes 53 seconds west 34 feet to a point, a corner of Lot No. 56; thence extending along same north 03 degrees 56 minutes 25 seconds west 101.12 feet to a point, in line of Lot No. 33; thence extending along same north 86 degrees 03 minutes 54 seconds east 34 feet to a point in line of Open Space 7; thence extending along same south 03 degrees 56 minutes 05 seconds east 101.12 feet to the first mentioned point and place of beginning.

CONTAINING 3,438 square feet.

BEING Lot No. 57 on said Plan.

BEING the same premises which Wilkinson Advantage, LP, by Deed dated April 28, 2011 and recorded May 9, 2011 in Chester County in Record Book 8173 Page 222, granted and conveyed unto Margaret Jennings, in fee.

AND the said Margaret Jennings, by the name Margaret Rose Jennings departed this life on March 22, 2015. Testate, leaving a will which was filed in Chester County as Estate #1515-0962.

Letters testamentary were granted unto Denise May.

PLAINTIFF: Carillon Homeowners Association, Inc.

VS

DEFENDANT: **THE ESTATE OF MARGARET JENNINGS**

SALE ADDRESS: 321 East Third Street, Avondale, PA 19311

PLAINTIFF ATTORNEY: **MICHAEL G. LOUIS, ESQ., 610-436-0100**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-134**

DEBT- **\$556,354.64**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-05993 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or dwelling unit, hereditaments and appurtenances, situate in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania, described according to a site layout plan "Tidewater" prepared by NTH/Russell Associates, Consulting Engineers, dated March 29, 1989, and recorded at Chester County as Plan File No. 9462, being shown on said Plan as Unit No. D-10.

TOGETHER With and subject to declaration recorded at Chester County in Record Book 2079 page 236.

BEING County Parcel Number 2-6-337

TITLE is vested in James V. Gannon and Karol MacFadden, by Deed from John Belletti and Dolores Belletti, husband and wife, dated 04/21/2006 and recorded 04/25/2006 in Book 6825 and Page 1827.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA7,, Mortgage Pass-Through Certificates, Series 3006-OA7

VS

DEFENDANT: **JAMES V. GANNON and KAROL MACFADDEN**

SALE ADDRESS: 110 Carters Grove D10, Malvern, PA 19355

PLAINTIFF ATTORNEY: **PARKER McCAY, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-136**

DEBT- **\$321,650.61**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02690 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, with a single family dwelling and swimming pool thereon, situated on the southerly side of Leike Road (T-391) in West Sadsbury Township, County of Chester and Commonwealth of PA, as the same appears as Lot No. 2 on a final plan numbered 9033 prepared by N.M. Lake & Associates, Inc., Civil Engineers & Land Surveyors, Oxford, PA, and recorded in the Office of the Recorder of Deeds in and for Chester County, PA, as Plan No. 11250, bounded and described as follows:

BEGINNING at a railroad spike found 1.58 feet south of the centerline of Leike Road (T-391), at the northwest corner of lands of Harriss A., III, & Barbara Butler; thence (1) along the line of land of Butler, south 03 degrees 07 minutes 25 seconds west, 300.00 feet to 3/4 inch iron pipe set, having passed over a 3/4 inch iron pipe set 23.42 feet south of the railroad spike; thence (2) along the line of land of Edward A. & Edna S. Stoltzfus, north 86 degrees 52 minutes 35 seconds west, 150.00 feet to a 3/4 inch iron pipe set marking the southeast corner of Lot No. 1; thence (3) along Lot 1, north 03 degrees 07 minutes 25 seconds east, 300.00 feet to a P.K. nail set in Leike Road at the northeast corner of Lot 2, having passed over a 3/4 inch iron pipe set 23.06 feet south of the P.K. nail in Leike Road; thence (4) along and south of the centerline of Leike

Road, south 86 degrees 52 minutes 35 seconds east, 150.00 feet to a railroad spike set in Leike Road, the point of beginning.

