

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, September 17, 2015 @ 11 AM

ADDENDUM

CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 17th day of September 2015 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, SEPTEMBER 17TH, 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, OCTOBER 19TH, 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. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE BY 2PM.

CAROLYN B. WELSH, SHERIFF

INDEX

Location	Defendant	Page
Borough of Atglen	Daniel R. Umble	21
Borough of Downingtown	Carrie A. Patton a/k/a Carrie A. Babcock	85
Borough of Downingtown	Alfredo Silvano	51
Borough of Honeybrook	Rorece Johnson and Erica Eckman	27
Borough of Kennett Square	Teresa Mitchell	19
Borough of Oxford	Andrew Tuohey and Christine Tuohey	54
Borough of Modena	Oretha Williams	53
Borough of Parkesburg	Patricia E. Slaughter	34

Continued

INDEX

Location	Defendant	Page
Borough of Phoenixville	Elizandra Cruz	68
Borough of Phoenixville	John A. Gething and Barbara A. Gething a/k/a Barbara Ann Gething	80
Borough of Phoenixville	Donna D. and Marc Novia	61
Borough of Phoenixville	Harry H. Stephens, Jr., Harry H. Stephens, Irene M. Stephens and Sheila M. Stephens	48
Borough of Phoenixville	Dewayne C. Williams	12
Borough of Spring City	Catherine Bliss a/k/a Catherine M. Bliss and John V. McLaughlin	25
Borough of Spring City	Steven Cortea	49
Borough of West Chester	Myrtle Mack, Deceased Last Record Owner/Mortgagor; Shirley Simpson a/k/a Shirley Mack Known of Myrtle Mack; Richard Mack a/k/a Richard A. Mack, Known Heir of Myrtle Mack; Unknown Heirs, Devisees and Personal Representatives of Myrtle Mack, Deceased Last Record Owner/Mortgagor	46
City of Coatesville	Christina Cosifas and William C. Hall	81
City of Coatesville	Mildred Knight and Brooks B. Knight	82
City of Coatesville	Barbara A. Machak	58
City of Coatesville	Anita M. Robbins and John M. Muhic	55
Caln Township	Lori W. Brubaker	4
Charlestown Township	Sheri L. Balut	30
East Bradford Township	Dana Brinton	9
East Brandywine Township	Joanne D. Kratz	22
East Brandywine Township	Joanne D. Kratz	42
East Brandywine Township	Anne O. Taylor	50
East Caln Township	Carol Diberardinis	75
East Coventry Township	Eleen K. Slemmer	79
East Fallowfield Township	John F. Glah	59
East Fallowfield Township	Kristin Gorgo a/k/a Kristin N. Gorgo and Richard Gorgo a/k/a Richard Charles Gorgo, Jr. a/k/a Richard C. Gorgo, Jr.	40
East Marlborough Township	Ronald Simonetti and Jennifer Simonetti	69
East Nottingham Township	Cynthia L. Mcaneny a/k/a Cynthia Mcaneny a/k/a Cynthia L. Poff	65
East Vincent Township	John Wood and Krista Wood	26
East Whiteland Township	Donna L. Favata	36
East Whiteland Township	Kyung Gould	35
East Whiteland Township	Keith B. Gould and Myung Soon Kim a/k/a Myung Kim Gould	56
East Whiteland Township	Marie M. Leasa, Stephen K. Leasa and Paula G. Warren, Administratrix of the Estate of W. Kenneth Leasa, Deceased Mortgagor	7
East Whiteland Township	Susan J. Moyer and Erin B. McDonnell	86
Franklin Township	Joseph L. Beittler, Jr. and Kristi D. Mizenko	18
Franklin Township	Pablo M. Demuchia	70
Franklin Township	Rachel A. McCullin	72
Honey Brook Township	John W. Shank and Catherine B. Shank	87
Kennett Township	Deborah Moore a/k/a Deborah A. Moore and Michael Moore a/k/a Michael D. Moore	29
Lower Oxford Township	Donald F. Leo	32
Lower Oxford Township	Jessica L. Peryea	11
North Coventry Township	Geoffrey J. Cross and Lori J. Cross	31
Penn Township	Karen Klemaszewski a/k/a Karen L. Klemaszewski and Michaael Klemaszewski a/k/a Michael P. Klemaszewski	10
Sadsbury Township	Valorie E. Nixon	44
Sadsbury Township	James W. Shute, Jr.	8
Tredyffrin Township	James Brian Jarratt and Jennifer A. Jarratt	64
Tredyffrin Township	Edward F. Murphy and Kim M. Murphy a/k/a Kimberly Murphy and Kimberly M. Murphy	23
Tredyffrin Township	David D. Rivera a/k/a David Rivera and Donna L. Rivera	20
Uwchlan Township	Christopher Ledbetter a/ka Christopher J. Ledbetter	67

Continued

INDEX

Location	Defendant	Page
Uwchlan Township	James H. Rizzo	39
Valley Township	Thomas J. Adams	38
Valley Township	Crystal G. Brown	83
Valley Township	Ethel Lousse Ellerbe	14
Valley Township	The Unknown Heirs, Successors or Assigns of Thelma Green, Deceased, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Thelma Green, Deceased, Owner, Reputed Owner or Whoever May be the Owner	28
Valley Township	Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Stephen Allen Hall, Deceased and Stephen Allen Hall, Jr., in his Capacity as Co-Administrtor and Heir of the Estate of Stephen Allen Hall and Valarie Baarbara Hall, in her Capacity of Co-Administrator and Heir of the Estate of Stephen Allen Hall	47
Wallace Township	Robert C. Gulick a/k/a Robert Charles Gulick	33
Wallace Township	Nancy M. McDonough	77
Warwick Township	Jean S. Flaxenburg and Eric M. Flaxenburg	41
West Bradford Township	Michael Billings and Kathy Billings	6
West Bradford Township	M. Hunter Davis a/k/a Matthew Hunter Davis and Christina M. Davis a/k/a Christina Davis	63
West Bradford Township	Margaret Lombartino and Michael Lombartino	24
West Bradford Township	Marianne Schilling	17
West Brandywine Township	Joseph A. Meli and Denise M. Meli	62
West Caln Township	Robert Hoffman	15-16
West Caln Township	Unknown Surviving Heirs of Michael Towber, Jr., Deceased Mortgagor and Real Owner, Antonia V. Towber, Known Surviving Heir of Michael Towber, Jr., Deceased Mortgagor and Real Owner, Terry A. Towber a/k/a Terry A. Gulick, Known Surviving Heir of Michael Towber, Jr., Deceased Mortgagor and Real Owner, and Joanne L. Towber a/k/a Joanne Lynn Towber, Known Surviving Heir of Michael Towber, Jr., Deceased Mortgagor and Real Owner	78
West Goshen Township	Michelle Imburgia and Samuel Imburgia	73
West Goshen Township	Michael C. Zeminski and Amy P. Zeninsky	37
West Nantmeal Township	Keith M. Hallenbeck and Jacquelyn R. Hallenbeck	66
West Nottingham Township	Margaret B. Ball and Guy G. Ball, Sr.	76
West Nottingham Township	Melissa Powell and Frederick Price	60
West Pikeland Township	Brian Jarratt a/k/a Bradford J. Jarratt a/k/a James Brian Jarratt and Jennifer A. Jarratt	45
Westtown Township	Peter E. Aleszczyk aand Mary Kathleen	52
Westtown Township	Daniel T. Baumeister	71
Westtown Township	Robert & Tara Calabrese	5
Westtown Township	Mark V. Ciarroccki and United States of America	13
Westtown Township	Ronald Brett Mullen and Judith A. Mullen	84
West Whiteland Township	Jennifer G. Dampman a/k/a Jennifer Dampman and William S. Dampman a/k/a William Dampman	57
West Whiteland Township	Sean McLaughlin a/k/a Sean M. McLaughlinn and Christina Hubbard McLaughlin	43
Willistown Township	Judith E. Kiesel, United States of America and Department of Justice	74

Sheriff's Sale of Real Estate

SALE NO: **13-9-746**

DEBT- **\$1,225.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 09-07659 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 19, 2013

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 21, 2013. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

DOCKET NO. 09-07659
ALL THAT CERTAIN lot of land situate in Caln
Township, Chester County, Pennsylvania
TAX Parcel No. 39-4-142
PROPERTY ADDRESS: 3513 Humpton Road, Caln
Township, Pennsylvania

PLAINTIFF: Township of Caln
VS

DEFENDANT: **LORI W. BRUBAKER**

SALE ADDRESS: 3513 Humpton Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **13-11-910**

DEBT- **\$1,956.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12-11934 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 21, 2013

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 23, 2013. 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 Westtown, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 67-2M-50

PROPERTY address: 1523 Johnnys Way, Westtown Twp., Pennsylvania

PLAINTIFF: Westtown Township

VS

DEFENDANT: **ROBERT & TARA CALABRESE**

SALE ADDRESS: 1523 Johnnys Way, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-4-280**

DEBT- **\$5,249.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02220 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 17, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 19, 2014. 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 buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Bradford Township, Chester County, Pennsylvania.

