

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, August 20, 2015 @ 11 AM

### CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 20th day of August, 2015 at 11 AM.

1st. The highest and best bidder, by a fair and open bid, shall be the purchaser.s

2nd. Ten percent of the purchase money shall be paid to the Sheriff at the time of sale. The balance of the purchase money must be paid at her office in West Chester, within twenty-one (21) days from the date of sale without any demand being made by the Sheriff therefor.

3rd. If any person to whom the above premises shall be struck off, shall neglect or refuse to take the same at his bid, and comply with the conditions of sale thereof, the same when exposed to sale again, by reason of such default, shall be at the sole risk of the first purchaser, who shall derive no benefit from such sale; but they shall pay all difference or deficiency between his bid and the price the same shall bring at such subsequent sale, with all interest, costs and expenses consequent thereon. Accordingly, the Sheriff as advertised and announced and in the event that the purchase money is not paid wiwthin twenty-one days from the date of sale, the Sheriff may forthwith and without further notice cause the premises again to be advertised for sale and shall look in the defaulting bidder for the payment of all costs occasioned by the re-advertised sale.

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, AUGUST 20th, 2015 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, SEPTEMBER 21st, 2015 IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

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# Sheriff's Sale of Real Estate

SALE NO: **15-8-605**

DEBT- **\$164,439.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02030 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Upper Oxford  
Township, Chester County, Pennsylvania  
TAX Parcel no.: 57-8-40.4H

PLAINTIFF: Newlands Asset Holding Trust

VS

DEFENDANT: **DAVID C. COOPER and KIMBERLY M. COOPER and JOHN T. HILFERTY II**

SALE ADDRESS: 2 Springdale Place, Upper Oxford Township, PA 19352

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-606**

DEBT- **\$271,230.58**

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

# Thursday, August 20, 2015

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ALL THAT CERTAIN lot of land situate in Caln  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 16-07-0206

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ETHEL L. ELLERBE**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-607**

DEBT- **\$160,544.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10323  
SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST  
CHESTER, PENNSYLVANIA, ANNOUNCED ON

DIRECTED TO CAROLYN B. WELSH,  
SHERIFF OF CHESTER COUNTY, PENNSYLVANIA

## Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Bavis and Wray, Civil Engineers and Surveyors, known and designated as Lot No. 50 on the Plan of Overlook Park, Section "B" (sub-division Plan No. 2) dated October 8, 1948 and revised October 15, 1948 and January 20, 1949, said plan being recorded in the Office for the Recording of Deeds in West Chester on January 23, 1949 in Plan Book #2, page 87, being more fully described as follows, to wit:

BEGINNING at a point on the southeasterly side of Carson Street said point being the three following courses and distances from that point formed by the intersection of the southwesterly side Carson Street (50 feet wide) with the southeasterly side of Manavon Street (50 feet wide) if both were extended; (1) south 48° 29' 45" east, 130 feet to a point of curve; (2) thence by the arc of a circle having a radius of 75 feet and curving in a counter clockwise direction toward the east the arc distance of 117.82 feet to a point of tan-

gency on the southeasterly side of Carson Street; (3) thence along said side of Carson Street, north 41° 30' 15" east, 131 feet to the place of beginning; thence still along the said side of Carson Street, north 41° 30' 15" east, 55 feet to a point; thence south 48° 29' 45" east, 135 feet to a point; thence south 41° 30' 15" west, 55 feet to a point, thence north 48° 29' 45" west, 135 feet to the first mentioned point and place of beginning.

BEING known as 114 Carson Street, Phoenixville, PA 19460

BEING the same premises which Matthew R. Yancik and June W. Yancik, his wife, by Deed dated 3/3/1975 and recorded 3/3/1975 in the Office of the Recorder of Deeds in and for Chester County in Deed Book E-45, Page 20, granted and conveyed unto John A. Gething and Barbara Ann R. Gething, his wife.

PARCEL No.: 15-14-300

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JOHN A. GETHING and BARBARA A. GETHING a/k/a BARBARA ANN**

**R. GETHING**

SALE ADDRESS: 114 Carson Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, ESQ., 215-942-9690**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-608**

DEBT- **\$195,411.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05391 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE CERTAIN lot or parcel of land situate in the Township of East Brandywine, Chester County, Pennsylvania, described as Lot Number Eleven A (11A), in accordance with a Plan thereof, known as "Viewhaven" made December 30, 1954 and December 27, 1955 by Howard H. Ranck, Registered Surveyor, as follows, to wit:

BEGINNING at a point on a title line in the bed of a public road, leading from Guthriesville to Hopewell Church a distance of one thousand two hundred eleven and four tenths (1,211.4) feet measured on a bearing of north seventy-five (75) degrees fifty-five (55) minutes east along said title line in the bed of the public road from its point of intersection with the title line of lands of Frank E. Water; thence extending from said point of beginning along Lot Number Eleven (11) north nineteen (19) degrees fifty-seven (57) minutes west two hundred six and six tenths (206.6) feet; thence south eighty-six (86) degrees twenty-seven (27) minutes east two

hundred twenty (220) feet to a point on the title line in the bed of another public road leading to Lyndell; thence along the title line in the bed of the last mentioned public road, south three (3) degrees thirty-three (33) minutes west one hundred forty-six and three tenths (146.3) feet to a point of its intersection with the first mentioned public road; thence along the title line in the bed of the first mentioned public road south seventy-five (75) degrees fifty-five (55) minutes west one hundred forty-four and one tenths (144.1) feet to the point and place of beginning.

CONTAINING thirty-one thousand one hundred thirty-four (31,134) square feet be the same more or less.

TITLE to said premises vested in Timothy A. Miller by Deed from Barbara Jean Broyles dated 04/30/2001 and recorded 05/02/2001 in the Chester County Recorder of Deeds in Book 4947, Page 9.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **TIMOTHY A. MILLER**

SALE ADDRESS: 199 Hopewell Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-609**

DEBT- **\$175,139.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08051 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, which is more fully described as follows:  
TAX I.D. #: 39 04E 0151 00 00

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **NORMA A. CLARK**

SALE ADDRESS: 2571 Dupont Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-8-610**

DEBT- **\$301,510.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-01799 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PREMISES "A"

ALL THAT CERTAIN tract or piece of ground, situate in the Township of West Bradford County of Chester and State of Pennsylvania, as shown on a subdivision plan of Summit Ridge, Section 3 made for Clairemont Development Corp. by Henry S. Conrey, Inc. Division of Chester Valley Engineers, dated 8/23/1997 and last revised 8/29/1978 as more fully described as follows, to wit:

PREMISES "B"

ALL THAT CERTAIN lot or piece of land, situate in the Township of West Bradford, County of Chester, Pennsylvania, bounded and described according to Site Plan of Lots 8, 9 and 10 for Summit Ridge, made by Henry S. Conrey, Inc. dated October 14, 1978 and last revised January 15, 1979 as follows, to wit;

TAX I.D. #: 50-5B-108 & 50-5B109.1

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **BRENDA LOY MANUEL aka BRENDA L. KIRTLAND and MARK J. SMITH**

SALE ADDRESS: 1315 Park View Lane, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-611**

DEBT- **\$234,186.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08052 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule

ALL THAT CERTAIN lot of land, with the building erected thereon situate in the City of Coatesville, County of Chester and State of Pennsylvania, known as Lot No. 49 in H. Graham Rambo's Walnut and Oak Streets Addition to Coatesville, Pennsylvania, bounded and described as follows, to wit:

TAX I.D. #: 16-5-347

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 2006-22

VS

DEFENDANT: **DEDRA PATTERSON**

SALE ADDRESS: 124 South 4th Avenue, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-612**

DEBT- **\$137,983.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05275 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, being Lot Nos. 214 and 215, on a plan of lots known as Drumpaller, Coatesville, Chester County Pennsylvania, a map or plan of which is recorded in the Office for the Recording of Deeds in and for Chester County Pennsylvania, in Plan Book No. 1 Page 78 more particularly bounded and described as follows.

TAX I.D. #: 16-7-240

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTINA COTSIFAS and WILLIAM C. HALL**

SALE ADDRESS: 157 South 10th Avenue, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-613**

DEBT- **\$78,307.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01813 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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PROPERTY situate in Township of Tredyffrin  
TAX Parcel #43-4D-2  
IMPROVEMENTS: a residential dwelling.  
SOLD AS PROPERTY OF: William H. Mitchell

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

VS

DEFENDANT: **WILLIAM H. MITCHELL**

SALE ADDRESS: 1768 South Forge Mountain Drive, Tredyffrin Township, PA 19481

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-614**

DEBT- **\$145,614.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01585 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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PROPERTY situate Township of West Goshen  
TAX Parcel #52-01N-0012  
IMPROVEMENTS: a residential dwelling.  
SOLD AS PROPERTY OF: Christopher J. Cassidy and  
Jeanne M. Cassidy

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **CHRISTOPHER J. CASSIDY and JEANNE M. CASSIDY**

SALE ADDRESS: 1229 Clearbrook Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-615**

DEBT- **\$229,511.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01627 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit situate in the Township of Tredyffrin County of Chester and State of Pennsylvania, described in accordance with a title plan of Oak Knoll made by Henry S. Conrey Inc. Division of Chester Valley Engineers, Paoli, PA dated 8/3/1979 last revised 6/2/1980 and recorded at West Chester as Plan No. 3140.

BEING Building G Unit 56 as shown on the above plan.

TOGETHER with the free and common use, right, liberty and privilege of the roadways and parking areas as shown by the above plan as a means of ingress, egress and regress at all times hereafter forever.

