

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, March 15th @ 11 AM

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 February 15th, 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, February 15th, 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, 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.

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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

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Sheriff's Sale of Real Estate

SALE NO: **18-3-116**

DEBT- **\$113,533.86**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-04554 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 London Britain Township, Chester County, Pennsylvania, bounded and described according to Plan of Property for John W. and Elizabeth S. Ware, prepared by C. A. Barron, Registered Surveyor, as follows, to wit:

BEGINNING on the northerly right of way line of Crestview Road the southeasterly corner of Lot No. 9, which points is measured along the said right of way line the three following courses and distances from its intersection with the title line in the bed of Auburn Road: (1) south 98 degrees 59 minutes 20 seconds east 213.26 feet to a point; (2) south 88 degrees 56 minutes 30 seconds east 212 feet to a point; and (3) south 97 degrees 59 minutes east 28.13 feet; thence from said point of beginning along Lot No.9 north 02 degrees 01 minutes east 193.17 feet to a point; thence along Lot No. 3 south 87 degrees 59 minutes east 234.87 feet to a point, thence along Lot No. 7 south 02 degrees 01 minutes west 193.17 feet to a point on the northerly right of way line of Crestview Road aforesaid; thence along said right of way line north 87 degrees 59 minutes 234.87 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Ralph R. Broadwater, Jr. and Catherine Broadwater by Deed from Marie P. Broadwater, widow dated January, 1 2007 and recorded November 26, 2007 in the Chester County Recorder of Deeds in Book 7312, Page 597 as Instrument Number 10804310.

PLAINTIFF: Springleaf Financial Services, Inc.

VS

DEFENDANT: **RALPH BROADWATER and CATHERINE BROADWATER**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

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: **18-3-117**

DEBT- **\$186,017.47**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00924 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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ALL THAT CERTAIN lot or piece of ground situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Valley Springs made by Drake & Waddington, Inc., P.O. Box 612 E. Baltimore Pike, Kennett Square, Pa., 19348, dated 3/9/1987, last revised 6/1/1987 and recorded #7246-48, as follows, to wit:

BEGINNING at a point on the easterly side of Matthew Drive (50 feet wide) a corner of Lot #37 on said Plan; thence extending along the said side of Matthew Drive the 3 following courses and distances (1) along the arc of a circle curving to the right having a radius of 140.00 feet the arc distance of 46.83 feet to a point of tangent; (2) north 14 degrees 46 minutes 30 seconds east 39.99 feet to a point of curve; and (3) along the arc of a circle curving to the right having a radius of 11.00 feet the arc distance of 17.28 feet to a point of tangent on the southerly side of Mineral Springs Road (T-411); thence extending along the same, south 75 degrees 13 minutes 30 seconds east, crossing into a 20 feet wide utility easement, 156.77 feet to a point a corner of Lot #38 on said

Plan; thence extending along same and through said easement south 02 degrees 18 minutes 21 seconds east, crossing a utility easement line 101.37 feet to a point a corner of Lot #37; said point also being the center of a 20 feet wide utility easement on said Plan; thence extending along said lot and through said easement, north 75 degrees 14 minutes, 30 seconds west, 189.78 feet the point and place of beginning.

CONTAINING in area 17,561

BEING Lot #36 on said Plan

BEING the same premises which Judith L. Myak by Deed dated May 12, 2000 and recorded June 15, 2000 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4769, Page 582, granted and conveyed unto Scott Viola and Lisa Viola, husband and wife, their heirs and assigns, as tenants by the entireties.

CHESTER County Tax Parcel #38-2-269

TO be sold as the premises of Scott Viola and Lisa Viola IMPROVEMENTS to property: residential dwelling

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **SCOTT VIOLA and LISA VIOLA**

SALE ADDRESS: 100 Mineral Springs Road, Valley Township, Chester County

PLAINTIFF ATTORNEY: **SHAWN M. LONG, ESQ., 717-299-5201**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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: **18-3-118**

DEBT- **\$286,404.10**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-09415 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 parcel of land with the buildings and improvements thereon erected, situate in the Township of West Nantmeal, County of Chester, and Commonwealth of PA, being shown as "new" Lot 2 on a Final Plan for Lot 1 and Lot 2 Line Adjustment, Plan of Property for Raymond Beiler and Nancy Beiler, dated 12/30/1986 and last revised 06/25/2001 by Beideman and Comstock; revision recorded 08/16/2001 (Document #9015867) at the Office of the Recorder of Deed of Chester County, and being more fully described as follows, to wit:

BEGINNING at an interior point, at a stone monument found at a corner of land now or formerly of George B. Lemmon, and being a corner of a 50.00 feet private right-of-way over Lot 4; thence along land now or formerly of George B. Lemmon, north 44 degrees 23 minutes 11 seconds east, 1087.50 feet to a stone monument found at a corner of other lands now or formerly of George B. Lemmon and now or formerly of Thomas Henderson, III; thence along the last mentioned land south 32 degrees 08 minutes 43 seconds east, 424.00 feet to an iron pin found at a corner of land now or formerly of Thomas H. Kier; thence along said land south 61 degrees 11 minutes 10 seconds west, 237.61 feet to a common corner of Lot 4 and Lot 3; thence along the north line of Lot 3 south 88

degrees 21 minutes 11 seconds west, 277.59 feet to the northwest corner of Lot 3 and the northeast corner of "new" Lot 1 (legal description for "new" Lot 1 also recorded 08/16/2001 at the Office of the Recorder of Deeds of Chester County (see document #9015867); thence along the "new" line dividing Lots 1 and 2 the two (2) following courses and distances: (1) north 45 degrees 36 minutes 49 seconds west, 101.92 feet to a point and (2) south 44 degrees 23 minutes 11 seconds west, 546.32 feet to a point on the northeast line of the aforementioned private right-of-way over Lot 4; thence along the same north 62 degrees 14 minutes 13 seconds west, 52.18 feet to the point and place of beginning.