ACCESS to Lot No. 2 is provided by an access easement across Lot No. 1 for Lot No. 2 to continue to use the existing driveway. Maintenance and repair of the existing driveway will be shared equally by the owners of Lots 1 and 2. The driveway easement is shown on the above mentioned plan and described by the following courses and distances: Beginning at a 3/4 inch iron pipe set on the southerly ultimate right-of-way line of Leike Road (T-391). 23.06 feet south of the P.K. nail set at the corner of Lots 1 and 2 in Leike Road (T-391); thence (1) south 03 degrees 07 minutes 25 seconds west, 145.00 feet to a point; thence (2) north 10 degrees 26 minutes 46 seconds west, 149.17 feet to a point; thence (3) south 87 degrees 18 minutes 05 seconds east, 7.85 feet to a point; thence (4) south 86 degrees 44 minutes 12 seconds east, 27.15 feet to a 3/4 inch iron pipe set, the point of beginning.

CONTAINING 1.033 acres gross, 0.953 acres net.

BEING Tax Parcel 36-05-0017.40 (UPI 36-5-17.4)

TITLE to said premises vested in Charles F. Smith and Jennifer L. Smith by Deed from Judith L. Fisher, dated 5/18/2005 and recorded 6/7/2005 in Book 6511 Page 2235

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **JENNIFER L. SMITH and CHARLES F. SMITH**

SALE ADDRESS: 4730 Leike Road, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-137**

DEBT- **\$388,685.84**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02091 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in New London Township, Chester County, Pennsylvania bounded and described according to a Final Subdivision Plan made by Crossan-Raimato, Inc., Professional Land Surveyors, dated 1/30/2003 last revised 5/12/2003 and recorded in Chester County as Plan No. 16693 as follows to wit:

BEGINNING at a point on the easterly side of Hollow Rock Lane a corner of Lot 4 on said Plan, thence extending along said Lot, south 83 degrees 02 minutes 33 seconds east 210.99 feet to a point in line of lands now or formerly of Nicole L. Lawrence, thence extending along same, south 06 degrees 57 minutes 27 seconds west 185.46 feet to a point a corner of Lot 6, thence extending along said Lot, north 87 degrees 01 minute 48 seconds west 222.47 feet to a point on the easterly side of Hollow Rock Lane, thence extending along same the three following courses and distances, (1) north 02 degrees 58 minutes 12 seconds east 147.26 feet to a point of curve, (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 21.03 feet to a point of reverse curve, and (3) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 38.57 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Kevin J. Castaldi and Jessica Castaldi by Deed from Misty Meadows Home, Inc. dated July, 26 2005 and recorded August 4, 2005 in the Chester County Recorder of Deeds in Book 6573, Page 1042 as Instrument Number 10559971.

PLAINTIFF: Bank of America N.A.

VS

DEFENDANT: **JESSICA LAKE a/k/a JESSICA CASTALDI and KEVIN CASTALDI a/k/a KEVIN J. CASTALDI**

SALE ADDRESS: 6 Hollow Rock Lane, Lincoln University, PA 19352

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-147**

DEBT- **\$134,487.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08737 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7-3-1963, P.L. 196, by recorded in Chester County of the Declaration dated 6-27-1972 and recorded in Misc. Deed Book 198 page 272; a First Amendment thereto dated 7-7-1972 and recorded in Misc. Deed Book 198 Page 472; a Second Amendment thereto dated 7-16-1973 and recorded in Misc. Deed Book 206 Page 852; a Third Amendment thereto dated 5-31-1974 and recorded in Misc. Deed Book 236 Page 202; a Fourth Amendment thereto dated 12-19- 1974 and recorded in Misc. Deed 265 Page 68; a Fifth Amendment thereto dated 1-12-1976 and recorded in Misc. Deed Book 314 Page 102; a Sixth Amendment thereto dated 8-12- 1976 and recorded in Misc. Deed Book 341 Page 114; a Seventh Amendment thereto dated 12-21-1976 and recorded in Misc. Deed Book 359 Page 202; Eighth Amendment thereto dated 1-30-1979 and recorded in Misc. Deed Book 432 Page 364; Ninth Amendment thereto recorded in 2763 Page 424 and Tenth Amendment thereto recorded in 2763 page 428; a Declaration Plan dated 10-1971, executed and acknowledged 6-27-1972 and recorded in Plan Book 43 Page 24; a First Amendment thereto dated 7-1973 and recorded in Plan Book 51 Page 1, and a Second Amendment thereto dated 5-1974 and recorded in Plan Book 57 Page 24; a Third