TOGETHER with the free and common use, right, liberty and privilege of the remainder of the premises of Oak Knoll Associates Inc. of which this is a part, except for those portions of said remaining premises occupied by other units and their appurtenances attached thereto, as a means of ingress, egress and regress at all times hereafter forever.

COUNTY Parcel Number 43-10K-256

BLR# 43-10K-256

BEING the same premises which Hugh Gallagher granted and conveyed unto William B. Sklaroff by Deed dated February 24, 2004 and recorded March 11, 2004 in Chester County Record Book 6088, Page 1531 for the consideration of \$265,000.00.

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

VS

DEFENDANT: **WILLIAM B. SKLAROFF**

SALE ADDRESS: 56 Oak Knoll Drive, Berwyn, PA 19312

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-616**

DEBT- **\$72,382.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12313 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, upon which is erected the west house of a block of three brick dwelling houses, designated as No. 350 Harmony Street, with the hereditaments and appurtenances, thereon situated in the Second Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the south curb line of Harmony Street, a corner of land now or late of the Drippe Sisters; thence along the said south curb line of Harmony Street, north eighty degrees and forty-six minutes east, seventeen and five-tenths feet to a point, a corner of land of Lawrence Murphy and Marie Murphy his wife; thence along the same, and passing through the center of the middle dividing partition between the house on the lot hereby, conveyed and the house on the lot immediately adjoining on the east, south nine degrees and fourteen minutes east one hundred and sixteen feet to a point in the north line of an alley; thence along the north line of said alley, south eighty degrees and forty-six minutes west, twenty-three and thirty-seven one-hundredths feet to a point in the line of land now or late of Drippe Sisters; thence along the same, north six degrees and twenty minutes west, one hundred and sixteen and fifteen one-hundredths feet to the place of beginning.

CONTAINING 2370.46 square feet of land, be the same more or less.

TITLE to said premises vested in Robert G. Pate by Deed from Patrick M. Langan and Camella S. Langan, a/k/a, Carmella S. Langan dated 01/29/2009 and recorded 02/19/2009 in the Chester County Recorder of Deeds in Book 7593, Page 2262.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT G. PATE**

SALE ADDRESS: 530 Harmony Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-617**

DEBT- **\$180,675.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04641 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Coatesville  
TAX Parcel #16-7-66  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, by Caliber Home Loans, Inc., f/k/a Vericrest Financial, Inc., as it's attorney in fact

VS

DEFENDANT: **MILDRED KNIGHT and BROOKS B. KNIGHT**

SALE ADDRESS: 1000 Olive Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-8-618**

DEBT- **\$314,720.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07650 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Charlestown  
TAX Parcel #35-1H-34  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Consumer Discount Company

VS

DEFENDANT: **KYLE FLICKINGER**

SALE ADDRESS: 191 Maryhill Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-619**

DEBT- **\$645,824.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06623 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground situate in Birmingham Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Radley Run, Phase III prepared by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors dated 4/13/82 and revised 5/14/1982 and recorded in Chester County as Plan Number 4010-18 as follows, to wit:

BEGINNING at a point on the southeasterly side of a cul-de-sac at the end of Bottom Lane (50 feet wide), a corner of Lot 89 on said Plan; thence from the beginning extending along said Lot south 76 degrees 46 minutes 17 seconds east 210.00 feet to a point, in line of open space on said Plan; thence extending along said open space the two following courses and distance~ (I) south 54 degrees

24 minutes 49 seconds west 344.34 feet to a point, and (2) north 11 degrees 02 minutes 16 seconds east 116.00 feet to a point on the southeasterly side of aforesaid cul-de-sac at the end of Bottom Lane; thence extending along said cul-de-sac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 52.36 feet to the first mentioned point and place of beginning.

CONTAINING 30,313 square feet more or less.

BEING Lot 90 on said Plan.

BLR # 65-4E-51

BEING known as: 1008 Bottom Lane, West Chester, PA 19382-8070.

BEING the same premises which John H. Thompson, by Deed dated April 16, 1985 and recorded April 23, 1985 in and for Chester County, Pennsylvania, in Deed Book Volume L65, Page 524, granted and conveyed unto Robert J. Hughes, Jr. and Mary Ann Hughes, his wife, as tenants by the entireties.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3

VS

DEFENDANT: **ROBERT J. HUGHES, JR.**

SALE ADDRESS: 1008 Bottom Lane, West Chester, PA 19382-8070

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-620**

DEBT- **\$142,442.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00414 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

BEGINNING at a state on the south side of Main Street, a corner of Lot No. 58, now or late of Walter D. Carlin and Mary Newlin Carlin; thence by the said south line of Main Street north 70 degrees 7 minutes east, 106 feet to a stake, a corner of Lot No. 61, now or late of Edward H. Young; thence by said Lot No. 61 south 19 degrees 53 minutes east, 150 feet to a stake in the north line of Mifflin Street; thence by the said north line of Mifflin Street south 70 degrees 7 minutes west, 100 feet to a stake, a corner of said Lot No. 58; thence by said Lot No. 58 north 19 degrees 53 minutes west, 150 feet to the place of beginning.

CONTAINING 15,000 square feet of land, be the same more or less

BLR # 38-5C-6

BEING known as: 967 West Main Street a/k/a Main Street, Coatesville, PA 19320.

BEING the same premises which Sarah L. Lyons, by Deed dated April 28, 1997 and recorded May 7, 1997 in the for Chester County, Pennsylvania, in Deed Book Volume 4173, Page 375, granted and conveyed unto Crystal G. Brown.

PLAINTIFF: U.S. Bank, N.A., Successor Trustee to Bank of America, National Association, as s/b/m to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2006-HE10

VS

DEFENDANT: **CRYSTAL G. BROWN**

SALE ADDRESS: 967 West Main Street a/k/a Main Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-621**

DEBT- **\$739,151.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07483 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, August 20, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule

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

ALL THAT CERTAIN piece or parcel of land situate in Franklin Township, Chester County, Pennsylvania, being Lot I as shown on the Plan of Valley View Estate and being more particularly and described in accordance with a survey by Van DeMark and Lynch, Inc., Civil Engineers and Surveyors, dated November 27, 1973, as follows, to wit:

BEGINNING at a point on the northerly side of Hill Lane, at 30 feet wide, said point being located the following 2 courses and distances from the intersection of the northerly side of Hill Lane and the centerline of School 1 Louse Road, (1) south 62 degrees 2 minutes west, 333.60 feet to a concrete monument; (2) south 59 degrees 50 minutes 40 seconds west, 270.59 feet to the common corner for Lots 1 and 2; thence from the point of beginning south 59 degrees 50 minutes 40 seconds west, 250.75 feet along the northerly side of Hill Lane to lands now or formerly of L'Larry R. Solway; thence along said lands now or formerly of Harry R. Solway, north 33 degrees 57 minutes 00 seconds west, 749.26 feet to lands now or formerly of Dwight O. Woollens; thence along said lands north 64 degrees 24 minutes 30 seconds east, 252.88 feet to a corner for Lot

2; thence along Lot 2 south 33 degrees 57 minutes 00 seconds east, 729.09 feet to the point and place of beginning.

LOTS 1 and 2 arc subject to the restrictions there shall be no further re-subdivision on private right of way known as Hill Lane.

TOGETHER with the free and common use, right, liberty and privilege of a certain private driveway, passageway and water course at all times hereafter, forever, in common with the owners, tenants, and occupiers of the other lots of ground bounding thereon and entitled to the use thereof: as is more particularly set out in a certain deed from Frederic A. Lang and wife, to David R. Wright and wife. Dated June 14, 1966 and recorded in Chester County in Deed Book A, Volume 37, Page 567.

BLR # 72-2-19.2

BEING known as: 118 Pheasant Hill Lane, Landenberg, PA 19350-1526.

BEING the same premises which Unlimited Holding, LLC, by Deed dated August 18, 2005 and recorded September 7, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6610, Page 791, granted and conveyed unto Joseph Flinn and Linda Flinn, husband and wife.

PLAINTIFF: US Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR7  
VS

DEFENDANT: **JOSEPH FLINN**

SALE ADDRESS: 118 Pheasant Hill Lane, Landenberg, PA 19350-1526

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-622**

DEBT- **\$302,590.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00891 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit in the property known, named and identified as 217 North New Street and lot and land, located in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, situate on the northeast corner of North New and Evans Street or Patton Alley, bounded on the west by North New Street, on the north by land late or Roland Smedley, on the east by land late of the same Roland Smedley, and on the south by said Evans Street or Patton Alley. Being twenty-one feet four inches in front of said North New Street and extending back of that width easterly of that width between parallel straight lines eighty-nine feet to the line of land of the late Roland Smedley. The north line thereof passing through the middle of the partition wall between the message hereby conveyed and the adjoining message on the north.

CONTAINING about 1898 square feet of land, more or less.

THE improvements thereon being known as No. 217 North

New Street.

TOGETHER with the right to use certain drain pipe in common with others, extending from or about the northeasterly corner of the message of the lot hereinbefore described northerly to Washington Street as now constructed, along or below the rear of all houses on the east side of New Street, northerly to said Washington Street. Provided, however, that the said parties of the first part, their heirs or assigns, owners or occupiers of the premises herein conveyed, shall not discharge any water closet into said drain pipe, or any water such as usually comes from a water closet.

TAX ID: 1-8-129

TITLE is vested in Mildred F. Cornelius, Maurice Loper, II, by Deed from Maurice Loper, II, Administrator of the Estate of Mildred F. Cornelius, dated June 11, 2014, recorded June 11, 2014 in the Chester County Clerk/Register's Office in Deed Book 8936, Page 40.