CONTAINING 4.223 acres of land, more or less.

BEING the same premises which Sharon L. Beiler and Rosemary Cybak, by Deed dated 08/20/2001 and recorded 09/12/2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5061, Page 529, granted and conveyed unto William F. Torpey and Marilyn E. Torpey, husband and wife.

BEING known as: 201 Lewis Mills Road, Honey Brook, PA 19344-9628

PARCEL NO.: 23-7-1.3

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust
2006-15 C/O Wells Fargo Bank, N.A.

VS

DEFENDANT: **WILLIAM F. TORPEY and MARILYN E. TORPEY**

SALE ADDRESS: 201 Lewis Mills Road, Honey Brook, PA 19344-9628

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: **18-3-119**

DEBT- **\$215,881.88**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-00546 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.

TRACT NO. 1: ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in Pomeroy Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a survey thereon made by M. W. Harry, C. E., July 1, 1948, as follows:

BEGINNING at an iron pipe marker in the westerly line of land now or late of Harry L. Windle, a corner of remaining land now or late of Samuel M. Miller, et ux, distant 80 feet measured northwardly along said westerly line of land now or late of Harry I. Windle from an old railroad rail marker in the northerly line of the Valley Road; thence along said remaining now or late of Samuel M. Miller, et ux, south 78 degrees 02 minutes west 88 feet to an iron pin in a line of land now or late of the W. M. Walker Estate; thence along the same, north 09 degrees 14 minutes west, 70 feet to a hole drilled in concrete in the southerly line of a public alley; thence along the southerly line of said alley, north 78 degrees 02 minutes east, 88 feet to an iron pipe marker, a corner of land now or late of Harry I. Windle, thence along land now or late of Harry L. Windle, south 09 degrees 14 minutes east 70 feet to the place of beginning.

TRACT NO. 2: ALL THAT CERTAIN lot of land situated in Sadsbury Township, Chester County, Pennsylvania, bounded and

described according to a survey made November 23, 1965, by DeArmit and Hayes, R. S., as follows:

BEGINNING at an iron pin on the north line of Lemon Alley (20 feet wide) a corner of land now or late of Alton Crothers; thence along the north line of Lemon Alley south 78 degrees 38 minutes west 50 feet to an iron pin, a corner of land now or late of William Walker; thence leaving said Lemon Alley and along land now or late of William Walker, north 09 degrees 08 minutes west, 150 feet to an iron pin; thence along the remaining land of Charles H. Thompson, Jr. and Sara M. Thompson, his wife, north 78 degrees 38 minutes east 150 feet to an iron pin in line of land now or late of Alton Crothers; thence along the same, south 09 degrees 08 minutes east 150 feet to the point and place of beginning.

BEING the same premises which John E. Caron and Melissa S. Caron, by Deed dated June 20, 2007 and recorded June 25, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7194, Page 1208, granted and conveyed unto Frank O'Brien and Patricia T. Tapfuma, husband and wife.

BEING known as: 12 Lemon Alley, Pomeroy, PA 19367

PARCEL No.: 37-4L-63 and 37-4L-57.2

IMPROVEMENTS: Residential property.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust C
VS

DEFENDANT: **FRANK O'BRIEN a/k/a FRANK W. O'BRIEN and PATRICIA T. TAPFUMA**

SALE ADDRESS: 12 Lemon Alley, Pomeroy, PA 19367

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: **18-3-120**

DEBT- **\$316,348.67**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-02631 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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ALL THAT CERTAIN lot or piece of ground situate in East Caln Township, County of Chester, Commonwealth of Pennsylvania bounding and described according to a Final Plan "Villages at Bell Tavern" made for MGJAD Associates, L.P. prepared by Edward B. Walsh & Associates, Inc., Civil Engineers and Surveyors, 55 Country Club Drive, Suite 100, Downingtown, PA 19335 (610) 518-1360, dated 11/20/2000, last revised 09/26/2001 and recorded in Chester County as Plan #16591 as follows, to wit:

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

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

BEING Lot #147 on said Plan.

BEING County Parcel #40-2-1078

ALSO being known as 2 Lincoln Drive.

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

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

VS

DEFENDANT: **JOAN HIGGINS**

SALE ADDRESS: 2 Lincoln Drive, Downingtown, PA 19335

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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

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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: **18-3-123**

DEBT- **\$254,325.31**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-01096 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 East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a re-subdivision of Lot 15, Doe Run Farm II made by Serdy and Bursich, Inc., dated 6/1/1978 and recorded in the Office of The Recorder of Deeds under Plan No. 2514 as follows, to wit:

BEGINNING at a point on the southeasterly side of Huntington Circle, said point being northeast corner of Lot 14 and the northwest corner of Lot 15, thence from said beginning point and extending along said circle on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 200.00 feet to a point; thence leaving said circle south 87 degrees 03 minutes 55 seconds east 226.48 feet to a point a corner of Lot 25 Doe Run Farm I, thence along the same south 1 degrees 24 minutes 05 seconds west 282.70 feet to a point a corner of Lot 23 Doe Run Farm I, thence

along the same south 81 degrees 56 minutes 47 seconds west 228.96 feet to a point a corner of Lot 22, thence along the same south 87 degrees 12 minutes 30 seconds west 138.68 feet to a point a corner of Lot 14; thence along the same north 00 degrees 50 minutes 05 seconds west 216.44 feet to a point the place of beginning.