TAX Parcel No. 50-6Q-7

PLAINTIFF: West Bradford Township
VS

DEFENDANT: **MICHAEL BILLINGS and KATHY BILLINGS**

SALE ADDRESS: 600 Jolene Drive, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-8-670**

DEBT- **\$73,839.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-11153 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 21, 2014

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 22, 2014. 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 the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, and bounded and described according to a survey thereof made by Conroy-Wright Reg. Engineers, Paoli, PA, on September 1949, as follows, to wit:
TAX I.D. #: 42-4-126

PLAINTIFF: Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A.

VS

DEFENDANT: **MARIE M. LEASA, STEPHEN K. LEASA and PAULA G. WARREN, ADMINISTRATRIX of the ESTATE of W. KENNETH LEASA, DECEASED MORTGAGOR**

SALE ADDRESS: 54 Conestoga Road, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-9-728**

DEBT- **\$140,955.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-03364 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 18, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 20, 2014. 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 Sadsbury, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract of land, with the building thereon erected, situated on the west side of Helen Street in the Village of Pomeroy, Sadsbury Township, Chester County, PA., bounded and described as follows:

BEGINNING at a point on the west side of Helen Street, said point being 34.33 feet from the southwest corner of the intersection of Helen Street and Wallace Alley; thence along Helen Street, north 13 degrees west, a distance of 16 feet to a point, a corner of property now or late of Alvin C. Ranck; thence along property now or late of Alvin C. Ranck, and common party wall of brick dwelling, south 77 degrees west, a distance of 187 feet to a point; thence, south 13 degrees east, a distance of 16 feet to a point, a corner of property now or late of Ernest Herman; thence along said property now or late of Ernest Herman and common party wall of brick dwelling. North 77 degrees east, a distance of 187 feet to the point of beginning.

CONTAINING 2,992 square feet more or less.

BLR# 37-4M-4

BEING known as: 19 Helen Street, Coatesville, PA 19320.

BEING the same premises which Jennifer A. Barr, also known as Jennifer A. Holmes, by Deed dated November 19, 2009 and recorded December 4, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7822, Page 769, granted and conveyed unto James W. Shute, Jr. and Kimberly M. Shute, husband and wife.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JAMES W. SHUTE, JR.**

SALE ADDRESS: 19 Helen 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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-877**

DEBT- **\$203,590.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2010-10150 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 20, 2014

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 Tuesday, December 22, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Bradford Township
TAX Parcel #51-5R-45
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Beal Bank S.S.B.

VS

DEFENDANT: **DANA BRINTON**

SALE ADDRESS: 731 Price Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-2-84**

DEBT- **\$517,763.29**

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

Thursday, February 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 25 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 Township of
Penn, Chester County, Pennsylvania
TAX Parcel No.: 58-3-33.67

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

VS

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

SALE ADDRESS: 640 Blanca Court, West Grove, PA 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: **15-2-145**

DEBT- **\$215,633.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-01947 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 25 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 Lower Oxford,
Chester County, Pennsylvania
BLR# 56-4-56
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **JESSICA L. PERYEA**

SALE ADDRESS: 1783 Baltimore Pike,, Oxford, PA 19363-2500

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, 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: **15-3-164**

DEBT- **\$202,608.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2011-13918 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

ALL THAT CERTAIN lot or piece of land with the stone and brick dwelling thereon erected situate on the north side of and known as No. 473 Emmett Street, in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Win, Magarity, Jr., CE., 6/7/1930. As follows:

BEGINNING at a point on the north side of Emmett Street (laid out 50 feet wide); said point being 50 feet distant from Fairview Street (laid out 50 feet wide); thence along the north side of Emmett Street north 84 degrees 42 minutes east 25 feet to a point a corner of other land of the grantors; thence along said land and through the partition wall of the adjoining dwelling and the herein conveyed dwelling north 05 degrees 18 minutes west 150 feet to a corner, south 84 degrees 42 minutes west 25 feet to a point a corner of land of John Shoemaker, thence along the latter land south 05

degrees 18 minutes east 160 feet to the place of beginning.

SUBJECT, however, to the creation of a 10 feet wide alley or right of way at the rear or the above described premise said alley to be forever kept open for the ingress and egress of the occupants and the adjoining property owners and tenants and to be maintained jointly by the occupants and adjoining owners.

BEING UPI NUMBER 15-5-95

BEING KNOWN AS: B473 Emmett Street, Phoenixville, PA 19460-3020

BEING THE SAME PREMISES which Daniel J. Fenys and Kathleen J. Fenys, by deed dated March 1, 2007 and recorded March 7, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7100, Page 553, granted and conveyed unto Sonja L. Williams and Dewayne C. Williams, wife and husband.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DEWAYNE C. WILLIAMS**

SALE ADDRESS: 473 Emmett Street, Phoenixville, PA 19460-3020

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: **15-3-175**

DEBT- **\$4,701.51**

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

Thursday, March 19, 2015

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

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

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

TAX Parcel No. 67-4-88

DOCKET No. 12-09826

PLAINTIFF: Westtown Township

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-196**

DEBT- **\$66,954.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07656 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

ALL THAT CERTAIN Lot, being Lot No. 1, Block 2, on a Plan of Lots known as Meadowbrook, together with the improvements located thereon, designated as No. 199 Walnut Street situate in Valley Township, Chester County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point of intersection of the east line of Second Avenue with the south line of Walnut Street; thence from said point of beginning along the said south line of Walnut Street, north eighty-eight degrees fifty-two minutes east, seventy-five (75) feet to a point at the northwest corner of Lot No. 2; thence along the same, south one degree eight minutes east, one hundred fifty-five and five-tenths (155.5) foot to the northeast corner of Lot No. 8; thence along the same, south eighty-seven degrees nineteen minutes west, seventy-five and five hundredths (75.05) feet to a point in the east line of Second Avenue; thence along the same, north one degree

eight minutes west, one hundred fifty-seven and five-tenths (157.5) feet to the place of beginning.

CONTAINING eleven thousand seven hundred and thirty-seven and five-tenths (11,737.5) feet of land, be the same more or less.

BEING UPI #38-2Q-13.1

BEING the same premises which Emil Hines and Else Hines, his wife, and L.K.W. Deininger and Ruth T. Deininger, his wife, by Deed dated April 1, 1968 and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Recorder Book C, Page 365, granted and conveyed unto John F. Ellerbe and Ethel Louise Ellerbe.

AND the said John F. Ellerbe died on May 6, 1984.

TO be sold as the premises of Ethel Louise Ellerbe IMPROVEMENTS to Property: Single Family Residential Dwelling

PLAINTIFF: Susquehanna Bank Successor to First National Bank of Chester County
VS

DEFENDANT: **ETHEL LOUISE ELLERBE**

SALE ADDRESS: 920 N. Walnut Street (aka 920 Walnut St), Coatesville, Valley Township, Chester County Pennsylvania 19320

PLAINTIFF ATTORNEY: **WILLIAM F. COLBY, JR./KEITH MOONEY, 610-376-6651**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **15-3-197**

\$178,784.91

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-009008 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Caln, County of Chester and State of Pennsylvania bounded and described according to a final subdivision plan for Belderman Acres made by John D. Stapleton, III, Registered Surveyor Coatesville, PA, dated 7/8/1978 and last revised 6/13/1983 and recorded as Plan No. 4638, as follows, to wit: BEGINNING at a point on the southeasterly side of a (50.00 feet wide) private right-of-way, a corner of Lot 1 on said Plan; thence from beginning extending along said Lot south 56 degrees 10 minutes 30 seconds east 328.97 feet to a point in line of lands now or late of Hatfield Estate; thence extending along said lands and along lands now or late of Charles H. Thompson, Jr., south 49 degrees 28 minutes 00 seconds west 280.38 feet to a point, a corner of Lot 3 on said Plan; thence extending along said Lot north 56 degrees 10 minutes 30 seconds west 253.36 feet to a point on the southeasterly side of said (50.00 feet wide) private right-of-way; thence extending along same north 33 degrees 49 minutes 30 seconds east 270.00 feet to the first mentioned point and place of beginning.

BEING Lot 2 on said Plan.

TOGETHER with a 1/6 interest as tenants in common with the present and future owners of Lots 1, 2, 3, 4, 5 and 6 and together with an easement and right-of-way for ingress, egress, regress and utility service at all times hereafter, forever in common with the present and future owner and tenants and occupiers of Lots 1, 2, 3, 4, 5 and 6 in and to a certain 50.00 feet wide private right-of-way described as follows:

ALL THAT CERTAIN 50.00 feet wide strip of land.