Amendment dated 1-1976 and recorded in Plan File No. 236; a Fourth Amendment dated 8-1976 and recorded in Plan File No. 544; a Fifth Amendment dated 12- 1976 and recorded in Plan File No. 767; a Code of Regulations dated 6-27-1972 and recorded in Misc. Deed Book 198 Page 306; a First Amendment thereto dated 5-31-1974 and recorded in Misc. Deed Book 236 Page 210; a Second Amendment dated 8-4-1978 and recorded in Misc. Deed Book 414 Page 248 in Misc. Deed Book 432 Page 366; a Fourth Amendment dated 11-12-1979 and recorded in Misc. Deed Book 460 Page 417; a Fifth Amendment dated 11-10-1980 and recorded in Misc. Deed Book 500 Page 144; a Sixth Amendment dated 11-9-1982 and recorded in Misc. Deed Book 572 Page 398; a Seventh Amendment dated 11-21-1985 and recorded in Record Book 139 Page 372; an Eighth Amendment dated 11-21-1985 and recorded in Record Book 139 Page 377, a Ninth Amendment in Record Book 2763 Page 424 and Tenth Amendment in Record Book 2763 Page 428, being designated on such Declaration Plan as Unit 527 as more fully described in such Declaration Plan and Declaration, as the same has been or shall be from time to time hereafter, as amended, together with the proportionate undivided interest in the Common Elements as defined in such Declaration as defined in said Declaration as 0.23488%.

UNDER AND SUBJECT to the Covenants, Restrictions, Terms, Rights, Agreements, Conditions, Exceptions, Reservations and Exclusions, as contained and set forth in such Declaration,

PLAINTIFF: Malvern Federal Savings Bank
VS

DEFENDANT: **THOMAS J. PERRI**

SALE ADDRESS: 527 Summit House, West Chester, PA 19382-6560

PLAINTIFF ATTORNEY: **ROYER COOPER COHEN BRAUNFELD, LLC, 484-532-8189**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-147X**

DEBT- **\$134,487.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-08737 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, March 19th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

Declaration Plan an Code of Regulations, as the same have been or shall be from time to time hereafter be amended, and in the Rules referred to in such Code of Regulations.

UNDER AND SUBJECT to easements or roads and to certain building restrictions, rights granted to public utilities and other rights, covenants and restrictions of record.

TAX ID / Parcel No. 53-6-1525.27H

BEING the same premises which RoseAnn DiCamillo by Deed dated April 9, 2004 and recorded April 22, 2004 in Chester County in Record Book 6128 Page 2349 conveyed unto Steven E. Miller, in fee.

BEING the same premises which Steven E. Miller by Deed dated March 30, 2009 and recorded April 2, 2009 in Chester County in Record Book 7630 Page 361 conveyed unto Thomas Perri, in fee.

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **THOMAS J. PERRI**

SALE ADDRESS: 527 Summit House, West Chester, PA 19382-6560

PLAINTIFF ATTORNEY: **ROYER COOPER COHEN BRAUNFELD, LLC, 484-532-8189**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-150**

DEBT- **\$86,645.91**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-07647 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.No

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in Township of East Nottingham
TAX Parcel #Tax ID / UPI Parcel No. 69-07-0086.010/69-
7-86.1
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **SHERRY SOTO**

SALE ADDRESS: 501 Wacousta Court, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-156**

DEBT- **\$1,968.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06742 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot of land with the dwelling thereon erected, hereditaments and appurtenances, situate on the south side of Walnut Street, known as No 23 in the Borough of Phoenixville, County of Chester and State of Pennsylvania.
TAX Parcel No. 15-9-725

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **CEYON RUDDOCK and ULA I. RUDDOCK**

SALE ADDRESS: 25 E. Walnut Street, Phoenixville, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-157**

DEBT- **\$270,014.55**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-07423 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester and State of Pennsylvania bounded and described according to a Plan of A. K. Development, made by Yerkes Associates, Inc., dated 9/15/1978, last revised 3/7/1979 and recorded in Chester County in Plan No. 2444, as follows, to wit:

BEGINNING at a point on the north side of Ferry Lane, said point of beginning being a corner of Lot No. 3 as shown on said Plan; thence extending from said point of beginning, extending along the north side of Ferry Lane south 67 degrees 30 minutes west 100 feet to a point a corner of Lot No. 1; thence along Lot No. 1 north 22 degrees 30 minutes west 232.94 feet to a point in line of the lands of the Forge Valley Subdivision; thence along said Forge Valley Subdivision north 67 degrees 28 minutes east 100 feet to a point, a corner of Lot No. 3; thence along Lot No. 3 south 22 degrees 30 minutes east 233 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