PLAINTIFF: Generation Mortgage Company  
VS

DEFENDANT: **MILDRED F. CORNELIUS a/k/a MILDRED G. CORNELIUS, DECEASED LAST RECORD OWNER/MORTGAGOR; MAURICE V. LOPER, II a/k/a MAURICE LOPER, II, ADMINISTRATOR OF THE ESTATE OF MILDRED F. CORNELIUS a/k/a MILDRED G. CORNELIUS, DECEASED; JANET A. HUDGINS, KNOWN HEIR OF MILDRED F. CORNELIUS; UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF MILDRED F. CORNELIUS AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN INTEREST; THE UNITED STATES OF AMERICA**

SALE ADDRESS: 217 N. New Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 856-384-1515**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-623**

DEBT- **\$868,217.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10998 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Thornbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Penn Oak Country Club Estates, Section I and II, made by Howard L. Robertson, Inc., Civil Engineer, dated 02/14/1974, revised 06/11/1974 and last revised 07/10/1986 and recorded as Plan #6648 as follows, to wit:

BEGINNING at a point on the south side of William Penn Boulevard, said point also being a corner of Lot #10 as shown on said Plan; thence extending along William Penn Boulevard the 3 following courses and distances; (1) north 55° 27' 33" east, 105 feet to a point of tangent; (2) on the arc of a circle curving to the left, having a radius of 370 feet, the arc distance of 119.95 feet to a point of tangent; and (3) north 36° 53' 5" east, 35.25 feet to a corner of Lot #8, thence extending along same, south 53° 6' 55" east, 270 feet to a corner of lands now or formerly of Penn Oaks Country Club; thence extending along the same the 2 following courses and distances; (1) south 36° 53' 5" west, 126.39 feet to a point and (2) south 52° 48' 25" west, 222.70 feet to a corner of Lot #10; thence outstanding along the same, north 34° 32' 27" west, 276 feet to the first mentioned pint and place of beginning.

BEING Lot #9 on said Plan.

TAX ID: 66-4A-6

TITLE is vested in Virendra B. Patel and Rita V. Patel (deceased), by Deed from Virendra B. Patel, dated 05/21/2008, recorded 06/05/2008 in the Chester County Clerk's Register's Office in Deed Book 7449, Page 1109.

PLAINTIFF: U.S. Bank, NA, as Legal Title Trustee for Truman 2013 SC4 Title Trust  
VS

DEFENDANT: **VIRENDRA B. PATEL**

SALE ADDRESS: 227 William Penn Boulevard, West Chester, PA 19382

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 856-384-1515**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-624**

DEBT- **\$155,042.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11433 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN single family residence situate in the Borough of Phoenixville County of Chester and State of Pennsylvania, being Dwelling Unit T 183 Building T8 as shown on record plan of Westridge as prepared by Robert F. Harsch and Associates Inc. and recorded as exhibit "G" of declaration of covenants and easements, restrictions and conditions as hereinafter set forth said unit being designated as a lower townhouse unit which is on and including all that certain lot or piece of ground more fully bounded and described as follows, to wit:

BEGINNING at a point said point being the northwestern corner of said lot said point being the 11 following courses and distances from the intersection of the centerline of Westridge Drive with the intersection of Westridge Place north, both as shown on said Plan (1) south 43 degrees 33 minutes 00 seconds east 86.24 feet to a point (2) by the arc of a curve bearing to the left having a radius of 188.00 feet and an arc distance of 64.49 feet to a point of tangent (3) north 26 degrees 47 minutes 41 seconds east 21.93 feet to a point (4) by the arc of a curve bearing to the right having a radius of 9.00 feet and an arc distance of 12.21 feet to a point of tangent (5) north 06 degrees 05 minutes 49 seconds east, 59.84 feet to a point (6) north 21 degrees 46 minutes 32 seconds east 9.62 feet to a point (7) north 68 degrees 13 minutes 28 seconds west 3.83 feet to a point (8) north 21 degrees 46 minutes 32 seconds east 22.75 feet to a point (9) south 68 degrees 13 minutes 28 seconds east 3.83 feet to a point (10) north 21 degrees 46 minutes 32 seconds east

19.62 feet to a point (11) south 68 degrees 13 minutes 28 seconds east, 79.33 feet to the place of beginning, also being in line of Unit T 181 Building T 8 as shown on said Plan; thence along lands designated as common area the two following courses and distances (1) north 21 degrees 46 minutes 32 seconds east 6.00 feet to a point (2) south 68 degrees 13 minutes 28 seconds east 27.47 feet to a point, also being in line of Unit T 185 building T 8 as shown on said Plan; thence along the same south 21 degrees 46 minutes 32 seconds west, 64.67 feet to a point a corner of lands designated as common area aforesaid; thence along the same the five following courses and distances (1) north 68 degrees 13 minutes 28 seconds west 3.83 feet to a point (2) north 21 degrees 46 minutes 32 seconds east 14.21 feet to a point (3) north 68 degrees 13 minutes 28 seconds west, 10.83 feet to a point (4) south 21 degrees 46 minutes 32 seconds west, 1.54 feet to a point (5) north 68 degrees 13 minutes 28 seconds west, 12.67 feet to a point, also being in line of Unit T 181 Building T 8, aforesaid; thence along the same the 2 following courses and distances (1) north 21 degrees 46 minutes 32 seconds east 46.00 feet to a point; (2) north 68 degrees 13 minutes 28 seconds west 0.33 feet to the point and place of beginning.

BLR # 15-7-252

BEING known as: 412 Westridge Drive, Phoenixville, PA 19460.

BEING the same premises which Francis X. McLaughlin and Nancy M. Shumard, by Deed dated July 1, 2009 and recorded July 8, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7716, Page 576, granted and conveyed unto Mary Yurgiewicz, as sole owner.

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **JOSHUA J. YURGIEWICZ, EXECUTOR OF THE ESTATE OF MARY L. YURGIEWICZ a/k/a MARY YURGIEWICZ**

SALE ADDRESS: 412 Westridge Drive, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-625**

DEBT- **\$129,134.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01998 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Coatesville City, Chester County,  
Pennsylvania  
BLR# 16-6-623  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **YOLANDA RODRIGUEZ**

SALE ADDRESS: 990 Olive Street, Coatesville, PA 19320-3515

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-8-626**

DEBT- **\$114,378.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00472 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or piece of ground with improvements, situate in the Borough of Malvern, County of Chester, Commonwealth of PA and designated s 363 East Broad Street, bounded and described as follows:

BEGINNING at a point where the north line of Broad Street (50 feet wide running east and west) intersects the west line of Broad Street (40 feet wide running north and south); thence along the north line of Broad Street, south 75 degrees 16 minutes west, 32.80 feet to a point, a corner of land of Norman H. Wanner and Ethel Wanner; thence along lands of the said Norman H. Wanner the following three courses and distances: (1) north 14 degrees 44 minutes west 23.52 feet (2) Passing through the middle of the division wall the premises erected hereon from the premises erected on the lands of Norman H. Wanner north 15 degrees 19 minutes 40 seconds west 29.91 feet; (3) north 14 degrees 44 minutes west 66.43 feet to a point in the line of lands of R.P. Mercer; thence along the lands of the said R.P. Mercer, north 75 degrees 15 minutes east 41.74 feet to a point in the west line of Broad Street; thence along

the west line of Broad Street, south 10 degrees 37 minutes east 120.18 feet to the point of beginning.

TOGETHER with the common use with the former grantors, their heirs and assigns, of the cesspool and connecting pipes, located on the property adjoining this one on the west and the common duty to share equally the expense for the repair and upkeep of the said cesspool.

BEING Parcel 2-4-96  
BLR# 2-4-96

BEING the same premises which Dale E. Nelson granted and conveyed unto Le M. Truong and Hao To by corrective deed dated June 2, 2005 and recorded June 16, 2005 in Chester County Record Book 6521, Page 1850 for the consideration of \$155,000.00.

NOTE – Originally took title by deed dated October 29, 2004 and recorded April 25, 2005 in Chester County Record Book 6471, Page 1428.

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

VS

DEFENDANT: **HAO TO and LE M. TRUONG**

SALE ADDRESS: 363 East Broad Street, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-627**

DEBT- **\$142,813.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04047 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a map made for Wedgwood Estates made by Yerkes Associates, Inc., Surveyors, dated December 1, 1975, as follows to wit:

BEGINNING at a point in line of land of Wedgwood Estates, a corner of unit #8 on said Plan; thence along said Unit #8, south 01 degrees 56 minutes 34 seconds east 46.94 feet to a point a corner of Unit #5 on the said Plan; thence along the said Unit #5, south 88 degrees 03 minutes 26 seconds west 62.00 feet to a point in line of the said land of Wedgwood Estates; thence along the said land of Wedgwood Estates the two following courses and distances (1) north 01 degrees 53 minutes 01 seconds west 47.00 feet to a point; and (2) north 88 degrees 06 minutes 59 seconds east 61.95 feet to the first mentioned point and place of beginning.

CONTAINING 2,849.811 square feet of land more or less.

BEING Unit #7, Building D-2 on the said Plan.