CONTAINING 2.392 acres of land be the same more or less.

BEING Lot 15 on the abovementioned survey.

BEING UPI # 47-7-55.32

BEING the same premises which Michael Sugrue and Julie Sugrue, husband and wife by deed dated 6/4/2008 and recorded 6/5/2008 in the Office of the Recorder of Deeds in and for the County of Chester as Instrument Number 10850629, granted and conveyed unto Susan Jane Taylor.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SUSAN JANE TAYLOR**

SALE ADDRESS: 104 Huntington Circle, Coatesville, PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-3-125**

DEBT- **\$106,540.03**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-03213 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 West Whiteland, County of Chester, State of Pennsylvania, and described according to a plan for subdivision of land belonging to Henry N. Waltz, said plan made by J. Vernon Keech, Registered Surveyor, dated November 9, 1962, as follows, to wit:

BEGINNING at a point on the title line in the bed of Whitford Road (a road leading northwesterly from Pottstown Pike to Boot Road) said point being measured by the two following courses and distances along the title line through the bed of Whitford Road from a spike a corner of land now or late of West Chester Joint High School; (1) north 50 degrees 36 minutes 00 seconds west, 208.00 feet to a spike and a (2) north 39 degrees 01 minutes 00 seconds west, 210.90 feet to the point of beginning; thence extending from said point of beginning south 52 degrees 24 minutes 00 seconds west, crossing the southwesterly side of Whitford Road and crossing an iron pin 431.90 feet to a marble stone, a corner common to land

of West Chester Joint High School and John C. Valentino; thence extending along last mentioned land north 30 degrees 26 minutes 00 seconds west, 104.18 feet to an iron pin; thence extending north 51 degrees 46 minutes 00 seconds east, crossing an iron pin on the southwesterly side of Whitford Road 416.27 feet to a point on the title line in the bed of Whitford Road aforesaid; thence extending south 39 degrees 01 minutes 00 seconds east along the title line through the bed of Whitford Road 108.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Noreen T. Ransom and Joseph W. Ranson, a/k/a Joe W. Ranson, by Deed dated October 6, 2004 and recorded on October 25, 2004 in the Office for the Recording of Deeds in and for the County of Chester at Deed Book 6316, Page 128, granted and conveyed unto Noreen T. Ransom, the within Mortgagor, her heirs and assigns.

PARCEL No. 41-8-181.1B

PLAINTIFF: 21st Mortgage Corporation, assignee of Tammac Corporation

VS

DEFENDANT: **NOREEN T. RANSOM**

SALE ADDRESS: 1336 Burke Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **GROSS MCGINLEY, LLP, 610-820-5450**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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: **18-3-126**

DEBT- **\$138,727.66**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-06813 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 Spring City Borough, Chester
County, Pennsylvania
BLR# 14-4-450
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **DAVID L. WEBER**

SALE ADDRESS: 142 Hall Street, Spring City, PA 19475-1813

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: **18-3-127**

DEBT- **\$213,118.45**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10840 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 West Goshen Township
TAX Parcel #Tax ID/UPI Parcel No. 52-05P-0007/52-5P-7
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: State Farm Bank, F.S.B.

VS

DEFENDANT: **LYNNE REINHARDT a/k/a LYNNE K. GEMMELL**

SALE ADDRESS: 806 South High Street, West Chester, PA 19382

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-3-128**

DEBT- **\$80,944.83**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07984 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 on which is located the east house of a block of two frame dwelling houses situated in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania known as No. 624 Belmont Street bounded and described as follows:

BEGINNING at a point on the south line of Belmont Street a corner of land of Charles B. Conner and Nora F. Conner distant 247 feet 6 inches east of the east curb line of 6th Avenue; thence along the south curb line of Belmont Street north 80° 46' east, 22 feet 6 inches to a corner of land of Robert M. Pratt; thence by said Pratt's land south 9° 16' east, 128 feet more or less to the north line of Pansey Alley; thence by the same south 81° 4' west, 22 feet 6 inches to another corner of land of Charles B. Conner and Nora F. Conner; thence by the same north 9° 16' west, 128 feet more or less to the place of beginning.

CONTAINING 2,808 square feet of land be the same more

or less.

THE west line of the premises herein conveyed passes through the center of the middle dividing partition in said block of two frame dwelling houses.

BEING known as 624 Belmont Avenue, Coatesville, PA 19320

BEING the same premises which Thomas Miller and Deborah A. Miller, by Deed dated 2/28/2006 and recorded 3/3/2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6779, Page 74, granted and conveyed unto Jonathan D. Wolf and Lee-Ann M. Wolf.

Lee-Ann M. Wolf departed this life on December 23, 2011.

PARCEL No.: 16-6-481

IMPROVEMENTS: residential property.

PLAINTIFF: MB Financial Bank, N.A.

VS

DEFENDANT: **JONATHAN D. WOLF**

SALE ADDRESS: 624 Belmont Avenue, Coatesville, PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-3-129**

DEBT- **\$178,919.90**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07134 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 the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 10, 2004 and recorded in the Office of the Chester County Recorder of Deeds on September 24, 2004, in Deed Book Volume 6289 at Page 915.