BEING Parcel No. 27-6-93.1B

BEING the same premises which John P. Clark and Fiora P. Clark, husband and wife, by Deed dated 7/30/03 and recorded 8/12/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5835 Page 1151 Instrument #10286004, granted and conveyed unto Carole Gottshall and Edgar Gottshall, III, wife and husband, as tenants by the entirety, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **EDGAR GOTTSALL, III and CAROLE GOTTSALL**

SALE ADDRESS: 10 Ferry Lane, Phoenixville, PA 19460

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-164**

DEBT- **\$3,970.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-00489 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, April 16th, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situated in Valley
Township, Chester County, Pennsylvania.
TAX Parcel No. 38-2-78

PLAINTIFF: Township of Valley

VS

DEFENDANT: **RODNEY SENTER and MEREDA SENTER**

SALE ADDRESS: 25 Country Club Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-168**

DEBT- **\$180,720.12**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02336 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

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PROPERTY situate in the Valley Township, Chester
County, Pennsylvania
BLR# 38-4-255
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DANIEL J. MENDOZA a/k/a DANIEL MENDOZA and CHRISTINE D. MENDOZA
a/k/a CHRISTINE MENDOZA**

SALE ADDRESS: 201 Danielle Lane, Valley Township, PA 19320-2788

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-3-170**

DEBT- **\$223,833.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-07790 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, March 15th, 2018

AT 11:00 A.M.

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PROPERTY situate in Borough of Kennett Square
TAX Parcel #3-3-37.2
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar HECM Acquisition Trust 2016-3, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee

VS

DEFENDANT: **BARBARA A. JOHNSON SOLELY IN HER CAPACITY AS HEIR OF RICHARD A. JOHNSON a/k/a RICHARD ANGELO JOHNSON a/k/a RICHARD A. JOHNSON SR. DECEASED and RICHARD ANGELO JOHNSON JR. AS HEIR AND EXECUTOR OF THE ESTATE OF RICHARD A. JOHNSON a/k/a RICHARD ANGELO JOHNSON a/k/a RICHARD A. JOHNSON SR. DECEASED and DANEEN RANDOLPH SOLELY IN HER CAPACITY AS HEIR OF RICHARD A. JOHNSON a/k/a RICHARD ANGELO JOHNSON a/k/a RICHARD A. JOHNSON SR. DECEASED**

SALE ADDRESS: 206 Linden Street, Kennett Square, PA 19348

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-184**

DEBT- **\$146,491.94**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-08595 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in North Coventry Township
TAX Parcel #17-3G-89
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)
VS
DEFENDANT: **JULIO E. ROSADO and TAMMY L. ROSADO**
SALE ADDRESS: 922 South Hanover Street, Pottstown, PA 19465
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-189**

DEBT- **\$20,268.00**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-10031 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

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PROPERTY situate in the Franklin Township, Chester
County, Pennsylvania
BLR# 72-5-61.29
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **NANCY G. ODREN and MARK H. ODREN**

SALE ADDRESS: 104 Thompson Circle, Landenberg, PA 19350-1519

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-190**

DEBT- **\$495,033.51**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09828 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Easttown Township, Chester
County, Pennsylvania
BLR# 55-4-129.64
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH E. KRAVITZ**

SALE ADDRESS: 810 Nathan Hale Road, Berwyn, PA 19312-2037

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-194**

DEBT- **\$357,762.06**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10994 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

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ALL THAT CERTAIN lot or piece of ground situate in the Township of Londonderry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of New Daleville made by Lake, Roeder, Hillard and Associates, Land Surveyors, dated January 26, 2004, last revised December 16, 2004 and recorded in Chester County Recorder of Deeds Office as Plan No. 17287 as follows, to wit:

BEGINNING at a point on the northeasterly side of Nighthawk Lane, a corner of Parcel 1A on said Plan; thence extending along Nighthawk Lane north 72 degrees 52 minutes 54 seconds west 2.89 feet to a point of curve on the northeasterly side of Robinson Street; thence extending along same on the arc of a circle curving to the left, having radius of 122.00 feet, the arc distance of 95.79 feet to a point of reverse curve; thence extending along same on the arc of a circle curving to the right, having a radius of 20.00

feet, the arc distance of 30.01 feet to a point of tangent on the southeasterly side of Wrigley Boulevard; thence extending along same north 17 degrees 07 minutes 06 seconds east 38.35 feet to a corner of Lot 29 on said Plan; thence extending along Lot 29 south 72 degrees 52 minutes 54 seconds east 105.00 feet to a point in line of aforementioned Parcel 1A; thence extending along same south 17 degrees 07 minutes 06 seconds west 100.00 feet to the first mentioned point of beginning.