SITUATE in West Caln Township, Chester County, Pennsylvania being shown as a 50.00 feet wide private right-of-way on a final subdivision plan for Beideman Acres dated 7/8/78 and last revised 6/13/83 by John D. Dtapleton, III, Registered Surveyor (recorded as Plan No. 4638 in Chester County) and being more fully described along the sidelines thereof as follows: beginning at a point in the title line in Telegraph Road T-435 existing right-of way 33.00 feet wide at the northeast corner of land of William P. Jameson; THENCE along the title line in Telegraph Road north 86 degrees 41 minutes 40 seconds east 50.00 feet to the way line of Telegraph Road, partly along the west line of land of Vernon J. Ferguson, Jr. and partly along the west line of Lot 1, south 03 degrees 18 minutes 20 seconds east 516.79 feet to an angle point in the west line of land of Vernon J. Ferguson, Jr. and partly along the west line of Lot 1, south 03 degrees 18 minutes 20 seconds east 516.79 feet to an angle point in the west line of Lot 1; thence along the remainder of Lot 1 and Lot 2 and portion of Lot 3 south 33 degrees 49 minutes 30 seconds west 541.80 feet to the northeast corner of Lot 4; thence along a portion of the north line of Lot 4 being along the southerly terminus of herein described 50.00 feet wide strip, north 56 degrees 10 minutes 30 seconds west 50.00 feet to the southeast corner of Lot 5; thence along the east line of Lot 5 and Lot 6 north 33 degrees 49 minutes 30 seconds east 525.00 feet to the northeast corner of Lot 5 being the southeast corner of land of William P. Jameson; thence along the east line of said land of William P. James and crossing the

PLAINTIFF: U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ROBERT HOFFMAN**

SALE ADDRESS: 104 Beidiman Drive, Coatesville, PA 19320

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: **15-3-197X**

DEBT- **\$178,784.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09008 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

south right-of-way of Telegraph Road north 03 degrees 18 minutes 20 seconds west 500.00 feet to the point of beginning.

SUBJECT to the easement and right-of-way for ingress, egress, regress and utility service at all time hereafter, forever for the present and future owners, tenants and occupiers of Lots 1, 2, 3, 4, 5 and 6 in and to the above described 50.00 feet wide private right-of-way. And also subject to the duty to pay 1/6 of the cost of maintenance of the above described 50.00 feet wide private right-of-way, as mentioned in not 6B on above mentioned plan. Said maintenance shall include, but not limited to maintenance, repair, reconstruction and snow removal.

PREMISES being: 104 Beidiman Drive, Coatesville, PA 19320 BEING the same premises which Joseph E. Toner, III, by Deed dated April 29, 2005 and recorded May 16, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6492 Page 1376, granted and conveyed unto Robert Hoffman, as sole owner.

PARCEL NO. 28-2-84,10F

PLAINTIFF: U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ROBERT HOFFMAN**

SALE ADDRESS: 104 Beidiman Drive, Coatesville, PA 19320

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: **15-3-214**

DEBT- **\$1,624.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10058 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 50-5A-14

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **MARIANNE SCHILLING**

SALE ADDRESS: 1312 Kerwood Lane, Downingtown, Pennsylvania 19335

PLAINTIFF ATTORNEY: **JAMES R. WOOD, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-4-251**

\$311,012.16

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06896 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN piece or parcel of land situate in
Franklin Township, Chester County, Commonwealth of
Pennsylvania, being Lot No. 13 Carriage Run, bounded and
described as follows, to wwit:
TAX I.D. #: 72-04L-17

PLAINTIFF: LSF8 Master Participation Trust, by Caliber Home Loans, Inc.
VS

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

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

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: **15-4-350**

DEBT- **\$214,166.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10954 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot of land situate in the Borough of Kennett Square shown as Lots No. ___ and No. ___ on Plan of Building Lots of "Kennett Heights" as recorded in the Recorder's Office of Chester County and being bounded and described as follows:

BEGINNING at a point on the southerly side of Richard Road as originally laid out, said point of beginning being a corner of Parcel B and being marked by the following 2 courses and distances, from an iron marking the intersection of the northerly side of Richards Road (45 feet wide) with the westerly side of Bloomfields Avenue (50 feet wide) to wit: (1) south 18 degrees 42 minutes 00 seconds east 43.10 feet (2) north 71 degrees 18 minutes 00 seconds east 50 feet to said point of beginning and along the southerly side of Richards Road as originally laid out north 71 degrees 18 minutes 00 seconds east 50 feet to a point in a common driveway marking a corner of the lands of Donald R. and Patricia A. Farmer, thence along the same south 18 degrees 42 minutes 00 seconds east 1.90

feet to a point on the southerly side of Richards Road as presently laid out; thence continuing along the lands of Donald R. and Patricia A. Farmer leaving Richards Road passing through the aforementioned common drive and passing through a garage 148.10 feet to a point in line with the lands of Marvin B. and Willa Mae Claycomb; thence along same north 18 degrees 42 minutes 00 seconds west 148.10 feet to an iron pin on the southerly side of Richards Road as presently laid out thence continuing along Parcel B north 18 degrees 42 minutes 00 seconds west 1.90 feet to the first mentioned point and place of beginning.

BEING UPI #3-3-111

BLR# 3-3-111

BEING the same premises which Gary R. Clark and Suzanne J. Clark, husband and wife, granted and conveyed unto Teresa Mitchell by Deed dated August 30, 2004 and recorded September 3, 2004 in Chester County Record Book 6272, Page 416 for the consideration of \$197,200.00

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **TERESA MITCHELL**

SALE ADDRESS: 530 Richards Road, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-5-367**

DEBT- **\$176,149.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09181 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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 Tredyffrin, Chester
County, Pennsylvania
UPI# 43-9L-95.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID D. RIVERA a/k/a DAVID RIVERA and DONNA L. RIVERA**

SALE ADDRESS: 15 Woodbine Avenue, Paoli, PA 19301-1139

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, 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: **15-5-368**

DEBT- **\$104,116.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07449 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Atglen Borough, Chester County,
Pennsylvania
UPI# 7-3-63
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **DANIEL R. UMBLE**

SALE ADDRESS: 448 Valley Avenue, Atglen, PA 19310-1402

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, 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: **15-5-375**

DEBT- **\$154,334.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03687 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property made by Henry S. Conrey, Inc, Division of Chester Valley Engineers, Paoli, PA dated 4/07/1966, last revised 11/23/1971 and recorded 12/10/197 in Chester County in Plan Book 40 Page 35 and later revised 4/05/1972, as follows, to wit:

BEING the same premises which Francis J. Hughes and Ellen S. Hughes by Deed dated August 12, 1991 and recorded on September 5, 1991, with the Chester County Recorder of Deeds Office as Deed Book 2574, Page 098, granted and conveyed unto William G. Kratz [now deceased] and Joanne D. Kratz.

BEING UPI #30-6-59

PLAINTIFF: Citizens Bank of Pennsylvania
VS

DEFENDANT: **JOANNE D. KRATZ**

SALE ADDRESS: 85 Hilltop Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, ESQ., 412-837-1164**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **15-5-377**

DEBT- **\$496.004.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10279 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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# 43-10J-18.6
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2004-3

VS

DEFENDANT: **EDWARD F. MURPHY and KIM M. MURPHY a/k/a KIMBERLY MURPHY a/k/a KIMBERLY M. MURPHY**

SALE ADDRESS: 1489 Russell Road, Paoli, PA 19301-1235

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, 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: **15-5-378**

DEBT- **\$339,830.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00511 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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 West Bradford
Township, Chester County, Pennsylvania
TAX Parcel No.: 50-5A-343

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2

VS

DEFENDANT: **MARGARET LOMBERTINO and MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, (West Bradford Township), Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-5-379**

DEBT- **\$74,133.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09274 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

PROPERTY situate in the Spring City Borough, Chester
County, Pennsylvania
UPI# 14-4-184
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Countrywide Home Loans, Inc.