TAX Parcel No. 61-6Q-174

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **LISA M. DINORSCIA**

SALE ADDRESS: 75 East Jonathan Court, Kennett Square, PA 19348

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 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: **18-3-131**

DEBT- **\$173,308.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2017-03733 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 Valley
TAX Parcel #Tax ID/UPI Parcel No. 38-02F-0006/ 38-2F-6
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **HEATHER PIZZI and PATRICK SELLERS**

SALE ADDRESS: 25 Pinckney Drive, Beacon Hill, 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: **18-3-132**

DEBT- **\$229,308.92**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-09704 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 West Caln Township, Chester County, Pennsylvania bounded and described according to a subdivision of land "Phillipsville Estates" made by Berger and Hayes, Inc. dated 12-16-87 and last revised 6-3-88 as follows, to wit:

BEGINNING at a point on the northerly right of way line of Debbie Drive (50 feet wide) said point being a mutual corner of Lot 10 and Lot 9 (the herein described Lot) thence leaving Debbie Drive and along Lot 10 north 13 degrees 48 minutes 50 seconds west 422.92 feet to a point in line of lands of Fred Grumbine thence along land of Grumbine and along land now or late Thomas S. Van Kemper south 40 degrees 26 minutes 15 seconds east 473.08 feet to a point on the northerly right of way line of Debbie Drive thence along said right of way south 76 degrees 11 minutes 10 seconds west 212.00 feet to the first mentioned point and place of beginning.

TAX ID: 28-8E-0023

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate-holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10 c/o Specialized Loan Servicing LLC
VS

DEFENDANT: **THOMAS C. STELZER and CAROL L. STELZER**

SALE ADDRESS: 102 Debbie Drive, 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 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: **18-3-133**

DEBT- **\$258,154.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08498 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 East Fallowfield Township
TAX Parcel #Tax ID/UPI Parcel No. 47-04-0262/47-4-262
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Embrace Home Loans, Inc.

VS

DEFENDANT: **ALICIA A. WICKHAM**

SALE ADDRESS: 406 Hatteras Drive aka 406 Hatteras Road, East Fallowfield, 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: **18-3-134**

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: **18-3-135**

DEBT- **\$353,961.23**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-11693 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 Elk Township
TAX Parcel #Tax ID/UIP Parcel No. 70-04-0018.03F/70-4-
18.3F
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank S/B/M Hudson City Savings Bank
VS

DEFENDANT: **MICHAEL D'ANNUNZIO**

SALE ADDRESS: 5 Peacedale Court, Oxford a/k/a Elk Township, 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: **18-3-136**

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: **18-3-138**

DEBT- **\$195,190.57**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-06970 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 Township of East Fallowfield
TAX Parcel/UIP #: 47-03-0024 (47-3-24) & 47-03-0016
(47-3-16)
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: MTGLQ Investors, LP
VS

DEFENDANT: **IRA MORRIS FERGUSON JR. as Executor of the Estate of MORRISLENE R. FERGUSON, deceased; NAOMI SARAH RAYNER as Executrix of the Estate of MORRISLENE R. FERGUSON, deceased**

SALE ADDRESS: 20 and 45 Timacula Road f/k/a Box 196 Timacula Road, 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: **18-3-139**

DEBT- **\$115,309.06**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10440 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 City of Coatesville
TAX Parcel #Tax ID/UPI Parcel No. 16-09-0350/16-9-350
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **STEVE C. HEINEMAN a/k/a STEVEN C. HEINEMAN and KRISTIN M. HEINEMAN**

SALE ADDRESS: 131 Strode Avenue, 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: **18-3-140**

DEBT- **\$127,228.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08576 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 Fallowfield Township,
Chester County, Pennsylvania
BLR# 47-3-31.4
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **CHARLES J. BAIRD, JR.**

SALE ADDRESS: 3460 Strasburg Road, Coatesville, PA 19320-4167

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: **18-3-141**

DEBT- **\$16,157.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-10393 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 lot or piece of ground with the hereditaments and appurtenances thereon erected, situate in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania, described according to a Final Submission Malvern Crest for Forge Builders, 1/12/1981, last revised 2/02/1981 and recorded 4/16/1981 in Plan File No. 3463, as follows, to wit:

BEGINNING at a point on the southwesterly side of Malvern Crest, a corner of Lot No. 4; thence extending from said beginning point along said Malvern Crest, on the arc of a circle curving to the left, having a radius of 190 feet, the arc distance of 46.86 feet to a point a corner of Lot No. 2; thence extending along same, south 22 degrees 15 minutes 00 seconds west, 144.73 feet to a point in line of lands now or late of George and Margaret Dodson; thence extending along same, north 71 degrees 55 minutes west, 119.36 feet to a point a corner of Lot No. 4; thence extending along the same, the two following course and distances: (1) north 48 degrees 52 minutes 12 seconds east, 145.52 feet to a point and (2) north 36 degrees 25 minutes east, 30 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said Plan.

CONTAINING 12,009 square feet.

THE improvements consist of a house.

BEING the same premises that Robert A. Erling, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania grant-

ed and conveyed unto Arvind K. Lal by Sheriff's Deed, dated November 21, 1997, recorded on November 24, 1997, in Deed Book 4263, Page 403, et seq., in and with the Office of the Recorder of Deeds, County of Chester, Commonwealth of Pennsylvania.