BEING Lot 30, on said Plan

BEING Parcel Number 46-2-223

BLR# 46-2-223

TITLE to said premises vested in Trevor Timm and Donna Marie Timm, husband and wife by Deed from NVR, Inc., dated 8/30/2007 and recorded 9/25/2007 in Book 7272 Page 1595

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

VS

DEFENDANT: **TREVOR TIMM and DONNA MARIE TIMM**

SALE ADDRESS: 456 Wrigley Boulevard, Cochranville, PA 19330

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-219**

DEBT- **\$174,809.50**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-09185 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

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ALL THAT CERTAIN message or tenement and lot or tract of land, situate in North Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the middle of the Great Schuylkill Road, thence by lands of Richard Groff, north 22 degrees 40 minutes east three hundred and sixty three (363) feet to a point in the Schuylkill Canal; thence along the line of said canal, south 66 degrees 35 minutes east thirty (30) feet to a point in the line of said Canal; thence along land of Morris R. Prizer, south 22 degrees 40 minutes west three hundred sixty three (363) feet to a stake in the middle of the Great Schuylkill Road aforesaid; thence along the line of said road, north 66 degrees 35 minutes west thirty (30) feet to the place of beginning.

CONTAINING ten thousand eight hundred ninety (10,890) square feet gross, five thousand seven hundred (5,700) square feet net.

PLAINTIFF: Stearns Lending, LLC

VS

DEFENDANT: **LORIE A. MEYER**

SALE ADDRESS: 1079 East Schuylkill Road, Pottstown, Pennsylvania 19465

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-240**

DEBT- **\$342,961.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No .2017-08730 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a Plan of Wellington Hunt, drawn by Edward B. Walsh and Associates, Civil Engineers, dated 2/28/1990 and last revised 9/24/1996, said Plan recorded in Chester County as Plan No. 13594, as follows, to wit:

BEGINNING at a point on the southwesterly side of Martingale Circle (50 feet wide), said point being a corner of Lot No. 29 on said plan; thence extending from said point of beginning along the southwesterly side of Martingale Circle, south 68 degrees 30 minutes 00 seconds east 185.00 feet to a point, a corner of Lot No. 31 on said Plan; thence extending along same, south 21 degrees 30 minutes 00 seconds west 230.00 feet to a point, a corner of lands marked "open space" on said Plan; thence extending along same

north 77 degrees 46 minutes 27 seconds west 198.50 feet to a corner of Lot No. 29; thence extending along same, north 21 degrees 30 minutes 00 seconds east 301.94 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 as shown on the above mentioned Plan.

BEING UPI Number 47-6-61.42

PARCEL No.: 4706 00614200

BEING known as: 319 Martingale Circle, East Fallowfield, PA 19320

BEING the same property conveyed to Andrew Terrell and Daphne Terrell, husband and wife who acquired title by Virtue of a Deed from Drew R. Larsen, no marital status shown, dated May 24, 2011, recorded June 2, 2011, at Document ID 11102201, and recorded in Book 8187, Page 416, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAPHNE TERRELL and ANDREW TERRELL**

SALE ADDRESS: 319 Martingale Circle, East Fallowfield, 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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-250**

DEBT- **\$453,097.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07574 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate in the Wallace Township, Chester
County, Pennsylvania
BLR# 31-4-129.15
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS17

VS

DEFENDANT: **MARK S. EBERHARDT a/k/a MARK EBERHARDT**

SALE ADDRESS: 150 Messner Lane, Glenmoore, PA 19343-1717

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-251**

DEBT- **\$19,833.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-04131 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

TAX Parcel No. 53-6-295

ALL THE CERTAIN unit in the property known, named and identified as Goshen Valley One, located in West Chester Borough, Chester County, Commonwealth of Pennsylvania, which as heretofore deed submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq. by the recording in the County of Chester County Recorder of Deeds a Declaration of dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, Page 256, a Declaration Plan dated November 10, 1972 and last revised October 19, 1973 and recorded on October 23, 1973 in Plan Book 53, Page 14 and Code of Regulations dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, Page 284, being designated on said Declaration Plan as Unit No. 907 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .641%.