VS

DEFENDANT: **CATHERINE BLISS a/k/a CATHARINE M. BLISS and JOHN V. McLAUGHLIN**

SALE ADDRESS: 217 New Street, Spring City, PA 19475-1724

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, LLP, 215-573-7000**

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: **15-5-383**

\$356,711.60

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10617 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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 Vincent Township, Chester
County, Pennsylvania
UPI# 21-1-57.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN WOOD and KRISTA WOOD**

SALE ADDRESS: 1894 Old Schuylkill Road, Spring City, PA 19475-1120

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, 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: **15-5-384**

DEBT- **\$190,026.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00405 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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, hereditaments and appurtenances, situate in the Borough of Honey Brook, County of Chester and Commonwealth of Pennsylvania, shown as Lot 14 on Site Plan and Utility Plan of Honey Brook Village, Drawing No. 87-22, dated July 28, 1987, latest revision of May 27, 1988, prepared by Lester R. Andes, Professional Engineer, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southerly face of Unit #14 and on a line in the middle of the party wall of Units #13 and #14; thence continuing on said line north 14 degrees, 16 minutes, 42 seconds east, a distance of 38.33 feet to a point; thence south 75 degrees, 43 minutes, 18 seconds east, a distance of 38.33 feet to a point; thence on a line passing through the party wall of Units #14 and #15, south 14 degrees, 16 minutes, 42 seconds west, a distance of 38.33 feet to a point; thence along the southerly face of Unit #14, north 75 degrees, 43 minutes, 18 seconds west, a distance of 21.75 feet to a point, the place of beginning.

BEING known as Unit #14 on the above mentioned Plan.

BEING UPI Number 12-4-213

BLR No.: 12-4-213

BEING known as: 427 Cahill Circle, Honey Brook, PA 19344.

BEING the same premises which Marc P. Dojka and Jennifer L. Dojka, husband and wife,, by Deed dated September 18, 2009 and recorded September 24, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7778, Page 747, granted and conveyed unto Erica Eckman, adult individual and Rorece Johnson, adult individual, as joint tenants, and not as tenants in common.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **RORECE JOHNSON and ERICA ECKMAN**

SALE ADDRESS: 427 Cahill Circle, Honey Brook, PA 19344

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: **15-5-388**

DEBT- **\$3,157.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-07364 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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, designated as
Lot No. 116 on a Plan of Building Lots called "Lincoln Heights" on
the Lincoln Highway in the Township of Valley, County of Chester
and State of Pennsylvania
TAX Parcel No. 38-5C-11

PLAINTIFF: Township of Valley

VS

DEFENDANT: **THE UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF THELMA GREEN, DECEASED, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THELMA GREEN, DECEASED, OWNER, REPUTED OWNER OR WHOEVER MAY BE THE OWNER**

SALE ADDRESS: 905 Lafayette Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JAMES R. WOOD, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-5-389**

DEBT- **\$512,376.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-02106 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

ALL THAT CERTAIN lot of land situate in Township of
Kennett, Chester County, Pennsylvania
TAX Parcel No.: 62-05-0029.020

PLAINTIFF: OneWest Bank, FSB
VS

DEFENDANT: **DEBORAH MOORE a/k/a DEBORAH A. MOORE and MICHAEL MOORE a/k/a
MICHAEL D. MOORE**

SALE ADDRESS: 825 Burrows Run Road, Chadds Ford, PA 19317

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: **15-5-396**

DEBT-**\$275,650.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08016 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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, hereditaments and appurtenances, situate in the Township of Charlestown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks, made by Pennoni Associates, Philadelphia, Pa., dated 2/3/1992, last revised 4/1999 and recorded 12/21/1999 in Plan File No. 15204 as follows, to wit:

TAX I.D. #: 35-03-0237

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SHERI L. BALUT**

SALE ADDRESS: 108 Elizabeth Court, Malvern, Pennsylvania 19355

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: **15-5-398**

DEBT- **\$140,807.81**

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

Thursday May 21, 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, June 22, 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 North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Martin Farm Subdivision prepared by Bursich Associates, Inc., dated 6/7/1996 last revised 3/15/1999 and recorded as Plan No. 15041, as follows, to wit:

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

BEING Lot No. 37 on said Plan.

AND the said Road A is known as Wendler Circle

BEING County Parcel No. 17-3-280.40.

BLR# 17-3-280.40

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

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

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

SALE ADDRESS: 1155 Wendler Circle, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-5-402**

DEBT- **\$280,970.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03589 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Lower Oxford Township, Chester
County, Pennsylvania
BLR# 56-4-11.17
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **DONALD F. LEO**

SALE ADDRESS: 190 Penns Grove Road, a/k/a 190 Pennsgrove Road, Oxford, PA 19363-1244

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: **15-5-408**

DEBT- **\$348,903.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11527 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Wallace Township, Chester County,
Pennsylvania
BLR# 31-3-16.2, 31-3-16.5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. as Successor by Merger to Wachovia Bank, N.A.
VS

DEFENDANT: **ROBERT C. GULICK a/k/a ROBERT CHARLES GULICK**

SALE ADDRESS: 331 Fairview Road, Glenmoore, PA 19343-1402

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: **15-5-410**

DEBT- **\$101,628.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09879 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Parkesburg Borough, Chester
County, Pennsylvania
BLR# 8-5-3.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **PATRICIA E. SLAUGHTER**

SALE ADDRESS: 8 West Bridge Street, Parkesburg, PA 19365-1216

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: **15-5-411**

DEBT- **\$383,013.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05091 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 21, 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, June 22, 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 Whiteland Township,
Chester County, Pennsylvania
BLR# 42-4-31.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders Cwalt, Inc., Alternative Loan Trust 2006-J3, Mortgage Pass-Through Certificates, Series 2006-J3

VS

DEFENDANT: **KYUNG GOULD**

SALE ADDRESS: 44 Knickerbocker Lane, Malvern, PA 19355-1681

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: **15-5-412**

DEBT- **\$259,937.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11972 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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 Township of East
Whiteland
TAX Parcel #42-07A-0026
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **DONNA L. FAVATA**

SALE ADDRESS: 56 Carol Lane, 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: **15-5-417**

DEBT- **\$355,566.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-02850 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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# 52-6E-52
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association not in its individual capacity, but solely as legal title trustee for Lvs Title Trust I

VS

DEFENDANT: **MICHAEL C. ZEMINSKI and AMY P. ZEMINSKI**

SALE ADDRESS: 1161 Sylvan Road, West Chester, PA 19382-5764

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: **15-5-418**

DEBT- **\$264,919.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00752 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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 or piece of ground, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a final subdivision plan for Valley Springs, made by Drake and Waddington, Inc. Kennett Square, Pennsylvania, dated 3/09/1987 and last revised 6/11/1987 and filed in Chester County, as Plan No. 7247, as follows, to wit:

BEGINNING at a point on the east side of Lamberts Lane, said point being a corner of Lot No. 3 as shown on said Plan; thence extending from said point of beginning along the west side of Lamberts Lane north 84 degrees 3 minutes 20 seconds east 80.00 feet to a point, a corner of Lot No. I; thence extending along the same south 1 degree 42 minutes 41 seconds east, 210.55 feet to a

point in line of land now or late of Jeffrey K. Wlight; thence extending along the same south 82 degrees 54 minutes 13 seconds east, 80.73 feet to a point, a corner of Lot No. 3, aforesaid; thence extending along the same north 1 degree 42 minutes 40 seconds west, 192.28 feet to the first mentioned point and place of beginning.

CONTAINING 16,069 square feet of land, more or less
BLR# 38-2-235

BEING known as: 13 Lamberts Lane, Coatesville, PA 19320-1973.

BEING the same premises which Richard J. Denny, by Deed dated December 1, 2006 and recorded December 8, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 7028, Page 2373, granted and conveyed unto Thomas J. Adams and Kimberly A. Adams, husband and wife.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THOMAS J. ADAMS**

SALE ADDRESS: 13 Lamberts Lane, Coatesville, PA 19320-1973

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: **15-5-421**

DEBT- **\$266,600.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07163 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Uwchlan Township, Chester County,
Pennsylvania
BLR# 33-7A-59
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **JAMES H. RIZZO**

SALE ADDRESS: 300 Santillo Way, Downingtown, PA 19335-3135

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: **15-5-424**

DEBT- **\$513,468.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02612 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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 East
Fallowfield Township, Chester County, Pennsylvania
TAX Parcel No.: 47-3-42

PLAINTIFF: Green Tree Servicing LLC
VS

DEFENDANT: KRISTIN GORGO a/k/a KRISTIN N. GORGO and RICHARD GORGO a/k/a
RICHARD CHARLES GORGO, JR., a/k/a RICHARD C. GORGO, JR.