UPI No.: 2-3-20.9

HAVING an address of 24 Daisey Lane, Malvern, PA 19355

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances thereon erected, situate in the Borough of Malvern, County of Chester, and Commonwealth of Pennsylvania, described according to a Final Submission Malvern Crest for Forge Builders, Inc. made by LTD Architects and Engineers, Malvern, PA., dated 1/12/1981, last revised 2/2/1981 and recorded 4/16/1981 in Plan File #3463, as follows to wit:

BEGINNING at a point on the southwesterly side of Malvern Crest, a corner of Lot #5; thence extending from said beginning point along said Malvern Court, on the arc of a circle curving to the left having a radius of 190 feet, the arc distance of 40.44 feet to a point, a corner of Lot #3; thence extending along same the two following courses and distances: (1) south 36 degrees 25 minutes west 30 feet to a point and in line of lands now or late of George and Margaret Dodson, thence extending along same, north 71 degrees 55 minutes west 121.86 feet to a point a corner of Lot #5; thence extending along the same, the two following courses

PLAINTIFF: Borough of Malvern

VS

DEFENDANT: **AMRIT LAL and ARVIND K. LAL**

SALE ADDRESS: 24 Daisey Lane, Malvern, PA 19355 and 26 Daisey Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **HEATHER BURNS POZNIAK, ESQ., 610-722-5800**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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: **18-3-141X**

DEBT- **\$16,157.40**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-10393 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.

and distances: (1) north 64 degrees 53 minutes 53 seconds east, 210.92 feet to a point and (2) north 48 degrees 36 minutes 38 seconds east 30 feet to the first mentioned point and place of beginning.

BEING Lot #4 on said Plan.

CONTAINING 13,444 square feet.

THE improvements consist of a single family dwelling.

CHESTER County Tax Parcel 2-3-20.8

BEING the same premises which Robert A. Erling, Sheriff of the County of Chester by Deed dated 7/19/1985 and recorded in Chester County in Record Book 54 Page 585 conveyed unto City Federal Savings and Loan, who then in turn granted and conveyed unto Amrit Lal by Deed, dated August 18, 1986, recorded on August 25, 1986, in Deed Book 417, Page 197, et seq., in and with the Office of the Recorder of Deeds, County of Chester, Commonwealth of Pennsylvania.

UNDER and subject to rights of record.

HAVING an address of: 26 Daisey Lane, Malvern, PA 19355

PLAINTIFF: Borough of Malvern

VS

DEFENDANT: **AMRIT LAL and ARVIND K. LAL**

SALE ADDRESS: 24 Daisey Lane, Malvern, PA 19355 and 26 Daisey Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **HEATHER BURNS POZNIAK, ESQ., 610-722-5800**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time 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: **18-3-142**

DEBT- **\$150,116.44**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08140 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 North Coventry Township
TAX ID/UPI Parcel No. 17-03B-0002.010/17-3B-2.1
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VS

DEFENDANT: **NANCY L. BRONSON** aka **NANCY BRONSON**

SALE ADDRESS: 777 Union Avenue, 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: **18-3-143**

DEBT- **\$176,888.80**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07859 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 Township of West Sadsbury
TAX Parcel #Tax ID/UPI Parcel No. 36-02-0016.01/C/36-
2-16.1C
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **JARROD A. JOHNS**

SALE ADDRESS: 2020 Swan Road, Atglen, PA 19310

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: **18-3-144**

DEBT- **\$221,759.96**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07957 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 Honey Brook Borough
TAX Parcel #Tax ID/UIP Parcel No. 12-04-0002.06A/12-4-
2.6A
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **ELIZABETH H. DONNELLAN and RENE P. DONNELLAN**

SALE ADDRESS: 1195 Walnut Street, Honey Brook, PA 19344

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: **18-3-145**

DEBT- **\$126,086.25**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-02653 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 Nottingham Township,
Chester County, Pennsylvania
BLR# 69-2R-22
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **MARTHA BURKETT**

SALE ADDRESS: 427 5th Street a/k/a 427 Fifth Street, Oxford, PA 19363-2405

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: **18-3-146**

DEBT- **\$322,544.88**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-04404 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 Coventry Township, Chester
County, Pennsylvania
BLR# 18-4-259.4
IMPROVEMENTS Thereon: residential dwelling

PLAINTIFF: Central Mortgage Company

VS

DEFENDANT: **ANNE M. SLATON and JEFF SLATON**

SALE ADDRESS: 20 Bern Court, a/k/a 69 Bern Court, Pottstown, PA 19465

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: **18-3-147**

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: **18-3-148**

DEBT- **\$203,049.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-01183 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, message, lot or piece of land situate on, in the Township of East Pikeland, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, known as Lot N-5, Page 1 Rapps Dam Bridge Townhouses.