TAX ID No. 39-5E-10

BEING the same premises which Judith M. Hagner, as sole owner, by Deed dated January 31, 2008 and recorded in the Chester County Recorder of Deeds Office on February 10, 2008 in Deed Book 7367, Page 1856, granted and conveyed unto April M. Wright, as sole owner.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **APRIL M. WRIGHT**

SALE ADDRESS: 106 Argyll Court, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-628**

DEBT- **\$329,497.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-03046 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Westtown Township, Chester  
County, Pennsylvania  
BLR# 67-4D-73  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital 1 Inc.  
Trust 2006-He2

VS

DEFENDANT: **RONALD BRETT MULLEN and JUDITH A. MULLEN**

SALE ADDRESS: 637 Picket Way, West Chester, PA 19382-5909

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-629**

DEBT- **\$189,719.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05303 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected hereditaments and appurtenances, situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made April 26, 1957, by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, as follows:

BEGINNING at a spike in the middle of a public road leading from Phoenixville to Main Street, Spring City, a corner of Lot No. 13, lands recently conveyed to Howard K. Brown; thence along the center line of said road north forty-one degrees fifty minutes east one hundred feet to a spike, a corner in a fence line other lands of Irving H. Kulp, et ux; thence along said lands crossing an iron pin on line twenty feet distant south forty-eight degrees, ten minutes east two hundred twenty feet to another iron pin lands of Grantors herein; thence along same, south forty-one degrees, fifty minutes west, one hundred feet to an iron pin; a corner of Lot No. 13; thence along same, north forty-eight degrees, 10 minutes west two hundred twenty feet to the place of beginning. (Having crossed an iron pin on line twenty feet distant from the place of beginning)

UPI #26-1-36.1

BEING the same premises which Cherie A. Reiff by Deed dated 3/14/2008 and recorded 5/7/2008 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7428, Page 3, granted and conveyed unto Matthew J. Molinaro.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MATTHEW J. MOLINARO**

SALE ADDRESS: 901 Spring City Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-630**

DEBT- **\$259,491.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01773 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or piece of ground.

SITUATE in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania bounded and described according to a site plan of Phase I of Bonnie Blink, made by Yerkes Associates, Inc., dated 10/23/80 last revised 5/14/81 and recorded at Chester City as Plan No. 3813 as follows, to wit:

BEGINNING at an interior point on the west curb line of Smallwood Court; said point being a corner of No. 207 Smallwood Court; thence extending from said point of beginning and along the said curb line south 2 degrees 30 minutes west 20 feet to a corner of No. 209 Smallwood Court; thence extending along the same north 7 degrees 30 minutes west crossing a 15 feet wide common access and utility easement and a 20 feet wide sanitary sewer easement, 100 feet to a point; thence extending north 2 degrees 30 minutes east 20 feet to a corner of No. 287 Smallwood Court; thence extending along the same south 87 degrees 30 minutes east recrossing the aforesaid easements 100 feet to a point on the west curb line of Smallwood Court being the first mentioned point and place of beginning.

PARCEL No. 41-5M-206

BEING the same premises which Dean Adams and Carole Jeanne Albany n/k/a Carole Jeanne Adams husband and wife by Deed dated November 17, 2005 and recorded December 6, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6702 Page 522, granted and conveyed unto Dean Adams and Carole Jeanne, husband and wife.

PLAINTIFF: U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-8XS, Mortgage Pass-Through Certificates, Series 2007-8XS, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **CAROLE JEANNE ADAMS and DEAN ADAMS**

SALE ADDRESS: 208 Smallwood Court, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-631**

DEBT- **\$157,364.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03428 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule

PROPERTY situate in Borough of Downingtown  
TAX Parcel #11-09-93.21  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **CARRIE A. PATTON** aka **CARRIE A. BABCOCK**

SALE ADDRESS: 308 Kennedy Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-632**

DEBT- **\$1,113,634.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05170 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances thereon erected situate in the Township of West Pikeland, County of Chester, State of Pennsylvania, bounded and described according to a map of property made for Robert Burns by Hopkins and Scott, Inc., Registered Surveyors, Kimberton, PA, dated 5/15/1989, last revised 10/5/1989 and recorded 11/29/1989 as Plan #9862 as follows, to wit:

TAX I.D. #: 34-003-0007.0200

PLAINTIFF: One West Bank, N.A.

VS

DEFENDANT: **LAURA L. SOTO a/k/a LAURA L. D'GINTO**

SALE ADDRESS: 1853 Eagle Farms Road, Chester Springs, Pennsylvania 19425

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-633**

DEBT- **\$169,467.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11109 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Coventry Township  
TAX Parcel #18-5-60  
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **VINCENT J. KEHLER and BRITTANI N. KEHLER**

SALE ADDRESS: 71 Anderson Road, 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-8-634**

DEBT- **\$194,849.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12046 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described according to the Plan of Lot for National Security Enterprises, dated 6/18/1981 made by William K. Spicher, P.E., 3536 E. Lincoln Highway, Thorndale, Pennsylvania, as follows, to wit:

BEGINNING at a point on the westerly side of Seltzer Avenue a corner of land now or late of Collex Prop., Inc.; thence extending from said beginning point and along same south 85 degrees, 31 minutes, west 128 feet to a point a corner of land now or late of Jesse Smith; thence extending along same the 2 following courses and distances: (1) north 10 degrees 40 minutes west 41.06 feet to a point; (2) north 0 degrees, 23 minutes, 30 seconds west 40 feet to a point a corner of land now or late of Carole Ferguson; thence extending along same north 85 degrees 53 minutes 40 seconds east 137.77 feet to a point on the westerly side of Seltzer Avenue aforesaid; thence extending along same south 1 degree 16 minutes west 80.20 feet to the first mentioned point and place of beginning.

THE improvements thereon being commonly known as 140 Seltzer Avenue, Coatesville, PA 19320.

BEING the same premises which Elizabeth Sylvester, David Sylvester, Sr and Tina M Simmers, by Deed dated July 25, 2008 and recorded August 18, 2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7500, Page 528, granted and conveyed unto Elizabeth Sylvester.

BEING known as: 140 Seltzer Avenue, Coatesville, PA 19320-2344

PARCEL No.: 39-4J-34

IMPROVEMENTS: Residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **ELIZABETH SYLVESTER**

SALE ADDRESS: 140 Seltzer Avenue, Coatesville, PA 19320-2344

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-635**

DEBT- **\$234,328.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00828 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Honey Brook Township, Chester  
County, Pennsylvania  
UPI No. 22-8-68.3L  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **THOMAS HIGGINS and VIKKI HIGGINS**

SALE ADDRESS: 94 Dawn Lane, Honey Brook, PA 19344-9648

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-636**

DEBT- **\$15,949.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.1999-02035 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of East Pikeland, County of Chester and State of Pennsylvania and described according to a survey and plan thereof made by C. Raymond Weir, Engineer, Registered Surveyor or Ambler, Pennsylvania on the Tenth Day of December A.D., 1940 as follows to wit:

BEGINNING at a point in the center line of the public road leading from Charlestown Village to Pughtown (called Charles Corners Road) (thirty-three feet wide) at the distance of three hundred twenty-eight and ninety-one one-hundredths feet measured on a line south thirty-six degrees fifty-four minutes east along the same center line thereof from its point of intersection with the center line of the public road landing from Phoenixville to Chester Springs and Downingtown (called state Highway No. 113) (thirty-three feet wide); thence extending north forty-one degrees thirty-six minutes east one hundred seventy-nine and ninety-seven one-hundredths feet to a point in the center line of said State Highway No. 113; thence

extending along the same south seventy degrees five minutes east ninety-four and ninety-one-one hundredths feet to a point; thence extending south forty-one degrees thirty-six minutes west two hundred thirty-two and ninety-eight one-hundredths feet to a point in the center line of said Charles Corners Road; thence extending along the same north thirty-six degrees fifty-four minutes west ninety feet to the first mentioned point and place of beginning.

BEING House and Lot No. 7.

BEING the same premises which Carl Miller and V. Mae Miller, his wife, by Deed dated 4/10/44 and recorded in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Deed Book Volume T-21, Page 205, granted and conveyed unto Otto C. Boettger, Jr. and Loretta A. Boettger, his wife, in fee.

CONTAINING 0.4264 acres more or less

BEING Tax Parcel Number 26-2-178

LOT and dwelling

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **ALEX G. HALEY and LYNDIA M. HALEY**

SALE ADDRESS: 7 Coldstream Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JUAN P. SANCHEZ, ESQ., 610-430-8000**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-637**

DEBT- **\$186,806.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00086 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract or ground, situate in the West Bradford Township, Chester County, Pennsylvania, being shown as Lot No. 135 on Plan of Section Four – Crestmont Farms, made for Lee N. Manley by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, Paoli, Pennsylvania, dated October 29, 1957 and being more fully described as follows to wit:  
TAX I.D. #: 50-5-158.5

PLAINTIFF: HSBC Bank USA, N.A.

VS

DEFENDANT: **PATRICIA A. PICKETT a/k/a PATTY A. PICKETT**

SALE ADDRESS: 1185 Woodward Road, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-638**

DEBT- **\$264,891.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04363 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Grove Borough, Chester  
County, Pennsylvania  
BLR# 5-7-35.6  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DIANE MILES a/k/a DIANE B. MILES**

SALE ADDRESS: 411 Chambers Way Unit 4, a/k/a 411 Chambers Way, West Grove, PA 19390-

1301

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-639**

DEBT- **\$338,427.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11377 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground.  
SITUATE in the Borough of Parkesburg, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Parkesburg Knoll, Phase I, made by Huth Engineers, Inc., dated 2-19-1987, and recorded in Chester County as Plan No. 7432-33, as follows, to wit:  
TAX I.D. #: 08-005-0363.2400

PLAINTIFF: Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co. of Pennsylvania  
VS

DEFENDANT: **LESLIE S. DENSON and MICHAEL L. DENSON**

SALE ADDRESS: 504 West Street, Parkesburg, Pennsylvania 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-640**

DEBT- **\$538,265.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08597 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-9-349  
IMPROVEMENTS thereon: condominium unit

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Thornburg Mortgage Securities Trust 2006-5

VS

DEFENDANT: **MAUREEN WEXLER and LAWRENCE WEXLER**

SALE ADDRESS: 150 Daylesford Boulevard, Berwyn, PA 19312-2525

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-641**

DEBT- **\$239,620.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03113 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Nottingham, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a map and plan made for Earl M. Boyer made by Edgar Lamb, Registered Surveyor, Cochranville, Pennsylvania, dated August 18, 1978, as follows, to wit:  
TAX I.D. #: 68-002-0014.1K

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **ANGELA HOUCK**

SALE ADDRESS: 292 Glen Roy Road, Nottingham, Pennsylvania 19362

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-8-642**

DEBT- **\$173,417.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00892 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in West Sadsbury Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Final Plan of Grace Community Church made by N.M. Lake and Associates, Inc., Oxford, PA dated 9/1/1995 and last revised 10/25/1995 and recorded as Plan File No. 13337 as follows, to wit:

TAX I.D. #: 36-005-0063.02D0

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **CHARLES R. PRANGE and JULIE L. PRANGE a/k/a JULIE PRANGE**

SALE ADDRESS: 3979 Upper Valley Road, Parkesburg, Pennsylvania 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-643**

DEBT- **\$178,934.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05629 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by J. Vernon Keech, R.S., October 19, 1950, as follows, to wit:—

BEGINNING at a point on the center line of Strasburg Road at a corner of land now or late of Myron T. Roger & Thelma V. Roger, his wife; thence along said land passing over an iron pin north 08 degrees 43 minutes east 319.82 feet to an iron pin in line of land now or late of Theodore S. Stevens; thence along said land south 88 degrees 30 minutes east 110.00 feet to an iron pin a corner of land now or late of C. L. Haskins; thence along said land south 08 degrees 34 minutes west 333.30 feet passing over a concrete marker to a point on the center line of Strasburg Road; thence along the same north 81 degrees 28 minutes west 110.00 feet to the first mentioned point and place of beginning.

BEING known as 2211 Strasburg Road.

BEING Parcel #47-05-0057

BEING UPI #47-5-57

BLR# 47-5-57

BEING the same premises which William E. Harker and Katherine Castor f/k/a Katherine Harker, formerly husband and wife, granted and conveyed unto William E. Harker, individually by Deed dated May 23, 2013 and recorded December 23, 2013 in Chester County Record Book 8864, Page 1311 for no consideration.

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

VS

DEFENDANT: **KATHERINE HARKER and WILLIAM E. HARKER**

SALE ADDRESS: 2211 Strasburg Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-644**

DEBT- **\$587,391.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10084 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Londonderry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of New Daleville, prepared by Lake, Roeder, Hillard & Associates, Land Surveyors, dated 1/26/04, last revised 12/16/04 and recorded in Chester County as Plan #17287 as follows, to wit:

TAX I.D. #: 46-2-255

PLAINTIFF: Structured Asset Mortgage Investments II Inc., Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2006-2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **CAROLINE FEUCHT and DAVID W. KING**

SALE ADDRESS: 401 Wrigley Boulevard, Cochranville, Pennsylvania 19330

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-645**

DEBT- **\$311,236.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00171 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Goshen Township, Chester  
County, Pennsylvania  
UPI# 53-2-538  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **JAMES J. RUGGIERO, SR. a/k/a JAMES RUGGIERO, SR.**

SALE ADDRESS: 538 Franklin Way, West Chester, PA 19380-5709

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-646**

DEBT- **\$396,880.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10361 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances thereon erected, situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a survey thereof made by Milton R. Yerkes, Civil Engineers, of Bryn Mawr, Pennsylvania, on September 4, 1930, as follows, to wit:

BEGINNING at a spike in the middle line of Warren Avenue, said spike is at the distance of 631.58 feet measured north 17 degrees, 30 minutes west, along the middle line of Warren Avenue from its intersection with the middle line of Lancaster Avenue (formerly Lincoln Highway in its old location); thence along the middle line of Warren Avenue, north 17 degrees, 30 minutes west, 100 feet to a spike; thence leaving Warren Avenue by land of Michael Fitzgerald, north 72 degrees, 30 minutes east 127.52 feet to a point in line of land now or late of William H. Fritz; thence by same, south 25 degrees 04 minutes east, 100.88 feet to a point; thence by land of John Sewell, south 72 degrees, 30 minutes west 140.80 feet to the place of beginning.

BEING the same premises which Walter A. Newman, Jr. and L. Marguerite Newman, by Deed dated March 19, 2004 and recorded March 31, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6405, Page 1629, granted and conveyed unto Dana A. Scheponik.

BEING known as: 227 Warren Avenue, Berwyn, PA 19312

PARCEL No.: 55-2H-118

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DANA A. SCHEPONIK**

SALE ADDRESS: 227 Warren Avenue, Berwyn, PA 19312

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-647**

DEBT- **\$372,757.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01412 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-2-5.13  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **FREDERICK RAPPOLD and ERICA RAPPOLD**

SALE ADDRESS: 1163 MacPherson Drive, West Chester, PA 19380-3813

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-648**

DEBT- **\$196,566.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05810 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN messuage and tract of land with the hereditaments and appurtenances, situate in Caln Township, (erroneously described in former conveyances as Valley Township), Chester County, Pennsylvania, bounded and described as follows:  
TAX I.D. #: 39-4A-6

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for the holders of the Deutsche Alt-A Securities, Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2007-OA4

VS

DEFENDANT: **NICHOLAS BUCCI**

SALE ADDRESS: 2609 East Kings Highway, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-649**

DEBT- **197,081.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08147 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Sadsbury Township, Chester  
County, Pennsylvania  
BLR# 37-4-53.51  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC  
VS

DEFENDANT: **SEAN W. O'DONNELL**

SALE ADDRESS: 607 Bedrock Road, Coatesville, PA 19320-1675

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-8-650**

DEBT- **\$256,284.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09020 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Franklin, County of Chester and State of Pennsylvania described in accordance with a Plan or Property owned by Robert A. McMillan, et al made by Goerge E. Regester, Jr & Sons, Inc. Registered Land Surveyors dated 6/12/1972 as follows, to wit:

BEGINNING at a spike in the title line in the bed of Township Road (T-303) known as Walker Road a corner Lot No. 4 on said Plan; thence from said beginning point and extending along Walker Road, south 67 degrees 12 minutes west, 150.13 feet to a point a corner of a 50 feet wide right of way, as shown on said Plan; thence along the same north 22 degrees 48 minutes west, 250 feet to a point a corner of other lands of Robert A. McMillan, et al; thence extending along the same north 67 degrees 12 minutes east, 150.13 feet to an iron pin a corner of Lot No. 4 on said Plan; thence extending along the same, south 22 degrees 48 minutes east, 250 feet to a point in the bed of Walker Road, the first mentioned point and place of beginning.

BEING Lot No. 5 on said Plan

BEING UPI No. 72-5-39.5

BEING the same premises which Douglas E. Weaver and Sherry A. Weaver by Deed dated 10/18/2004 and recorded 10/22/2004 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6315, Page 742, granted and conveyed unto Andrew Brignola and Kelly Brignola.

PLAINTIFF: U.S. Bank Trust National Association

VS

DEFENDANT: **ANDREW BRIGNOLA and KELLY BRIGNOLA**

SALE ADDRESS: 124 Walker Road, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-651**

DEBT- **\$113,587.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09949 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule

PROPERTY situate in Township of Tredyffrin  
TAX Parcel #53-5-672/43-5-672  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon, F/K/A The Bank of New York, as Successor-in-Interest to JPMorgan Chase Bank, N.A., F/K/A JPMorgan Chase Bank as Trustee for Bear Stearns Asset Backed Securities Trust 2003-SD1, Asset-Backed Certificates, Series 2003-SD1

VS

DEFENDANT: **JEANNE C. SOMMER**

SALE ADDRESS: 1027 Valley Forge Road, Unit # 527 a/k/a 527 Old Forge Crossing, Devon, PA 19333

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-652**

DEBT- **\$673,827.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06488 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Charlestown  
TAX Parcel #35-5-26  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **MARY ELLEN ERICKSON**

SALE ADDRESS: 4243 Howells Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-653**

DEBT- **\$245,202.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04743 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, with the hereditaments and appurtenances, thereon, lot or piece of ground situate in West Brandywine Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan made August 18, 1969, by Berger and Hayes, Inc., Consulting Engineers and Surveyors, as follows:

BEGINNING at a point on the south side of Hurley Road, T-411, a corner of land belonging to the Coatesville Area School District; thence along the land belonging to the Coatesville Area School District, south twelve degrees, thirty-eight minutes, three seconds west, two hundred seventy-nine and ninety-six one-hundredths feet to a point, a corner of land belonging to John O. Platt; thence along the land belonging to John O. Platt, the following three courses and distances to wit: (1) north seventy-seven degrees, twenty-one minutes, fifty-seven seconds west, two hundred forty-nine and thirty-four one-hundredths feet to a point; thence (2) by a curve to the left having a radius of one hundred fifty feet an arc of fifty-seven and thirty-three one-hundredths feet the chord thereof being fifty-six and ninety-nine one-hundredths feet on a course of north one degrees, forty-one minutes, three seconds east to a point; thence

(3) north nine degrees, fifteen minutes, fifty-seven seconds west, eighty-five and eighty-two one-hundredths feet to a point; thence by a curve to the right having a radius of twenty-five feet an arc of thirty-nine and twenty-seven one-hundredths feet the chord thereof being thirty-five and thirty-six one-hundredths feet on a course of north thirty-six degrees, fifty-seven minutes, three seconds east to a point on the aforesaid south side of Herley Road, T-411; thence along the said south of Hurely Road, T-411, and being twenty-five feet parallel from the center line of Hurley Road, T-411, north eighty degrees, forty-four minutes, three and two tenths seconds east, two hundred ninety-nine and ninety-five one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 61.290 square feet or 1.407 acres of land be the same more or less.

PARCEL No. 29-7-166.2

BEING the same premises which Manor Homes, Inc. a Pennsylvania Corporation, by Deed dated September 12, 2008 and recorded in the Chester County Recorder of Deeds Office on December 1, 2008 in Deed Book 7552, Page 2056, granted and conveyed unto Kristina Kulp.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **KRISTINA KULP**

SALE ADDRESS: 292 Hurley Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-654**

DEBT- **\$103,382.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08662 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in North Coventry Township  
TAX Parcel #17-03D-0067  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)  
VS

DEFENDANT: **MICHAEL D. MAGGIO**

SALE ADDRESS: 58 West Main Street, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-655**

DEBT- **\$179,108.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-09551 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in City of Coatesville  
TAX Parcel #16-6-902  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP, F/K/A Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **JESSE E. HINCKLEY**

SALE ADDRESS: 126 South 5th 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-656**

DEBT- **\$483,301.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-06879 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Schuylkill  
TAX Parcel #27-8C-11  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, as Successor by Merger to LaSalle Bank, National Association, as Trustee for WAMU Mortgage Pass-Through Certifications Series 2007-HY3 Trust

VS

DEFENDANT: **BORIS DUDCHENKO, JR. and NANCY WEEKS DUDCHENKO**

SALE ADDRESS: 240 Oakwood Lane, Valley Forge, PA 19481

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-657**

DEBT- **\$76,155.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08050 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of West Chester  
TAX Parcel #01-05-0428  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **TONOA T. JACOBS**

SALE ADDRESS: 235 East Market Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-8-658**

DEBT- **\$231,670.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01273 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, and State of Pennsylvania, bounded and described according to a Plan of Edgewood Manor, made by Slack, Dearmit and Hayes, engineers and surveyors, Coatesville, Pennsylvania, dated January 2, 1963 and last revised December 6, 1965, and recorded in Plan Book 16 Page 28, as follows, to wit:

BEGINNING at a point on the north side of Windsor Lane (fifty – 50 feet wide), said point being measured the two (2) following courses and distances from a point of curve on the south side of Bailey Road (fifty – 50 feet wide): (1) leaving said Bailey Road on the arc of a circle curving to the left having a radius of twenty-five (25) feet the arc distance of thirty-nine and forty-two one-hundredths (39.42) feet to a point of tangent on the said north side of Windsor Lane and (2) extending along said side of Windsor Lane south eighty-nine degrees twenty-nine minutes forty seconds east (S. 89 degrees 29' 40" E.) three hundred thirty-two and twenty-six one-hundredths (332.26) feet to a point, a corner of Lot #13 and proposed twenty (20) feet wide storm water easement and place of beginning; thence leaving said beginning point and extending along the east side of said easement north no degrees thirty minutes twen-

ty seconds east (N. 0 degrees 30' 20" E.) two hundred (200) feet to a point, a corner of lots numbers 4 and 5; thence along Lot #5 south eighty-nine degrees twenty-nine minutes forty seconds east (s. 89° 29' 40" e.) eighty-five (85) feet to a point, a corner of Lots 5, 6 and 11; thence along Lot #11 south no degrees thirty minutes twenty seconds west (S. 0 degrees 30' 20" W.) two hundred (200) feet to a point on the said north side of Windsor Lane; thence extending along said side of Windsor Lane north eighty-nine degrees twenty-nine minutes forty seconds west (N. 89° 29' 40" W.) eighty-five (85) feet to the first mentioned point and place of beginning.

BEING Lot #12 section c on said Plan.

TAX ID 39-46-72

COMMONLY known as 3209 Windsor Lane, Thorndale, PA 19372 however, by showing this address no additional coverage is provided

BEING the same premises which Tebur Kepiro and Marsha Kepiro, his wife, by Deed dated December 22, 1977 and recorded in the Chester County Recorder of Deeds Office on December 22, 1977 in Deed Book 52, Page 400, granted and conveyed unto Ronald C. Jason and Mary P. Jason, his wife, as tenants by the entireties.

PLAINTIFF: Siwell, Inc. dba Capital Mortgage Services of Texas

VS

DEFENDANT: **MARY P. JASON**

SALE ADDRESS: 3209 Windsor Lane, Thorndale, PA 19372

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-659**

DEBT- **\$149,507.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01455 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Kennett Township  
TAX Parcel #62-02J-0003  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **DOROTHY N. CONNOLLY and FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way Lot 9, 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 Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-660**

DEBT- **\$152,913.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00089 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land with the buildings and improvements thereon erected situated in the Township of Schuylkill, County of Chester, and State of Pennsylvania, and known as Lot No. 6 Plot D, on a Plan of Building Lots known as Pickering Knoll, which said Plan has been duly recorded in the Recorder's Office in and for the County of Chester in Plan Book No.1, Page 247, more particularly bounded and described as follows:

BEGINNING at a point 62.5 feet in a northwesterly direction along the building line of Russell Road, from the northwesterly building line corner of Melvin Road and Russell Road which point is on the dividing line between Lots No. 6 and 7 Plot D; thence along the northwesterly building line of Russell Road a distance of 62.5 feet to the point between Lots No. 5 and 6 Plot D; thence in a southwesterly direction along Lots No. 2-3-4-5 Plot D, 200 feet to a point along Lot No. 1 Plot D; thence in a southeasterly direction along Lot No. 1 Plot D, 62.5 feet to a point dividing Lots No. 6 and 7 Plot D;

thence in a northeasterly direction between Lots No. 6 and 7 Plot D, 200 feet to the place of beginning.

CONTAINING 12,500 square feet of land be the same more or less.

BEING Lot No. 6 Plot D on a plan of building lots of Pickering Knoll.

UPI No. 27-5D-17

BEING the same premises which Susan C Swalm k/n/a Susan C Swalm Schmidtbauer and John Schmidtbauer, by Deed dated December 13, 2006 and recorded December 26, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7041, Page 1491, granted and conveyed unto Kurt Zerbe

BEING known as: 40 Russell Road, Phoenixville, PA

19460

PARCEL No.: 27-5D-17

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc.  
VS

DEFENDANT: **KURT ZERBE**

SALE ADDRESS: 40 Russell Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-661**

DEBT- **\$156,922.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00821 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule

ALL THAT CERTAIN messuage and tract of land, with the hereditaments and appurtenances, thereon erected, situate in the Borough of Kennett Square, Chester County, Pennsylvania, being known as 402 Ridge Avenue, Stenning Hills, bounded and described according to Plan thereof made by Reeder and Magarity, Darby, Penna., May 31, 1955 as follows:

SITUATE on the southeasterly side of Ridge Avenue (50 feet wide) at the distance of 1,115.76 feet measured south 81 degrees 15 minutes west, along same from its intersection with the southwesterly side of South Union Street (50 feet wide) both lines extended.

CONTAINING in front or breadth on the southeasterly side of Ridge Avenue, measures south 81 degrees 15 minutes west, 78 feet and extending of that width in length or depth southeastwardly between parallel lines at right angles to Ridge Avenue 150 feet to the south line of a certain 20 feet wide right of way for water main, being the borough limit.

BEING Parcel Number 3-6-13

BEING the same premises which Hector Gonzales and Mary C. Rhoades granted and conveyed unto Hector Gonzales and Mary C. Rhoades by Deed dated August 2, 2006 and recorded August 4, 2006 in Chester County Record Book 6916, Page 723 for the consideration of \$1.00

BLR# 3-6-13

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

VS

DEFENDANT: **HECTOR J. GONZALEZ a/k/a HECTOR GONZALEZ**

SALE ADDRESS: 402 Ridge Avenue, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-662**

DEBT- **\$350,518.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-10904 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot, piece or parcel of land known as Lot No. 15, Holliday Farms Development, located on the southerly side of Sill's Mill Road, Kennett Township, Chester County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Huntsman Path (40 feet wide) said point being located south 11 degrees 57 minutes 7-1/2 seconds west one hundred eighty-three and thirty-eight thousandths (183.038) feet from the southerly end of a junction curve having a radius of 20 feet formed by the southerly side of Patricia Lane (40 feet wide) with the westerly side of Huntsman Path, said point being a corner of Lot No. 10; thence from said beginning point along Lot No. 10 north 81 degrees 43 minutes 19 seconds west two hundred sixty-eight and one-tenths (268.1) feet to a corner of Lot No. 11 and Lot No. 14; thence thereby along Lot No. 14 south 8 degrees 05 minutes west two hundred eighty-three and ninety-seven hundredths (283.97) feet to a point on the northerly side of Deerfield Road (40 feet wide); thence thereby along the northerly side of said road south 81 degrees 55 minutes east two hundred forty-two and one-tenth (242.1) feet to a point; thence by the arc of a circle deflecting to the right having a radius of 50 feet;

length of arc 37.403 feet to a point on the westerly side of Huntsman Path, said point on Huntsman Path being north 53 degrees 05 minutes 30 seconds east thirty-six and five hundred thirty-seven thousandths (36.537) feet from the last mentioned point; thence along westerly side of Huntsman Path. North 8 degrees 6 minutes east two hundred fifty-seven and twenty-four hundredths (257.24) feet to the place of beginning.

CONTAINING 1.7349 acres of land, more or less.

UNDER and subject to certain covenants, conditions, agreements, restrictions, reservations and limitations as set forth in Deed Book Q-24, Vol. 588, at Page 537.

BEING the same premises which Melvin F. Wood and Dorothy L. Wood, by Deed dated June 15, 1977 and recorded June 20, 1977 in the Office of the Recorder of Deeds in and for Chester County in Deed Book D-51, Page 362, granted and conveyed unto Alma M. Surratt

BEING known as: 569 Huntsman Path, Kennett Square, PA 19348-2513

PARCEL No.: 62-4-175

IMPROVEMENTS: residential property.

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9

VS

DEFENDANT: **ALMA M. SURRATT**

SALE ADDRESS: 569 Huntsman Path, Kennett Square, PA 19348-2513

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-663**

DEBT- **\$283,949.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00973 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN second floor dwelling Unit #18 having a floor elevation of 398.68 feet above sea level on U.S.G.S. Datum, located in Phase I of Subdivision Plan of Bradford Square, East Bradford Township, County of Chester and State of Pennsylvania made by Brubacher Ex. Inc. Narvon, PA., one thereof (Building Locations) dated 9/27/1984 and the other thereof (As-Built Building Plans) dated 09/28/1984 and revised 10/17/1984, more fully described as follows, to wit:

BEGINNING in the center line of the party wall between Units Nos. 18 and 20, thence along the center line of aforementioned party wall, south 14 degrees 37 minutes 15 seconds east, a distance of 32 feet: thence along the exterior of dwelling Unit No 18., the 15 following courses and distances (1) south 75 degrees 22 minutes 45 seconds west, a distance of 22.23 feet (2) south 14 degrees 37 minutes 15 seconds east, a distance of 2 feet (3) south 75 degrees 22 minutes 45 seconds west, a distance of 9.67 feet (4) north 14 degrees 37 minutes 15 seconds west, a distance of 2.83 feet (5) north 39 degrees 37 minutes 15 seconds west, a distance of 2.83 feet (6) north 14 degrees 37 minutes 15 seconds west, a distance of 3.50 feet (7) north 30 degrees 22 minutes 45 seconds east, a distance of 2.83 feet (8) north 14 degrees 37 minutes 15 seconds west, a distance of 6 feet (9) south 75 degrees 22 minutes 45 seconds west, a distance of 2 feet (10) north 14 degrees 37 minutes 15 seconds west, a distance of 6.50 feet (11) north 75 degrees 22 minutes 45 seconds east, a distance of 2 feet (12) north 14 degrees 37 min-

utes 15 seconds west, a distance of 10.50 feet (13) north 75 degrees 22 minutes 45 seconds east, a distance of 13.50 feet (14) south 14 degrees 37 minutes 15 seconds east, a distance of 6 feet and (15) north 75 degrees 22 minutes 45 seconds east, a distance of 18.50 feet to the place of beginning.

ALSO all that certain first floor entrance, beginning at a point on the exterior wall of building Unit No. 17, said point being 11.08 feet from the center line of party wall between Units Nos. 17 and 18, thence along Building Unit 17, south 75 degrees 22 minutes 45 seconds west, a distance of 7.16 feet, thence along the exterior of first floor entrance way for Building Unit No. 18, the 3 following courses and distances (1) south 14 degrees 37 minutes 15 seconds east, a distance of 5 feet to a point; (2) north 75 degrees 22 minutes 45 seconds east, a distance of 7.16 feet to a point and (3) north 14 degrees 17 minutes 15 seconds west, a distance of 5 feet to a point, the place of beginning.

UNDER and subject to Declaration of Covenants, Easements, Conditions and Restrictions in Misc. Deed Book 656 Page 365 amended and supplemented.

BEING Parcel #51-5-417

BEING the same premises which E. Gregory Holmberg, by Deed dated 3/27/2001 and recorded 4/6/2001 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4927, Page 0679, granted and conveyed unto Cherri J. Morrell.

PLAINTIFF: U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE2

VS

DEFENDANT: **CHERRI MORRELL a/k/a CHERRI J. MORRELL**

SALE ADDRESS: 706 Scotch Way, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-664**

DEBT- **\$112,708.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04981 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the City of Coatesville, Chester  
County, Pennsylvania  
BLR# 16-9-383  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **LARASHIA F. HAMMOND**

SALE ADDRESS: 223 Union Avenue, Coatesville, PA 19320-3031

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-665**

DEBT- **\$407,482.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00998 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Whiteland Township, Chester  
County, Pennsylvania  
BLR# 42-4-278.3  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association as Trustee for JP Alt 2006-S2

VS

DEFENDANT: **SUSAN J. MOYER and ERIN B. McDONNELL**

SALE ADDRESS: 6 Kerry Lane #9, a/k/a 6 Kerry Lane, Malvern, PA 19355-2160

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-8-666**

DEBT- **\$254,097.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04042 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Nantmeal, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan belonging to Allen J. and Roberta J. Wills, prepared by Ronald A. Dunlap, Registered Surveyor, Brandmore, Pennsylvania, dated 09/12/1980 and last revised 04/05/1981 and recorded at Chester County as Plan Number 4310 as follows, to wit:

BEGINNING at a point on the westerly side of a 50 feet wide access easement to Lots Nos. 3, 4 and 5; said access easement to be a part of Lot No. 5, as shown on said Plan; said point of beginning being measured the three following courses and distances from the intersection of said access easement with Millard Road: (1) north 40 degrees, 44 minutes, 25 seconds west, 247.67 feet to a point; (2) north 25 degrees, 36 minutes, 35 seconds west, 84.76 feet to a point; (3) north 06 degrees, 19 minutes, 11 seconds west, 69.96 feet to the point and place of beginning; said beginning point also being a corner of Lot No. 2 on said Plan; thence extending from said point of beginning along line of Lot No. 2, south 76 degrees, 23 minutes, 01 second west, 158.16 feet to a point in line of lands of Charles Hickey; thence extending along same, north 29 degrees, 54 minutes west, 412.91 feet to a point a corner of Lot No. 4, north 85 degrees, 48 minutes, 16 seconds east, 322.28 feet to a point on the aforementioned 50 feet wide access easement; thence extending along same, south 06 degrees, 19 minutes; 11 seconds east, 346.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said Plan.

TOGETHER with the use of a 50 feet wide access easement to Lots Nos. 3, 4 and 5 as shown on Plan recorded at Chester County, dated 09/12/1980, recorded 04/15/1981 and recorded as Plan No. 4310.

BEGINNING at a point of intersection of said 50 feet wide access easement with the westerly side of Millard Road; thence extending from said point of beginning along the southwesterly and westerly side of said access easement the following three courses and distances; (1) north 40 degrees, 44 minutes, 25 seconds west, 247.67 feet to a point; (2) north 25 degrees, 36 minutes, 35 seconds west, 84.76 feet to a point; (3) north 06 degrees, 19 minutes, 11 seconds west, 69.96 feet to a point; thence extending south 51 degrees, 19 minutes, 11 seconds east, 70.71 feet to a point on the easterly side of said access easement; thence extending along said easterly side of said easement the following three courses and distances; (1) south 06 degrees, 19 minutes, 11 seconds east, 452.69 feet to a point; (2) south 25 degrees, 36 minutes, 35 seconds east, 69.62 feet to a point; (3) south 40 degrees, 44 minutes 25 seconds east, 204.17 feet to a spike on the northwesterly side of Millard Road; thence extending along the northwesterly and westerly side of Millard Road to the following two courses and distances; (1) south 28 degrees, 24 minutes, 00 seconds west, 16.42 feet to a point; (2) south 07 degrees, 20 minutes west, 46.54 feet to the first mentioned point and place of beginning.

PLAINTIFF: Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust Series MLCC 2003-B

VS

DEFENDANT: **ELEANOR SORENSEN, ELEANOR J. SORENSON and PETER SORENSEN**

SALE ADDRESS: 290 Millard Road, Elverson, PA 19520

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-666X**

DEBT- **\$254,097.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04042 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BEING the bed of a 50 feet wide access easement to Lots Nos. 3, 4 and 5 and to be a part of Lot No. 5 as shown on said Plan.

SUBJECT to proportionate part of the maintenance of said access, easement, cartway as noted on survey.

THE owners of Lots Nos. 3, 4 and 5 shall be equally responsible for all future maintenance of the access cartway. This restriction shall not affect any of the said lots until such time as the lot is developed. This restriction shall be a covenant running with the land and shall bind the owners their heirs and assigns.

BEING the same premises which Allen J. Wills and Roberta J. Wills, his wife, by Deed dated 5/12/1983 and recorded 5/23/1983 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book K61, Page 353, granted and conveyed unto Peter Sorensen and Eleanor Sorensen, his wife.

PLAINTIFF: Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust Series MLCC 2003-B

VS

DEFENDANT: **ELEANOR SORENSEN, ELEANOR J. SORENSON and PETER SORENSEN**

SALE ADDRESS: 290 Millard Road, Elverson, PA 19520

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-667**

DEBT- **\$1,222,135.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00450 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and trace of land situate in the Township of West Goshen, Chester County, Pennsylvania, bounded and described according to a survey made April 1923, T.G. Colesworthy, County Surveyor for Chester County, as follows:

BEGINNING at an iron pin in the middle of the public road know as Little Shilo Road, which divided West Goshen and Westtown Townships at a corner of land of Ellsworth Hawkins; thence leaving the road and by the Hawkins Land north, twenty-two degrees, one minute west two hundred, ninety five and six tenths feet to a marble stone a corner of land of Robert L. Morgan; thence by the same north twenty-two degrees, fifteen minutes west, four hundred, thirty-five and eight tenths feet to an iron pin, a corner of land of Morgan; thence by SA IIC land formerly of George J. Hoopes, south sixty-nine degrees, forty-seven minutes, west, six hundred, twenty-five and five tenths feet to an iron pin in the middle of the public road known as Five Points Road, leading from the first mentioned road to the public road, known as Westtown Road

leading from Greenmount Selmol; thence along the public road, known as Five Point Road and still by other land of Morgan, formerly Hoopes, south twenty-two degrees, six minutes east, seven hundred, fifty-six and nine tenths feet to an iron pin at the intersection of the odd title line of the Township Line Road, known as Little Shilo Road, first mentioned, thence along the middle line of the same north sixty-seven degrees twenty-seven minutes east, six hundred and twenty-six feet to the first mentioned point of beginning.