SALE ADDRESS: 49 Wagners Lane a/k/a 49 Wagner Lane, 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: **15-5-433**

\$923,609.30

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2006-08050 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 May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Pennsylvania
BLR# 19-02-0052
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Indenture Trustee on Behalf of Certificateholders and the Certificate Insurer of Abfs Mortgage Loan Trust 2002-1, Mortgage Pass-Through Certificates, Series 2002-1

VS

DEFENDANT: **JEAN S. FLAXENBURG and ERIC M. FLAXENBURG**

SALE ADDRESS: 600 Pine Swamp Road, Elverson, PA 19520-8917

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: **15-5-436**

DEBT-**\$258,884.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11524 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 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 Brandywine Township,
Chester County, Pennsylvania
BLR# 30-6-59
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **JOANNE D. KRATZ**

SALE ADDRESS: 85 Hilltop Drive, Downingtown, PA 19335-1407

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: **15-5-441**

DEBT- **\$191,929.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05156 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 21, 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, June 22, 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 Whiteland, County of Chester, Commonwealth of Pennsylvania. Having erected thereon an attached, 2-1/2 story, single family, residential dwelling. Being more fully described in Chester County Deed Book Volume 6243, at Page 1060.
TAX Parcel No. 41-05Q-0090

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC2006-HE4 Asset Backed Pass-Through Certificates, Series NC 2006-HE4

VS

DEFENDANT: **SEAN McLAUGHLIN a/k/a SEAN M. McLAUGHLIN and CHRISTINA McLAUGHLIN a/k/a CHRISTINA HUBBARD McLAUGHLIN**

SALE ADDRESS: 233 Corwen Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **BARBARA A. FEIN, P.C., 215-653-7450**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **15-5-442**

DEBT- **\$329,789.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-11834 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Sadsbury Township,
Chester County, Pennsylvania
BLR# 36-5-47
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP
VS

DEFENDANT: **VALORIE E. NIXON**

SALE ADDRESS: 4111 Church Road, Parkesburg, PA 19365-1909

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: **15-5-444**

DEBT- **\$676,276.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09656 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Pikeland Township,
Chester County, Pennsylvania
BLR# 34-03-0022.110
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC
VS

DEFENDANT: **BRIAN JARRATT a/k/a BRADFORD J. JARRATT a/k/a JAMES BRIAN JARRATT
and JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425-2200

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: **15-6-452**

DEBT- **\$247,622.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06848 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 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, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN brick message and lot of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate on the west side of Wayne Street, being designated as #116 North Wayne Street, in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, having a frontage on North Wayne Street of fifteen (15) feet and extending back between parallel lines a distance of eighty (80) feet to the east side of a private alley.

CONTAINING one thousand two hundred (1,200) square feet of land, be the same more or less.

BEING the same premises which Black Action Committee, a Non-Profit Corporation, by Deed dated March 25, 1970 and recorded in Chester County in Deed Book G-39, Page 567, conveyed unto Stanford L. Gallimore and Bertha M. Gallimore, his wife, in fee.

TAX ID: 1-8-319

TITLE is vested in Myrtle Mack, by Deed from Stanford L. Gallimore and Bertha M. Gallimore, his wife, dated 02/09/1978, recorded 02/10/1978 in Book K 52, Page 586.

PLAINTIFF: Generation Mortgage Company
VS

DEFENDANT: **MYRTLE MACK, DECEASED LAST RECORD OWNER/MORTGAGOR; SHIRLEY SIMPSON a/k/a SHIRLEY MACK KNOWN HEIR OF MYRTLE MACK; RICHARD MACK a/k/a RICHARD A. MACK, KNOWN HEIR OF MYRTLE MACK; UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF MYRTLE MACK, DECEASED LAST RECORD OWNER/MORTGAGOR**

SALE ADDRESS: 116 N. Wayne 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: **15-6-466**

DEBT- **\$172,274.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02297 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 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, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester
County, Pennsylvania
BLR# 38-5C-81
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN ALLEN HALL, DECEASED and STEPHEN ALLEN HALL, JR., IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF STEPHEN ALLEN HALL and VALERIE BARBARA HALL, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF STEPHEN ALLEN HALL**

SALE ADDRESS: 904 Charles Street, Coatesville, PA 19320-2802

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

E NO: **15-6-471**

DEBT- **\$148,151.07**

RETURN OF THE WITHIN MENTIONED Writ of Execution No. 2014-08773 DIRECTED TO CAROLYN B. WELSH, SHERIFF
TO BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

10:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

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

PREMISES A:

ALL THAT CERTAIN lot or tract of ground, situate in the sixth ward of the Borough of Phoenixville, Chester County, PA., bounded and described according to a survey made 04/18/1952, by Earl R. Ewing, Registered Surveyor.

PREMISES B:

ALL THAT CERTAIN piece of ground, situate in the Borough of Phoenixville, County of Chester, Commonwealth of PA., according to a Plan entitled "Subdivision Plan" - Paradise Street, prepared by Plum and Associates, Inc., land surveyors, Valley Forge, PA., dated 05/25/1989, last revised 11/29/1989, being Lot 5, as of Plan No. 9919, recorded 12/20/1989.

HAVING erected thereon a dwelling known and numbered as 1009 Paradise Street, Phoenixville, PA 19460.

PARCEL/UPI No. 15-12-57.1

BEING the same premises which Harry H. Stephens and Irene M. Stephens, h&w and Harry H. Stephens, Jr., and Sheila M. Anastacio nka Sheila M. Stephens as joint tenants with the right of survivorship granted and conveyed unto Sheila M. Stephens and Harry H. Stephens, Jr., h&w and Harry H. Stephens and Irene M. Stephens, h&w, as joint tenants with the right of survivorship by Deed dated March 14, 2006 and recorded March 29, 2006 in the Office of the Recorder of Deeds for Chester County, Pennsylvania in Deed Book 6801, Page 270.

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **HARRY H. STEPHENS JR., HARRY H. STEPHENS, IRENE M. STEPHENS and
SHEILA M. STEPHENS**

SALE ADDRESS: 1009 Paradise Street, Phoenixville, PA 19460

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

Ten percent (10%) of the purchase money must be paid at the time 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 the 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: **15-6-499**

DEBT- **\$281,776.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06384 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 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, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Spring City Borough, Chester
County, Pennsylvania
BLR# 14-4-148
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1

VS

DEFENDANT: **STEVEN CORTEAL**

SALE ADDRESS: 358 Yost Avenue, Spring City, PA 19475-1738

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: **15-6-505**

DEBT- **\$329,280.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10190 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 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, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Brandywine Township, Chester
County, Pennsylvania
BLR# 30-2N-185
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association
VS

DEFENDANT: **ANNE O. TAYLOR**

SALE ADDRESS: 116 Clearview Drive, Downingtown, PA 19335-1102

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: **15-6-506**

DEBT- **\$256.563.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02725 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 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, July 20, 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 Downingtown
TAX Parcel #11-7-2
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **ALFREDO SILVANO**

SALE ADDRESS: 434 Mary Street, 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: **15-6-513**

DEBT- **\$395,011.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08636 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 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, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Pleasant Grove made by Robert F. Harsch and Associates, Inc., Consulting Engineers, West Chester, PA, dated 10/2/1978 and last revised 4/3/1981 and recorded in Plan File #2271, as follows, to wit:
TAX I.D. #: 67-4L-11

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1

VS

DEFENDANT: **PETER E. ALESZCZYK and MARY KATHLEEN**

SALE ADDRESS: 113 Piedmont Road, West Chester, Pennsylvania 19382

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: **15-7-526**

DEBT- **\$101,268.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12243 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Modena, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Crystal Grove" made by Berger and Hayes, Inc., Thorndale, PA dated September 12, 1984 and recorded as Plan File No. 5408, as follows, to wit:

BEGINNING at a point on the north side of South Brandywine Avenue, a corner of Lot 2 on said plan; thence extending along said Lot, north 22 degrees 43 minutes 58 seconds east partly crossing Brandywine Creek, 315.03 feet to a point in the bed of said Creek and being in line of lands now or formerly of Chester Valley Railroad Company; thence extending along said lands, south 39 degrees 34 minutes 56 seconds east partly recrossing said creek, 124.48 feet to a point, a corner of Lot 4; thence extending along said Lot, south 22 degrees 43 minutes 58 seconds west 255.91 feet to a point on the north side of South Brandywine Avenue; thence extending along same, north 67 degrees 56 minutes 14 seconds west 110.24 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said Plan.

BEING the same premises which Housing Authority of the County of Chester, by Indenture dated 5/30/03 and recorded 6/18/03 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5744 Page 770, granted and conveyed unto Charles Williams and Oretha Williams, husband and wife, in fee.

AND the said Charles Williams a/k/a Charles E. Williams departed this life 2/17/13 leaving title vested in Oretha Williams by right of survivorship.

AND the said Oretha Williams is also known as Ortha Williams.
BEING Tax I.D./Parcel Number 10-05-0005.030, UPI 10-5-5-.3

PLAINTIFF: First Niagara Bank, N.A., a National Banking Association, successor by merger to First Financial Bank

VS

DEFENDANT: **ORETHA WILLIAMS**

SALE ADDRESS: 63 South Brandywine Ave, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JEFFREY G. TRAUGER, ESQ., 215-257-6811**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **15-7-528**

DEBT- **\$230,718.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05544 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Penn Oak, prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109, as follows, to wit:

BEGINNING at a point on the easterly side of Penn Oak Lane, a corner of Lot No. 17 as shown on said Plan; thence from said point of beginning, along the said side of Penn Oak Lane the 4 following courses and distances: (1) south 71 degrees 25 minutes 75 seconds east 76.31 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 48.01 feet to a point of tangent; (3) north 38 degrees 36 minutes 34 seconds east 90.88 feet to a point of curve; (4) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 42.15 feet to a corner of Lot N. 15; thence along Lot No. 15 south 52 degrees 17 minutes 3 seconds east 55 feet to a corner of Lot No. 17; thence along Lot No. 17 south 20 degrees 21 minutes 29 seconds west 137.36 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 as shown on said Plan.