SITUATE in East Pikeland Township, Chester County, Pennsylvania as shown on said Plan prepared by Serdy and Bursich, Inc., Pottstown, PA., Drawing No. 00683-2, last revised 8/14/1981 and being more fully bounded and described as follows:-

BEGINNING at a point on the southwesterly side of Denise Circle which point is measured the Six following courses and distances from the intersection of the center line of Denise Circle with the center line of Dawn Way: (1) south 63 degrees, 25 minutes, 27 seconds east, 70 feet to a point; (2) south 72 degrees, 41 minutes, 43 seconds east, 13.862 feet to a point; (3) south 35 degrees, 37 minutes, 00 seconds east, 146 feet to a point on the said southwesterly side of Denise Circle; (5) along the same on the arc of a circle curving to the left having a radius of 140 feet, the arc distance of 49.399 feet to a point of tangent and (6) south 55 degrees, 50 minutes, 00 seconds east, 8.147 feet to a point, being said beginning point and also being a corner of Lot N-01; thence extending from said point of beginning along the said southwesterly side of Denise Circle, south 55 degrees, 50 minutes, 00 seconds east, 34.633 feet to a point, a

corner of Lot N-4; thence extending south 34 degrees, 10 minutes, 00 seconds west along same partly passing through the common partition wall between houses N-4 and N-5 and partly passing through the bed of a certain 40 feet wide sanitary sewer easement, 94.095 feet to a point in the bed of said sanitary sewer easement; thence extending north 49 degrees, 41 minutes, 00 seconds west, through the bed of said sanitary sewer easement 34.833 feet to a point, a corner of Lot N-01; thence extending north 34 degrees, 10 minutes, 00 seconds east along same, partly passing through the bed of said sanitary sewer easement and partly through the common partition wall between houses N-5 and N-01, 90.363 feet to a point on the said southwesterly side of Denise Circle, being the first mentioned point and place of beginning.

CONTAINING 3,194 square feet of land.

BEING UPI Number 26-03J-0033.0000

PARCEL No.: 26-03J-0033.0000

BEING known as: 1405 Denise Circle, Phoenixville, PA 19460

BEING the same property conveyed to Nancy T. Major who acquired title by Virtue of a Deed from Nancy T. Major and Stephanie Major, dated April 17, 2012, recorded April 26, 2012, at Document ID 11176924, and recorded in Book 811, Page 1229, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **NANCY T. MAJOR & STEPHANIE MAJOR**

SALE ADDRESS: 1405 Denise Circle, Phoenixville, PA 19460

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-3-149**

DEBT- **\$13,662.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08374 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 situate in the Borough of West Grove, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Record Major Subdivision Plan of "West Meadows" made by Kidds Consultants, Inc., dated February 24, 1987, last revised February 24, 1987 and recorded in Chester County Plan #7312
TAX I.D. #: ID # 05-04-0534 / UPI # 5-4-534

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **MARILYN E. COWDRIGHT**

SALE ADDRESS: 5 West Meadow Court, West Grove, Pennsylvania 19390

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: **18-3-150**

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: **18-3-151**

DEBT- **\$188,060.90**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-08499 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 parcel of land, situate in East Brandywine Township, County of Chester, Commonwealth of Pennsylvania and described as Lot Number 3 and one-half of Lot Number 4 in accordance with a plan thereof known as "Viewhaven" made 12/30/1954 by Howard H. Ranck, Registered Surveyor as follows to wit:

ALSO being all that certain tract or parcel of land, situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, and described in accordance with a plan thereof known as "Viewhaven" made 12/30/1954 as revised 12/27/1955, 7/8/1956 and 9/1962 by Howard H. Ranck, Registered Surveyor, as follows, to wit:

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **ANDREW F. WALLS**

SALE ADDRESS: 141 Hopewell Road, Downingtown, PA 19335, parcel 30-5C-3

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC, 215-886-8790**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-3-152**

DEBT- **\$353,774.59**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No.2016-00170 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 the buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Wiltshire at Oxford made by Lake, Roeder, Hillard & Beers, Oxford, PA, dated 11/6/96 and last revised 6/26/98 and recorded as Plan File #14559, as follows, to wit:

BEGINNING at a point on the northeasterly side of Reisler Road, said point being measured along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 38.97 feet from a point on the northwesterly side of Schoolview Lane; thence from said beginning point and extending along the side of Reisler Road north 87 degrees 43 minutes 00 seconds west 136.96 feet to a point; thence extending north 02 degrees 57 minutes 47 seconds east 121.13 feet to a point, a corner of Lot \$3; thence extending along the

same south 87 degrees 02 minutes 13 seconds east 161.43 feet to a point on the northwesterly side of Schoolview Lane, aforesaid; thence extending along the side of same the two following courses and distances: (1) south 02 degrees 57 minutes 47 seconds west 71.55 feet to a point of curve, and (2) along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 38.97 feet the arc distance of 38.97 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #1 on said Plan.

PARCEL Number 69-3-63.2

BEING the same premises which Oxford Lane, L.P., a PA LLP, by Deed dated June 18, 2004, and recorded July 23, 2004, in the Chester County Recorder of Deeds in Book 6228, Page 1865, granted and conveyed unto Brad D. Berman.

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **BRAD D. BERMAN**

SALE ADDRESS: 100 Schoolview Lane, Oxford, PA 19363-2001

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 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: **18-3-154**

DEBT- **\$319,680.25**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-12928 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 London Grove Township,
Chester County, Pennsylvania
BLR# 59-8-674
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MICHELLE BOYD**

SALE ADDRESS: 853 Easkey Lane, Avondale, PA 19311-9331

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: **18-3-155**

DEBT- **\$288,088.85**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-10400 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 lot or piece of ground situate in the Township of Thornbury, County of Chester, State of Pennsylvania and described according to a plan of property for "Cheyney Homesteads" said plan made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated October 12, 1956, and revised December 14, 1956, as follows, to wit:

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **JOHN STRICKLAND a/k/a JOHN W. STRICKLAND**