CONTAINING 10.683 acres of land more or less.

UNDER AND SUBJECT, nevertheless to certain agreements as now of record.

BEING UPI #52-6-22

BEING the same premises which Dorothea M.

Nussbaumer by Deed dated April 22, 2003 and recorded May 2, 2003 in Chester County in Record Book 5679 Page 1066 conveyed unto Christopher J. Nussbaumer and Renee Nussbaumer, in fee.

PLAINTIFF: TD Bank, N.A.

VS

DEFENDANT: **CHRISTOPHER J. NUSSBAUMER, RENEE NUSSBAUMER, h/w, JOACHIM H. NUSSBAUMER, WINNIFRED J. NUSSBAUMER, and DOROTHEA NUSSBAUMER IVERSON**

SALE ADDRESS: 881 South Five Points Road West Goshen Township, Chester County, Pennsylvania

PLAINTIFF ATTORNEY: **SCOTT M. KLEIN, ESQ., 610-436-4400**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-668**

DEBT- **\$127,242.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00122 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, situate in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in or near the middle of the public road leading from Lyndell to Little Washington, said place of beginning being one hundred and seventeen feet northwest of another point in the said road, a corner of land of Price I. Gray; thence along said road, north fifty degrees and forty minutes west, two hundred nine and seven tenths feet to an iron pin; thence still along said road, north sixty-six degrees and thirteen minutes west, one hundred four and five tenths feet to another iron pin in or near the middle of said road; thence along the remaining land of the said Alexander J. Jefferis and wife, the next five courses and distances; south twenty-six degrees and thirteen minutes west, three hundred eighty-four and three tenths feet, said line passing over an iron pipe set in said line twenty feet from the beginning thereof; thence south sixty-three degrees and forty-seven minutes east, two hundred twenty-one and seventy-six hundredths feet to an iron pin; thence north twenty-six degrees and thirteen minutes east three hundred fourteen feet to an iron pipe; thence south seventy degrees and twenty minutes east, eighty-four and three tenths feet to an iron pipe near the edge of the said public road; thence north thirty-six degrees and forty-three minutes east, seventeen and seven tenths feet to the place of beginning.

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

PARCEL ID No. 30-2-31

PLAINTIFF: DNB First, N.A.

VS

DEFENDANT: **ROBERT E. BROWN, II, EXECUTOR FOR THE ESTATE OF ROBERT E. BROWN**

SALE ADDRESS: 848-850 Little Washington Road, Lyndell, Pennsylvania 19354

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQ., 610-374-7320**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-669**

DEBT- **\$2,555,638.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-08676 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of ground with the building and improvements therein erected, hereditaments and appurtenances located in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania described according to a map and plan thereof made for the Bell Telephone Company of Pennsylvania under date of the 30th day of April A.D. 1906 by N.R. Rambo, Esq., Borough Surveyor at West Chester, Pennsylvania.

BEING the same premises which Bell Partners a PA General Partnership by its general partners Studdard Investment Company, a PA Corporation and SW Associates, a PA Limited Partnership, by Deed dated 07/03/2002 and record 07/18/2002 in the County of Chester in Deed Book 5333 Page 1644 conveyed unto 102 E. Market L.P., a PA Limited Partnership, in fee.

PARCEL No. 1-9-319

PLAINTIFF: First CornerStone Bank

VS

DEFENDANT: **102 E. MARKET, L.P.**

SALE ADDRESS: 102 E. Market Street, West Chester, PA

PLAINTIFF ATTORNEY: **PHILLIP D. BERGER, ESQ., 610-668-0800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-670**

DEBT- **\$242,040.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06623 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Fresh Meadows for Raymond Pompeii, made by Chester Valley Engineers, Inc., Paoli, Pa., dated 1/24/1984, last revised 4/10/1985, recorded 6/27/1985 in Plan File #5640, as follows, to wit:

BEGINNING at a point on the southerly side of Albermarle Grove, a corner of Lot #54 hence extending from said beginning point along Lot #54, south 17 degrees 52 minutes 52 seconds west passing through the bed of a 20 feet wide water easement 274.44 feet to a point a corner of Lot 83, said point also being in line of land of Clare A. Dimick; thence extending along Lot #83, north 33 degrees 45 minutes 6 seconds west 156.99 feet to a point a corner of Lot #52j; thence extending along the same, north 27 degrees 10 min-

utes 38 seconds east 187 feet to a point of curve on the southerly side of Albermarle Grove, aforesaid; thence extending along the same on the arc of a circle curving to the left having a radius of 757 feet the arc distance of 93.29 feet to the first mentioned point and place of beginning.

BEING UPI #52-3Q-310

BEING the same premises which the Tax Claim Bureau of Chester County by Deed dated and recorded on January 3, 2013 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Book 8603, Page 1095 granted and conveyed unto CJD Group, LLC.

BEING the same premises which CJD Group, LLC by Deed dated December 31, 2013 and recorded on January 15, 2014 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Book 8874, Page 904 granted and conveyed unto Jacqueline Vignola.

PLAINTIFF: Jagger Investments, LLC

VS

DEFENDANT: **JACQUELINE VIGNOLA**

SALE ADDRESS: 306 Albermarle Grove, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOEL S. TODD, ESQ., 484-483-4957**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-671**

DEBT- **\$206,635.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10024 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule

PROPERTY situate in the West Chester Borough, Chester  
County, Pennsylvania  
BLR# 01-009-0641  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **DIANNE E. HORVATH and JAMES F. HORVATH**

SALE ADDRESS: 237 West Union Street, West Chester, PA 19382-3326

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-672**

DEBT- **\$336,505.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00201 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, Chester  
County, Pennsylvania  
BLR# 15-2-2.70  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **KIRK BEIDEMAN**

SALE ADDRESS: 1046 Square Drive, Phoenixville, PA 19460-5900

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-8-673**

DEBT- **\$162,029.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06423 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN property situated in the Borough of West Grove in the County of Chester and Commonwealth of Pennsylvania, being more fully described in a Deed dated 06/06/2005 and recorded 07/13/2005, among the land records of the county and state set forth above, in Deed Volume 6546 and Page 1747.

BEING the same premises which Dennis L. Miller, by Deed dated 06/06/2005 and recorded 07/13/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument # 10551619 granted and conveyed unto Pamela Fanelli.

BEING known as: 7 Townview Drive, West Grove, PA 19390

PARCEL No.: 5-4-530

IMPROVEMENTS: residential property.

PLAINTIFF: LSF9 Mortgage Holdings, LLC  
VS

DEFENDANT: **PAMELA FANELLI**

SALE ADDRESS: 7 Townview Drive, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-674**

DEBT- **\$287,317.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10315 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of Sadsbury, Chester  
County, Pennsylvania  
BLR# 37-4-10-E, 37-4-10.2  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chas Bank, National Association, s/b/m Chase Home Finance, LLC  
VS  
DEFENDANT: **JAMES L. FOX and VALERIE I. FOX**  
SALE ADDRESS: 343 Old Mill Road, Parkesburg, PA 19365-9111  
PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-675**

DEBT- **\$312,284.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04011 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of land and premises  
lying being and situate in London Britain Township, County of  
Chester, and State of Pennsylvania being more particularly  
described as follows:  
BEING Tax Parcel 73-002-0018.0200.

PLAINTIFF: Ventures Trust 2013-I-H-R by MCM Capital Partners LLC, It's Trustee  
VS

DEFENDANT: **JODY D. JORDAN**

SALE ADDRESS: 203 North Bank Road, London Britain Twp, Pennsylvania 19350

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-676**

DEBT- **\$139,143.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08242 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Pennsylvania, bounded and described according to a Plan dated 4/15/1970, made by Berger & Hayes, Inc., Consulting Engineers and Surveyors, as follows, to wit:  
TAX I.D. #: 38-5C-91.1

PLAINTIFF: Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc.  
VS

DEFENDANT: **MARY MARCHIONDO and MICHAEL MARCHIONDO**

SALE ADDRESS: 957 North Madison Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-677**

DEBT- **\$201,063.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01583 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of land together with the improvements thereon erected situate in the Township of Honey Brook, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey of property of Joseph Dunn by A.E. Naylor, Surveyor, West Reading, PA, being known as 560 Cupola Road, as follows to wit:  
TAX I.D. #: 22-8-41

PLAINTIFF: Selene Finance LP Successor to LOANCARE, a Division of FNF Servicing, Inc.

VS

DEFENDANT: **JOHN W. SHANK and CATHERINE B. SHANK**

SALE ADDRESS: 560 Cupola Road, Honey Brook, Pennsylvania 19344

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-8-678**

DEBT- **\$355,715.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03240 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, August 20, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, with the dwelling house and outbuildings thereon, situate on the east side of Beaver Dam Road in Honey Brook Township, Chester County, Pennsylvania, bounded and described, according to a survey made October 20, 1961 by Donald M. Wilson, Registered Surveyor, as follows:

TAX I.D. #: 22-10-43.1

PLAINTIFF: JPMorgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **SAMUEL PASCHALL, MORTGAGOR and REAL OWNER, and KNOWN SURVIVING HEIR OF VIRGINIA M. PASCHALL, DECEASED MORTGAGOR and REAL OWNER and ALL UNKNOWN SURVIVING HEIRS OF VIRGINIA M. PASCHALL, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 900 Beaver Dam Road, Honey Brook, Pennsylvania 19344

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

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

CAROLYN B. WELSH, SHERIFF