BEING the same premises which Brenda J. McNutt, by Deed dated 03/30/2007 and recorded 04/09/2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7127, Page 1026, granted and conveyed unto Andrew Tuohey and Christine Tuohey

BEING known as: 22 Penn Oak Lane, Oxford, PA 19363

PARCEL No.: 6-8-4.13

IMPROVEMENTS: residential property.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **ANDREW TUOHEY and CHRISTINE TUOHEY**

SALE ADDRESS: 22 Penn Oak Lane, Oxford, PA 19363

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: **15-7-544**

DEBT- **\$48,828.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08421 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 on which is located a brick dwelling house designated as No. 822 Coates Street, situate in the 5th Ward of the City of Coatesville, Chester County Pennsylvania bounded and described as follows:

BEGINNING at a point on the southerly curb line of Coates Street a corner of land now or late of Rose Chille, on which is located a brick dwelling house designated as No. 820 Coates Street distance 42 feet 10 inches east of the east line of a 14 feet wide alley corresponding to 8th Avenue; thence measuring along the southern curb line of Coates Street eastwardly 14 feet 2 inches to a corner of land now or late of Walter Coad and Sallie Coad, his wife and extending back southwardly between parallel lines of that width at right angles to said Coates Street, a distance of 76 feet to land now or late of Charles H. Ash. The eastern line of the lot of land herein conveyed passes through the center of the dividing partition between the house herein conveyed and the house adjoining it on the east and the western line of lot of land here in conveyed passes through the center of the dividing partition between the house herein conveyed and the house adjoining it on the west.

CONTAINING 1062 square feet of land be the same more or less.

BEING the same premises which Emma Joyce W. Moore, Administratrix of Estate of Edward N. Moore, deceased, by Deed dated 12/3/2003 and recorded 12/19/2003 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6015, Page 1231, granted and conveyed unto John M. Muhic and Anita M. Robbins.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **ANITA M. ROBBINS and JOHN M. MUHIC**

SALE ADDRESS: 822 Coates Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-545**

DEBT- **\$590,663.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-01264 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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
TAX Parcel #42-04-0031.080
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-6

VS

DEFENDANT: **KEITH B. GOULD and MYUNG SOON KIM a/k/a MYUNG KIM GOULD**

SALE ADDRESS: 49 Knickerbocker Lane, 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: **15-7-546**

DEBT- **\$330,019.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06439 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 Whiteland, County of Chester and State of Pennsylvania bounded and described according to a minor subdivision plan for Norman and Margaret Thomas, made by Hopkins and Scott registered surveyors, Kimberton, PA, dated 8/16/1996 and recorded in Plan File #13676, as follows, to wit:

BEGINNING at an interior point a corner of Lot #1 as shown on said Plan; thence, from said point of beginning along the said Lot #1 north 18 degrees 30 minutes 00 seconds west 165.64 feet to a point in line of lands now or late of Teabot Strothers; thence, along said lands of Strothers north 75 degrees 03 minutes 38 seconds east 269.44 feet to a point in line of the Indian King Subdivision; thence, along said lands of the Indian King Subdivision south 19 degrees 29 minutes 00 seconds east 148.92 feet to a corner of lands now or late of Thomas Snape: thence along said lands of Snape south 71 degrees 30 minutes 30 seconds west

271.47 feet to the first mentioned point and place of beginning.

UNDER and subject to certain conditions and easements as may now appear of record.

TOGETHER with the use of a common 25 feet wide easement for access and utilities as shown on said plan and more fully described in declaration in Record Book 4120 Page 2309.

SUBJECT, however, to the proportionate part of the expense of maintenance of said common easement.

BEING Lot #2 as shown on said Plan.

PREMISES being: 273 West Boot Road, West Chester, PA 19380

PARCEL No. 41-5-108.1

BEING the same premises which Margaret E. Thomas, by Deed dated January 5, 1999 and recorded January 27, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4497 Page 1599, granted and conveyed unto William Dampman and Jennifer Dampman.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-2 Mortgage Loan Asset Backed Certificates, Series 2007-2, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JENNIFER G. DAMPMAN a/k/a JENNIFER DAMPMAN and WILLIAM S. DAMPMAN a/k/a WILLIAM DAMPMAN**

SALE ADDRESS: 273 West Boot Road, 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: **15-7-547**

DEBT- **\$120,704.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02193 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

BEGINNING at a point of curve on the northeasterly side of Wesley Lane (50 feet wide), said point marking a corner of Lot No. 53 on said Plan; thence from said beginning point and extending along the northeasterly side of Wesley Lane on the arc of a circle curving to the right having a radius of 510 feet the arc distance of 48.51 feet to a point, a corner of Lot No. 51; thence leaving said side of Wesley Lane and extending along said Lot No. 51, north 65° 1'

east, 154.40 feet to a point in line of Lot No. 49; thence extending along said Lot No. 49, south 13° 55' 50" west, 47.24 feet to a point, a corner of aforesaid Lot No. 53; thence extending along said Lot No. 53, south 59° 34' west, 122.97 feet to the first mentioned point and place of beginning.

CONTAINING 5,835 square feet of land more or less.

BEING Lot No. 52 on said Plan.

BEING known as 110 Wesley Lane, Coatesville, PA 1320

BEING the same premises which Coatesville Communities

Corporation, a PA Corp., by Deed dated 3/14/2003 and recorded 4/2/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5632, Page 405, granted and conveyed unto Barbara A. Machak.

PARCEL No.: 16-4-332

IMPROVEMENTS: residential property.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **BARBARA A. MACHAK**

SALE ADDRESS: 110 Wesley Lane, Coatesville, PA 19320

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: **15-7-549**

DEBT- **\$430,570.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00449 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Hunters Ridge, now known as Manchester Farms, made by Chester Valley Engineers, Inc., Civil Engineers & Land Surveyors, dated 12/20/2001, last revised 5/30/2003 and recorded as Plan #16882, as follows, to wit:

BEGINNING at a point on the southerly side of Bridle Path Lane, a corner of Lot #94, thence extending along said side of Bridle Path Lane the following (2) courses and distances, (1) south 81 degrees 55 minutes, 9 seconds east 49.71 feet to a point of curve, (2) along the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 142.69 feet to a point of tangent and corner of Lot #92, thence extending along said side of Lot #92 south 57 degrees 26 minutes, 01 seconds west 199.52 feet to a point

and corner of Lot #85, thence extending along said side of Lot #85 north 84 degrees 23 minutes, 08 seconds west 25.75 feet to a point and corner of Lot #94, thence extending along said side of Lot #94 north 08 degrees 04 minutes, 51 seconds east 186.09 feet to the first mentioned point and place of beginning.

CONTAINING 20,772 square feet more or less.

BEING Lot #93 on said Plan.

Premises being: 130 Bridal Path Lane, Coatesville, PA

19320

PARCEL No. 47-6-162

BEING the same premises which DHLP-Manchester Farms, L.P., a Pennsylvania Limited Partnership, by Deed dated February 25, 2005 and recorded March 2, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6423 Page 560, granted and conveyed unto John F. Glah.

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS4, c/o Ocwen loan Servicing, LLC

VS

DEFENDANT: **JOHN F. GLAH**

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

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: **15-7-550**

DEBT- **\$245,510.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12869 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 Nottingham, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Boundary Survey and Topographic Survey for WAWA, Inc. made by Weber Surveyors, Inc. 2207 Columbia Ave., Lancaster, PA dated 7/11/88, as follows to wit:
TAX I.D. #: 68-2-3

PLAINTIFF: Citibank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-1

VS

DEFENDANT: **MELISSA POWELL and FREDERICK PRICE**

SALE ADDRESS: 300 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: **15-7-553**

DEBT- **\$287,099.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11165 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 "Pickering Knoll" made by Hiltner and Hitchcock, Registered Surveyor dated May 1926, and recorded in Plan Book 1, Page 247, as follows, to wit:

BEGINNING at a point on the northeasterly side of Anderson Avenue (60 feet wide) which point is measured along the northeasterly side of Anderson Avenue the distance of 1365.56 feet southeastwardly from the intersection of the center line of State Road (60 feet wide) and the northeasterly side of Anderson Avenue; thence beginning point and along Lot 617 on said Plan north 43 degrees 49 minutes east 125 feet to a point in line of lands now or late of Truman D. Wade; thence along said lands south 46 degrees 11 minutes east 78.49 feet to a point in line of lands now or late of A.W. Klay; thence along said lands south 45 degrees 57 minutes west 125.08 feet to a point on the northeasterly side of Anderson Avenue; thence along the same north 46 degrees 11 minutes west 73084 feet to the first mentioned point and place of beginning.

BEING Lot #15 Section "A" on said Plan

BEING UPI Number 15-18-9

BLR No.: 15-18-9

BEING known as: 24 Anderson Avenue, Phoenixville, PA 19460.

BEING the same premises which Thomas E. Mulhall and Eileen T. Mulhall, his wife, by Deed dated May 17, 1988 and recorded May 20, 1988 in and for Chester County, Pennsylvania, in Deed Book Volume 1148, Page 401, granted and conveyed unto Marc F. Novia, married and Donna D. Novia, married as tenants by the entireties.

PLAINTIFF: Wells Fargo Bank, NA Successor by Merger to Wachovia Bank, National Association
VS

DEFENDANT: **DONNA D. NOVIA and MARC F. NOVIA**

SALE ADDRESS: 24 Anderson Avenue, 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: **15-7-557**

DEBT- **\$477,271.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-11285 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 Brandywine, Chester County, Pennsylvania, bounded and described according to a Plan of Subdivision for John and Joanne Conti, made by Stapleton & Leisey dated March 3, 1995 revised July 24, 1995 and recorded as Plan # as follows to wit:
TAX I.D. #: 29-6-23.13

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2006-17 Mortgage Pass-Through Certificates, Series 2006-17

VS

DEFENDANT: **JOSEPH A. MELI and DENISE M. MELI**

SALE ADDRESS: 155 Hibernia Road, 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: **15-7-558**

DEBT- **\$518,013.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10283 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Bradford Township,
Chester County, Pennsylvania
UPI# 50-6-12.3
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **M. HUNTER DAVIS a/k/a MATTHEW HUNTER DAVIS and CHRISTINA M. DAVIS
a/k/a CHRISTINA DAVIS**

SALE ADDRESS: 1129 Highgrove Drive, West Chester, PA 19380-1677

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: **15-7-559**

DEBT- **\$207,484.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01259 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 in the Plats and Plans referred to below as "Eagle's Ridge Condominium", located at "Chesterbrook", Tredyffrin Township, Chester County, State of Pennsylvania, which has heretofore been

TAX I.D. #: 43-005-3202

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JAMES BRIAN JARRATT and JENNIFER A. JARRATT**

SALE ADDRESS: 320 Washington Place, Chesterbrook, Pennsylvania 19087

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: **15-7-562**

DEBT- **\$284,869.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09126 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Nottingham Township, Chester
County, Pennsylvania
BLR# 69-02Q-0028, 69-02Q-0028.01A, 69-02Q-0028.01B
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2,
Mortgage Pass-Through Certificates, Series 2007-2

VS

DEFENDANT: **CYNTHIA L. MCANENY a/k/a CYNTHIA MCANENY a/k/a CYNTHIA L. POFF**

SALE ADDRESS: 136 Mount Pleasant Road a/k/a 122, Mount Pleasant Road a/k/a 132 Mount
Pleasant Road, Oxford, PA 19363-2416

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: **15-7-567**

DEBT- **\$27,630.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01407 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 West Nantmeal, County of Chester and State of Pennsylvania, bounded and described according to a survey thereof made April 29, 1949, revised August 24, 1949, by Howard H. Ranck, Registered Surveyor, as follows to wit, situate on the northerly side of Langoma Avenue (thirty-three feet wide) at the distance of 300 feet westwardly from the westerly side of Oak Lane (thirty-three feet wide)

CONTAINING in front or breadth on said Langoma Avenue north 77 degrees 34 minutes west along the northerly side of Langoma Avenue 75 feet and extending of that width in length or depth north 12 degrees 26 minutes east between parallel lines at right angles to said Langoma Avenue 125 feet.

TITLE to said premises vested in Keith M. Hallenbeck and Jacquelyn R. Hallenbeck, his wife by Deed from E. Roy Nellius, Jr. and Lenna Nellius, his wife dated 11/02/1972 and recorded 11/02/1972 in the Chester County Recorder of Deeds in Instrument No. 10206.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **KEITH M. HALLENBECK and JACQUELYN R. HALLENBECK**

SALE ADDRESS: 25 Langoma Road, Elverson, PA 19520

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: **15-7-569**

DEBT- **\$134,020.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12389 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Uwchlan Township, Chester
County, Pennsylvania
UPI# 33-2-489
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the CsfB Trust 2004-CF1

VS

DEFENDANT: **CHRISTOPHER LEDBETTER a/k/a CHRISTOPHER J. LEDBETTER**

SALE ADDRESS: 4905 Cara Court, Chester Springs, PA 19425-8759

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: **15-7-571**

DEBT- **\$132,024.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05311 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 the Borough of Phoenixville, Chester County, Pennsylvania, described according to a Plan for Habitat for Humanity made by Hugo Buda, Registered Professional Surveyor and Regulator, dated May 26, 1991 and last revised September 2, 1992 and recorded a Chester County Plan No. 11828 as follows:

BEGINNING at an iron pin on the south side of High Street, a corner of 122 High Street, as shown on said Plan; thence along the same south 17 degrees 00 minutes 00 seconds east passing through the division wall of the proposed dwelling 100.20 feet to an iron pin on the title line on the north side of Railroad Street; thence along the same north 77 degrees 05 minutes 55 seconds west, 28.84 feet to an iron pin set at a corner of lands now or late of Walton and Lillian Johnson; thence along the same north 17 degrees 00 minutes 00 seconds west, 85.61 feet to an iron pin set 26.50 feet more or

less from the center line of High Street; thence along the title line on the south side of High Street north 72 degrees 30 minutes 00 seconds east, 25.00 feet to the beginning point.

TOGETHER with the porch elevation as shown on said Plan for the erection, construction repair and maintenance of porch structures, including decking and roofing, which may be attached to the dwelling erected thereon.

Premises being: 124 East High Street, Phoenixville, PA 19460

PARCEL No. 15-5-543

BEING the same premises which Timothy L. Harper by Deed dated February 12, 2007 and recorded February 22, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7089 Page 898, granted and conveyed unto Elizabeth Cruz, as sole owner.

PLAINTIFF: U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ELIZANDRA CRUZ**

SALE ADDRESS: 124 East High Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-572**

DEBT- **\$1,032,851.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10174 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 Marlborough, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Dewson Construction Company, made by Chester Valley Engineers, Inc. C.E. & Land Surveyors, Paoli, Pa. Dated 12/23/2003, last revised 1/18/2005 and record in Plan #17517, as follows to wit:

BEGINNING at a point on the cul-de-sac at the end of Wyndham Hill Drive a corner of Lot No. 5; thence extending from said beginning along the cul-de-sac at the end of Wyndham Hill Drive on the arc of a circle curving to the left having a radius of 65 feet the arc distance of 62.30 feet to a point, a corner of Lot No. 3; thence extending along same south 42 degrees 58 minutes 12 seconds west 263.88 feet to a point in line of lands of Robert H. Marshall Jr.; thence extending along same north 85 degrees 22 minutes 26 seconds west 194.94 feet to a point in line of lands of Charles C. Thomas, Jr. and Penny L. Thomas; thence extending along same north 05 degrees 34 minutes 15 seconds east 280.41 feet to a point, a corner of Lot No. 5; thence extending along same south 82 degrees 07 minutes 03 seconds east 329.98 feet to the first mentioned point and place of beginning containing 78,450 s/f Being Lot No. 4 on said place.

UPI# 61-2-132.6C

PLAINTIFF: Capital One, N.A.

VS

DEFENDANT: **RONALD SIMONETTI and JENNIFER SIMONETTI**

SALE ADDRESS: 106 Wyndham Hill Drive, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-573**

DEBT- **\$320,459.74**

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

Thursday, July 16, 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, August 17th, 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 Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Highlands, drawn by Hillcrest Associates, Inc., dated June 4, 1997, and last revised November 24, 1997, and Plan recorded in Chester County as Plan No. 14334, as follows, to wit:

BEGINNING at a point on the southwesterly side of the cul de sac (of irregular width) at the terminus of Victorian Lane (50 feet wide private right of way), said point being a corner of Lot No. 28 on said Plan; thence extending from said point of beginning along Lot No. 28, south 54 degrees 25 minutes 45 seconds west, 230.51 feet to a point in line of lands marked Open Space on said Plan; thence extending along said lands, north 2 degrees 8 minutes 48 seconds west, 217.05 feet to a point; a corner of Lot No. 26 on said Plan; thence extending along same, south 77 degrees 11 minutes 26 seconds east, 192.33 feet to a point on the northwesterly

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

BEING Lot 27 as shown on the above mentioned Plan.

UPI 72-3-88

BEING Parcel #72-03-0088

BLR# 72-3-88

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

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

VS

DEFENDANT: **PABLO M. DEMUCHA**

SALE ADDRESS: 3 Victorian Lane, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-575**

DEBT- **\$576,810.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10252 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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, being Lot No. 30, with the hereditaments and appurtenances thereon, situate in Westtown Park, Township of Westtown, Chester County, PA which according to a survey made by T.G. Colesworthy, county surveyor, is bounded and described as follows, to wit:

BEGINNING in the south line of an avenue called Garden Circle as the same extends in an easterly and westerly direction with the east line of Garden Circle as the same extends in a northerly and southerly direction as each section is laid out and opened 40 feet wide; thence extending along the south line of Garden Circle north 80 degrees 3 minutes east, 100.3 feet; thence continuing along the south line of Garden Circle, north 86 degrees 55 minutes east 10.17 feet; thence leaving Garden Circle, and extending along Lot No.40, south 12 degrees 5 minutes east, 184.69 feet; thence continuing along Lot No. 40, south 12 degrees 5 minutes east, 184.69 feet; thence continuing along Lot No. 40, south 77 degrees 55 minutes west, 110 feet to the east line of Garden Circle; thence extending along the east line of Garden Circle, north 12 degrees 5 minutes

west, 190 feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Westtown, County of Chester and State of Pa, described according to a Plan of Property of Wesley T. Pannoyer Estate known as Westtown Park made by T.G. Colesworthy, county surveyor, dated 4/30/1953 and last revised 5/4/1954 as follows, to wit:

ALL THAT CERTAIN lot or piece of land beginning at a point in the south line of an Avenue called Garden Circle (40 feet wide) at a corner of Lot No. 30 on said Plan; thence extending along the south line of Garden Circle, north 85 degrees 55 minutes east 35 feet to a point; thence extending south 7 degrees 55 minutes 59 seconds east 179.62 feet to a point; thence extending south 77 degrees 55 minutes west 22 feet to a point; thence extending north 12 degrees 5 minutes west 184.69 feet to a south line of Garden Circle, the point and place of beginning.

BEING known as 100 Garden Circle, West Chester, PA.
PARCEL Nos. 67-4G-47 and 67-4G-47.1

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 Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE2

VS

DEFENDANT: **DANIEL T. BAUMEISTER**

SALE ADDRESS: 100 Garden Circle, West Chester, PA 19382

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: **15-7-578**

DEBT- **\$278,059.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01337 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 Township of
Franklin, Chester County, Pennsylvania
TAX Parcel No.: 72-04L-0004.010

PLAINTIFF: PNC Bank, National Association
VS

DEFENDANT: **RACHEL A. McCULLIN**

SALE ADDRESS: 205 Fox Run Ln, Lincoln University, 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: **15-7-580**

DEBT- **\$394,239.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00002 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 West Goshen
TAX Parcel #52-5C-218
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee to the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 c/o Green Tree Servicing, LLC
VS

DEFENDANT: **MICHELLE IMBURGIA and SAMUEL IMBURGIA**

SALE ADDRESS: 201 Long Lane, 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: **15-7-581**

DEBT- **\$44,182.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07369 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 Willistown, County of Chester and State of Pennsylvania, bounded and described according to a as built Plan for the Hankin Group, made by Henry C. Conrey, Inc., Paoli, PA., dated 5-7-1981 and recorded in the Office for the Recording of Deeds for Chester County as Plan No.: 3594, as follows, to wit:

BEGINNING at an interior point a corner of Unit 114; thence from said beginning point extending north 48 degrees 21 minutes 14 seconds east 24.00 feet to a point; thence extending south 41 degrees 38 minutes 46 seconds east along line of Unit 112 on said Plan 40.50 feet to a point; thence extending south 48 degrees 21 minutes 14 seconds west along Limited Common Area 24.00 feet to a point; thence extending north 41 degrees 38 minutes 46 seconds west along line of Unit 114 on said Plan 40.50 feet to the first mentioned point and place of beginning.

BEING Unit No. 113 on said Plan.

CHESTER County Tax Parcel No.: 54-3B-205

BEING the same premises which Charles L. Reed by Deed dated October 31, 2000 and recorded November 14, 2000 in the Recorder of Deeds Office in and for Chester County, Pennsylvania Deed Book 4851, Page 743, conveyed unto Judith E. Kiesel, in fee.

PLAINTIFF: Partners for Payment Relief DE III, LLC

VS

DEFENDANT: **JUDITH E. KIESEL, UNITED STATES OF AMERICAN and DEPARTMENT OF JUSTICE**

SALE ADDRESS: 113 Putney Lane, Malvern, Willistown Township, Pennsylvania 19355

PLAINTIFF ATTORNEY: **STEPHEN M. HLADIK, ESQ., 215-855-9521**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-582**

DEBT- **\$111,010.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12098 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN Unit, designated as Unit A-18,
being a Unit in Woodmont North, a condominium, located at the
intersection of Winding Way and Route 113, in the Township of
East Caln, County of Chester, Commonwealth of Pennsylvania.
TAX I.D. #: 40-2-51

PLAINTIFF: Federal National Mortgage Association (FNMA)

VS

DEFENDANT: **CAROL DIBERARDINIS**

SALE ADDRESS: 100 Winding Way Unit A-18, 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: **15-7-585**

DEBT- **\$147,244.35**

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

Thursday, July 16, 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, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-586**

DEBT- **\$350,152.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02316 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 in Glen Moore, Wallace Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner thereof, an iron pin on line of land of M. H. Church Property 150 feet westward from a corner of State Highway, thence by an 8 foot wide strip of land property of the grantors and land of LeRoy McConnell, south 21° 28' east, 108 feet to an iron pin; thence by the same, north 82° 32' east, 129.2 feet to a point in the State Highway from Glen Moore to Downingtown; thence along in the same, south 20° 48' east, 40 feet to a point in the highway, thence leaving the highway, by land retained by the grantors crossing an iron pin at the west side thereof, south 82° 31' west, 129 feet to an iron pin; thence by the same, south 21° 28' east, 102 feet to an iron pin; thence by said land, south 81° 54' west, 792.5 feet to an iron pin; thence by land of J. G. Galt, north 3° 53' west, 250 feet to an iron pin at a post; thence by land of Glen Moore Improvement Society and M.R. Church property, respectively, north 82° 32' east, 715.5 feet to the place of beginning.

CONTAINING 4.41 acres more or less.

BEING known as 39 McConnell Drive, Glenmoore, PA 19343

BEING the same premises which Nancy M. McDonough, Executor of Estate of Mary McConnell and Nancy M. McDonough, individually, by Deed dated 2/12/1998 and recorded 2/12/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4301, Page 1557, granted and conveyed unto Nancy M. McDonough.

PARCEL No.: 31-4E-32.2

IMPROVEMENTS: Residential property.

PLAINTIFF: The Bank of New York Mellon Trust Company, N.A. as Trustee on behalf of CWABS, Inc. Asset-Backed Certificates Trust 2004-6

VS

DEFENDANT: **NANCY M. McDONOUGH**

SALE ADDRESS: 39 McConnell Drive, Glenmoore, PA 19343

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: **15-7-599**

DEBT- **\$127,563.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALLTHAT CERTAIN tract of land, together with the improvements thereon erected, sitate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made March 24, 1965, by DeArmit and Hayes, Consulting Engineers and Surveyors, as follows:

TAX I.D. #: 28-3-18

PLAINTIFF: Urban Financial of America, LLC

VS

DEFENDANT: UNKNOWN SURVIVING HEIRS OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER, ANTONIA V. TOWBER, KNOWN SURVIVING HEIR OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER, TERRY A. TOWBER a/k/a TERRY A. GULICK, KNOWN SURVIVING HEIR OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER, AND JOANNE L. TOWBER a/k/a JOANNE LYNN TOWBER, KNOWN SURVIVING HEIR OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER.

SALE ADDRESS: 131 Martins Corner Road, 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: **15-7-600**

DEBT- **\$231,888.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-10629 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 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, August 17th, 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 East Coventry, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Coventry Mews, prepared by Conver and Smith Engineering, Inc., dated 4/21/99 and recorded as Plan No. 15400, revised 3/16/2000, as follows, to wit:
TAX I.D. #: 18-4-136.10

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **EILEEN K. SLEMMER**

SALE ADDRESS: 35 Meadow Lane, Pottstown, Pennsylvania 19465

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: **15-8-607**

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: **15-8-612**

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

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, 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: **15-8-617**

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: **15-8-620**

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: **15-8-628**

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: **15-8-631**

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: **15-8-665**

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: **15-8-677**

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