SALE ADDRESS: 1375 College Hill Road, Cheyney, PA 19319

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-3-158**

DEBT- **\$321,374.29**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2013-03809 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 Township of Upper Uwchlan
TAX Parcel #32-02-0048
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association, successor by merger to National City Mortgage,
a division of National City Bank

VS

DEFENDANT: **BRIAN L. SCHMIDT**

SALE ADDRESS: 2024 Garrison Drive, Chester Springs, PA 19425

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: **18-3-159**

DEBT- **\$450,084.84**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-06343 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 West Caln Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Sandy Hill, drawn by Commonwealth Engineers, Inc., dated February 8, 2001 and last revised June 18, 2002, said Plan recorded in Chester County in Plan Book , page , as follows, to wit:

BEGINNING at a point on the northerly side of Sandy Lane (50 feet wide), said point being a corner of Lot No. 67 on said Plan; thence extending from said point of beginning along Lot No. 67 north 00 degrees 29 minutes 21 seconds west 155.19 feet to a point, a corner of Lot No. 69 on said Plan; thence extending along same south 75 degrees 57 minutes 29 seconds east 176.54 feet to a point on the northwesterly side of Sandy Lane; thence extending along same south 14 degrees 02 minutes 31 seconds west 17.83 feet to a point of curve on the northwesterly side of Sandy Lane; thence extending southwestwardly and westwardly along the northwesterly

and northerly side of Sandy Lane along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 164.65 feet to a point of tangent on the northerly side of Sandy Lane; thence extending along same south 89 degrees 30 minutes 39 seconds west 45.42 feet to the first mentioned point and place of beginning.

CONTAINING 19,342 square feet of land.

BEING Lot No. 68 as shown on the abovementioned Plan.

SUBJECT to a utility easement extending along front portion of premises.

BEING the same premises which All County Partnership, a PA General Partnership, by Deed dated 4/13/07 and recorded 5/9/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7154, Page 2235, and Instrument #10752447, granted and conveyed unto Shawn M. Baylor and Monique Y. Baylor, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **SHAWN A. BAYLOR and MONIQUE Y. BAYLOR**

SALE ADDRESS: 235 Sandy Way, Coatesville, PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-3-160**

DEBT- **\$249,091.58**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-01329 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 West Caln Township, Chester
County, Pennsylvania
BLR# 28-5-88
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2006-8T2, U.S. Bank National Association, as Trustee, by PHH Mortgage Corporation as Servicer with delegated authority under the transaction documents

VS

DEFENDANT: **JOUBERT REMY and BARBARA REMY-JOUISSANCE**

SALE ADDRESS: 102 Farmington Lane, Coatesville, PA 19320

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-3-161**

DEBT- **\$115,973.14**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-03798 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 the Downingtown Borough, Chester
County, Pennsylvania
BLR# 11-6-99
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **DEBORAH A. BRADY**

SALE ADDRESS: 416 Highland Avenue, Downingtown, PA 19335-2409

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: **18-3-162**

DEBT- **\$254,450.68**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-05122 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 the buildings, improvements, hereditaments and appurtenances thereon erected, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, and described according to a Plan of Valley View, made by G. D. Houtman and Son, Civil Engineers, Media, Pa. on November 11, 1957 and last revised January 22, 1960, as follows:

BEGINNING at a point in the title line in the bed of Ship Road at the distance of 485 feet measured north 44 degrees 06 minutes west, along said title line from its intersection with the title line in the bed of King Road; thence extending from said beginning point, south 45 degrees 54 minutes west, 225 feet to the point; thence extending north 44 degrees 06 minutes west, 74.23 feet to a point; thence extending north 55 degrees 25 minutes 30 seconds west 64 feet to a point thence extending north 34 degrees 34 minutes

30 seconds east, 225 feet to a point in the title line in the bed of Ship Road, thence extending along the same the two following courses and distance: (1) south 55 degrees 25 minutes 30 seconds east, 26.96 feet to a point; and (2) south 44 degrees 06 minutes east, 96.53 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on said Plan.

BEING Chester Country Tax Parcel No. 41-6J-13.

SUBJECT to the permanent easement & right of way crossing containing .10 acres for the Pennsylvania Pipeline Project recorded on April 1, 2016 with the Recorder of Deeds of Chester County in Book 9285, Page 1511, Instrument No. 11465267.

BEING part of the same premises which James L. Balch by Deed dated May 20, 2013 and recorded May 31, 2013 in the County of Chester in Deed Book 8730 Page 1658 granted and conveyed unto James L. Balch and Mariely Wynn, in fee.

PLAINTIFF: Wilmington Trust Company, as Trustee to Structured Asset Securities Mortgage Pass-Through Certificates, Series 2005-2XS

VS

DEFENDANT: **JAMES L. BALCH a/k/a JAMES BALCH**

SALE ADDRESS: 1406 Ship Road, West Chester, PA 19380

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-3-163**

DEBT- **\$6,130.50**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2012-12476 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 Westtown, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No. 67-3-303

PLAINTIFF: Westtown Township
VS

DEFENDANT: **JOHN R. SCHILLER and BARBARA A. SCHILLER and UNITED STATES OF AMERICA**

SALE ADDRESS: 103 Cumbrian Court, Westtown Township, Pennsylvania
PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 484-690-9300**

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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: **18-3-165**

DEBT- **\$327,306.30**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2015-10881 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, message, lot or piece of land situate on, in the Township of West Goshen, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a plan thereof made by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, on December 16, 1954, and last revised October 1, 1956, as follows:

BEGINNING at point on the southeasterly side of Thistlewood Lane (forty feet wide) at the distance of nineteen and fifty-nine one-hundredths feet measured north sixty-four degrees, fourteen minutes east along same from its intersection with the northeasterly side of Willow Way (forty feet wide) (both lines produced); thence extending from said beginning point and along the easterly side of Thistlewood Lane north sixty-four degrees, fourteen minutes east ninety and forty-three one-hundredths feet to a point; thence extending south twenty-four degrees, thirty-five minutes east one hundred nineteen and twenty-one one-hundredths feet to a point; thence extending south sixty-five degrees, twenty-five minutes west one hundred ten feet to a point on the northeasterly side of Willow

Way, aforesaid; thence extending along the same north twenty-four degrees, thirty-five minutes west ninety-seven and forty-five one-hundredths feet to a point of curve in the same and thence extending on a line curving to the right having a radius of twenty feet the arc distance of thirty-one feet to the first mentioned point and place of beginning.

BEING Lot No. 504.

BEING UPI Number 52-3R-68

PARCEL No.: 52-3R-68

BEING known as: 1218 Thistlewood Lane, West Chester, PA 19380

BEING the same property conveyed to Robert N. Tareila and Tanya C. Tareila who acquired title by virtue of a deed from Linda J. Denenstein, Executrix of the Estate of Herbert H. Jenkins and Linda J. Denenstein, dated February 26, 2008, recorded March 27, 2008, at Instrument Number 10832020, and recorded in Book 7395, Page 1458, Office of the Recorder of Deeds, Chester County, Pennsylvania.

TANYA C. Tareila died October 3, 2014, and pursuant to the tenants by the entirety clause on the vesting deed, all her rights and interest pass to Robert N. Tareila.

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **ROBERT TAREILA**

SALE ADDRESS: 1218 Thistlewood Lane, West Chester, PA 19380

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: **18-3-166**

DEBT- **\$77,216.04**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2017-07705 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 Valley Township, Chester
County, Pennsylvania
BLR# #38-4-56
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **ETHAN STEIN a/k/a ETHAN W. STEIN and SUSAN STEIN a/k/a SUSAN K.**

ERHARDT

SALE ADDRESS: 251 Thia Court, Coatesville, PA 19320-2766

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: **18-3-167**

DEBT- **\$444,690.26**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2016-09863 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 Goshen Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of "Clocktower" Woods dated 5/5/1986 last revised 11/3/95 recorded as Chester County as Plan #13253, as follows, to wit:

BEGINNING at a point on the southwest side of Towne Drive (50.00 feet wide) a corner of Lot 390; thence extending along the same crossing a 20 feet wide sanitary sewer easement and crossing a Texas Eastern Pipeline Right of Way south 39 degrees 00 minutes 00 seconds west 250.00 feet to a point a corner of open space; thence extending along same north 51 degrees 00 seconds west 125.00 feet to a point a corner of Lot 392; thence extending along same north 39 degrees 00 minutes east 250.00 feet to a point on the southwest side of Towne Drive, aforesaid; thence extending along same south 51 degrees 00 minutes 00 seconds east 125.00 feet to a point a corner of Lot 390, the first mentioned point and place of beginning.

BEING Lot 391, 1745 Towne Drive, as shown on said Plan.
BEING UPI 53-4-469 /

BEING the same premises which Tracy Tyzz-Yun Chen, by Deed dated 10/3/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 263, granted and conveyed unto Denver Shaw and Karlene Shaw, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2005-14

VS

DEFENDANT: **DENVER SHAW and KARLENE SHAW**

SALE ADDRESS: 1745 Towne Drive, West Chester, PA 19380

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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.

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 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: **18-3-169**

DEBT- **\$256,467.93**

BY VIRTUE OF THE WITHIN MENTIONED WRIT No. 2014-11779 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 Lower Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of property of Hopewell Enterprises Section I, made by H2 Engineering Associates, Inc. dated 10/16/78 and last revised 3/5/79 and recorded in the Office of the Records of Deeds under Plan Number 2208 as follows as wit:

BEGINNING at a point on the northeasterly side of Lower Hopewell Road (T-312), said point being the northwest corner of this about to be described lot and the southwest corner of Section II; thence from said beginning point and extending along Section II, the two following courses and distances: (1) north 62 degrees 10 minutes 29 seconds east, 455.00 feet, to a point, said point being on the southwesterly side of a 20 feet wide drainage easement; (2) south 27 degrees 49 minutes 31 seconds east, 200.00 feet to a point a corner

of Lot 4; thence along the same south 62 degrees 10 minutes 29 seconds west, 455.00 feet to a point on the northeasterly side of said Lower Hopewell Road; thence along the same north 27 degrees 49 minutes 31 seconds west, 200.00 feet to the first mentioned point and place of beginning.

CONTAINING 2.089 acres of land be the same more or less.

BEING Lot 5 as shown on said Plan.

BEING the same premises which John O. Hagy, Jr. and Hazel M. Hagy, his wife, by Deed dated 7/15/93 and recorded 8/4/93 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3600, Page 0857, granted and conveyed unto Craig Brian Ellis and Lisa Evans Ellis, their heirs and assigns, as tenants by the entireties, in fee.

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

VS

DEFENDANT: **CRAIG BRIAN ELLIS, LISA EVANS ELLIS and UNITED STATES OF AMERICA**

SALE ADDRESS: 122 Lower Hopewell Road, Oxford, PA 19363

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

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester 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.

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 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