BEING the same premises which Carolyn B. Welsh, Sheriff of the County of Chester, by Indenture bearing date 04/19/02 and recorded 06/19/02 in the Office of the Recorder of Deeds, in and for the County of Chester Deed Book No. 5309, Page 1734 etc., granted and conveyed unto RST Partner c/o Tony Lal, in fee.

TOGETHER with all and singular the buildings and improvements, ways, streets, alley, driveways, passages, waters,

water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

TO have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, heirs and assigns, to and for the only proper use and behoof of the said Grantee, heirs and assigns, forever.

AND the said Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, heirs and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it or any of them, shall and will

PLAINTIFF: Goshen Valley Condominium One

VS

DEFENDANT: **RST PARTNERS a/k/a RST GROUP, LLC**

SALE ADDRESS: 907 Valley Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **NICOLE D. MILLER, ESQ., 609-751-5551**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-253**

DEBT- **\$263,181.47**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00535 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

PROPERTY situate Township of East Fallowfield
TAX Parcel #Tax ID/UPI Parcel No. 47-06-0012.300 / 47-6-12.30
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **DAVID L. BESSELMAN**

SALE ADDRESS: 1605 Horseshoe Trail, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **18-4-270**

DEBT- **\$154,293.56**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09844 DIRECTED TO SHERIFF CAROLYN B. WELSH, THE HEREIN-DESCRIBED REAL ESTATE WILL BE SOLD AT PUBLIC SALE IN THE CHESTER COUNTY JUSTICE CENTER AT 201 W. MARKET STREET, 3RD FLOOR, ROOM 3300, WEST CHESTER, PENNSYLVANIA, AS ANNOUNCED ON

Thursday, April 19th, 2018

AT 11:00 A.M.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, May 21st, 2018. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Treddyfrin, County of Chester and State of Pennsylvania, and described according to a Plan of Property of Fox Construction Company, said Plan made by Damon and Foster, Civil Engineers, dated September 19, 1958 and last revised December 16, 1958; said Plan being recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pennsylvania on November 20, 1958 which is before the last revision date in Plan Book No. 8 Page 28 as follows, to wit:

BEGINNING at a point on the northwesterly side of Hilltop Road (50 feet wide), said point being measured by the following five courses and distances from a point of curve on the northeasterly side of Friendship Drive (50 feet wide): (1) leaving Friendship Drive on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent northwesterly side of Hilltop Road; (2) north 87 degrees 20 minutes east measured along the northwesterly side of Hilltop Road 75 feet to a point of curve; (3) northeasterly and northwesterly measured partly along the northwesterly and partly along the southwesterly side of Hilltop Road on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 459.64 feet to a point of reverse curve on the southwesterly side of Hilltop Road; (4) northwesterly and northeasterly measured partly along the southwesterly and partly along the north-

westerly sides of Hilltop Road on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 252.65 feet to a point of tangent on the northwesterly side of Hilltop Road and (5) north 64 degrees 42 minutes 40 seconds east measured along the northwesterly side of Hilltop Road 170.15 feet to a point of beginning; thence extending from said point of beginning north 25 degrees 17 minutes 20 seconds west 214.11 feet to a point; thence extending north 60 degrees 30 minutes east 61.40 feet to a point; thence extending south 46 degrees 59 minutes 17 seconds east 104.85 feet to a point; thence extending south 25 degrees 17 minutes 20 seconds east 121.20 feet to a point on the northwesterly side of Hilltop Road aforesaid; thence extending south 64 degrees 42 minutes 40 seconds west measured along the northwesterly side of Hilltop Road 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 61 as shown on the above mentioned Plan.

BEING UPI Number 43-10E-17.5

PARCEL No.: 4310E00170500

BEING known as: 382 Hilltop Road, Paoli, PA 19301

BEING the same property conveyed to Daniel F.

Hartshorn who acquired title by Virtue of a Deed from John D. Cassin and Leeann K. Cassin, his wife, dated June 20, 1993, recorded June 28, 1993, at Document ID 047309, and recorded in Book 3578, Page 2313, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DANIEL F. HARTSHORN and AUDREY HARTSHORN**

SALE ADDRESS: 382 Hilltop Road, Paoli, PA 19301

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 County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF