

# INDEX

Location	Defendant	Page
	Owner, Ellis O. Walker, Known Surviving Heir of Catherine Walker, Deceased Mortgagor and Real Owner, and Unknown Surviving Heir of Catherine Walker, Deceased Mortgagor and Real Owner, .....	50
Borough of Spring City .....	Chester C. Kern, III and Lisa C. Kern .....	37
Borough of West Chester .....	Harry E. Burns, Marcella A. Burns and Aurelia L. Garcia .....	52
Borough of West Chester .....	Natia M. Butler .....	24
Borough of West Chester .....	Joseph J. Schkeryantz .....	23
Borough of West Grove .....	Anthony Rodriguez .....	26
Borough of West Grove .....	Kristy Jo Sydenstricker a/k/a Kristy Jo Sydenstricke .....	47
City of Coatesville .....	Sharon B. Hall and William L. Hall .....	5
City of Coatesville .....	Sandra Jackson .....	28
City of Coatesville .....	Belva M. Nugent .....	7
Caln TownshipI .....	Israel Ingram, Jr. and Tioka W. Ingram .....	56
Caln Township .....	Meredith Konchek .....	44
Caln Township .....	Florentino Jimenez .....	31
Caln Township .....	Gregory Nelson a/k/a Gregory A. Nelson, Lisa Nelson a/k/a Lisa B. Nelson and United States of America. . .	38
East Bradford Township .....	Scott Macdonald, in his Capacity as Co-Executor and Devisee of the Estate of Elaine H. Griegel, Wendy Macdonald, in her Capacity as Co-Executor and Devisee of the Estate of Elaine H. Griegel, and Karen Elaine Macdonald, in her Capacity as Devisee of the Estate of Elaine H. Griegel .....	18
East Bradford Townshi .....	Jenna L. Herberger .....	22
East Fallowfield Township .....	Clyde R. Hailey, III .....	17
East Fallowfield Township .....	Ross Wayne and Lauara Parke .....	15
East Marlborough Township .....	Karen Straub .....	45
East Nottingham Township .....	Owen E. Griffith, Jt. and Heather Griffith .....	54
East Pikeland Township .....	John P. Buczkowski .....	29
Easttown Township .....	Russell Giangiulio .....	27
East Whiteland Township .....	Glenn Brown also known as Glen Brown .....	32
East Whiteland Township .....	Janie M. Hoening .....	51
Kennett Township .....	Stacey L. Hoernig and Michael P. Hoernig .....	53
London Grove Township .....	Kristopher I. Gatts and Stephani Edwards .....	4
New Garden Township .....	Susan Welder .....	30
North Coventry Township .....	Ryan M. Malovrh .....	48
PennTownship .....	John R. Corry .....	20
Sadsbury Township .....	Ronald H. Hawkins .....	12
Upper Uwchlan Township .....	Keilbach, Philip and United States of America .....	55
Upper Uwchlan Township .....	United States of America and Stacy Spott .....	35
Uwchlan Township .....	United States of America, Robert Kleiser Known Heir of Kimberly A. Hvizda, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kimberly A. Hvizda, , Deceased, James John Hvizda, and Kimberly A. Hvizda Last Record Owner .....	8
Uwchlan Township .....	Robert O. Williams and Melinda M. Williams .....	34
Valley Township .....	Miguel A. Colon, Sr. and Joshua M. Colon .....	6
Valley Township .....	Gregg D, Smith, Sr. ....	49

*Continued*

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Wallace Township . . . . .	John Brooks and Donna Brooks . . . . .	14
Wallace Township . . . . .	Timothy G. Lang . . . . .	16
West Bradford Township . . . . .	Jamiae N. Blankley . . . . .	36
West Bradford Township . . . . .	Robert S. Swavely a/k/a Robert C. Swavely and Shivoan Swavely . . . . .	42
West Brandywine Township . . . . .	Jerard Brown . . . . .	10
West Caln Township . . . . .	Alice M. Lynch . . . . .	9
West Caln Township . . . . .	John E. Ney and Lisa C. Ney . . . . .	46
West Caln Township . . . . .	Mary Stevenson a/k/a Mary L. Stevenson . . . . .	21
West Goshen Township . . . . .	Joseph Cirillo and Robin Cirillo and Marjorie Klunk . . . . .	39
West Pikeland Township . . . . .	Charles B. Orland and Barbara L. Orlando . . . . .	43
West Whiteland Township . . . . .	Linda P. Boodey . . . . .	13
Willistown Township . . . . .	Ernest L. Worrell . . . . .	19

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, October 15, 2015 @ 11 AM

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### 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 15 day of October, 2015 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, OCTOBER 15TH 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, NOVEMBER 16TH, 2015 IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

**CAROLYN B. WELSH, SHERIFF**

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### INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Borough of Avondale . . . . .	David Pennington a/k/a David A./ Pennington . . . . .	25
Borough of Downingtown . . . . .	Donald Keith . . . . .	57
Borough of Kennett Square . . . . .	Paula Ann Smith, in her Capacity as Executrix and Devisee of the Estate of Mary Ann Smith. . . . .	41
Borough of Parkesburg . . . . .	Kwame S. Barnieh. . . . .	40
Borough of Phoenixville . . . . .	Karin Kadiri. . . . .	33
Borough of Phoenixville . . . . .	Nancy Scheetz and Donald Scheetz . . . . .	11
Borough of South Coatesville . . . . .	Nola J. Williams, Known Surviving Heir of CatherineWalker, Deceased Mortgagor and Real Owner, Ellis O. Walker, Known Surviving Heir	

*Continued*

# Sheriff's Sale of Real Estate

SALE NO: **15-10-737**

DEBT- **\$191,646.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-00035 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, October 15, 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, November 16, 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 situate in London Grove Township, Chester County, Pennsylvania described as follows according to a survey made in January 1968, by George E. Regester, Jr. & Son, Registered Surveyors:

BEGINNING at a point set in the title line in the bed of a public road being Township Road T-321, said point marking the original northeasterly corner of lands of John V. Reynolds, of which this was a part, and a northwardly corner of lands of Morrie H. Chandler; thence leaving said point of beginning and leaving said title line in said public road and by lands of the aforesaid Morris H. Chandler; south 01 degrees, 45 minutes 00 seconds east, 365 feet to a point set for a corner of this and a corner of other lands of John V. Reynolds of which this was a part; thence by other lands of said John V. Reynolds, of which this was a part; the following two courses and distances, to wit: (1) south 78 degrees 18 minutes 96 seconds west, 225 feet to a point; (2) north 01 degree 45 minutes 00 seconds west, 365 feet to a point set in the title line in the bed of a public road, first mentioned being Township Road T-321; thence by said title line in the said public road, north 78 degrees 18 minutes 56 seconds east, 225 feet to the first mentioned point and place of beginning.

BEING UPI #59-11-28.1

BEING known as 1345 Garden Station Road

BEING the same premises which David R. Woodward by Deed dated 8/12/2004 and recorded in Chester County in Record Book 6274 Page 691 granted and conveyed unto Kristopher I. Glatts and Stephani Edwards, as joint tenants with the right of survivorship, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **KRISTOPHER I. GLATTS and STEPHANI EDWARDS**

SALE ADDRESS: 1345 Garden Station Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **LEEANE O. HUGGINS, ESQ. 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-738**

DEBT- **\$194,433.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11783 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, October 15, 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, November 16, 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 City of  
Coatesville, Chester County, Pennsylvania  
TAX Parcel No.: 16-09-0083

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **SHARON B. HALL and WILLIAM L. HALL**

SALE ADDRESS: 771 Madison St, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-739**

DEBT- **\$174,671.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02723 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate Valley Township  
TAX Parcel #38-02G-0071  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **MIGUEL A. COLON SR. and JOSHUA M. COLON**

SALE ADDRESS: 303 Revere Court, 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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-740**

DEBT- **\$162,182.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03429 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the City of Coatesville, Chester  
County, Pennsylvania  
BLR# 16-9-94.3B  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp.  
2005-Opt2, Asset Backed Pass-Through Certificates, Series 2005-Opt2

VS

DEFENDANT: **BELVA M. NUGENT**

SALE ADDRESS: 14 West 6th Avenue, Coatesville, PA 19320-2904

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-741**

DEBT- **\$573,152.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00048 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, October 15, 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, November 16, 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 Uwchlan  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 32-4-30.52

PLAINTIFF: Deutsche Bank National Trust Company, Trustee Saxon Asset Securities Trust 2007-2  
Mortgage Loan Asset Backed Certificates, Series 2007-2

VS

DEFENDANT: **UNITED STATES OF AMERICA, ROBERT KLEISER KNOWN HEIR OF KIMBERLY A. HVIZDA, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KIMBERLY A. HVIZDA, DECEASED, JAMES JOHN HVIZDA, and KIMBERLY A. HVIZDA, LAST RECORD OWNER**

SALE ADDRESS: 251 Byers Road, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-10-742**

DEBT- **\$187,345.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03758 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, October 15, 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, November 16, 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 plan of Sandy Hill Estates, made by Berger and Hayes, Inc., dated 8/18/1975 and last revised 6/21/1976 as follows, to wit:

BEGINNING at a point on the northwest side of Sandy Hill road at a corner of Lot No. 19 on said plan, thence extending from said point of beginning and along the said side of Sandy Hill Road, south 18 degrees, 14 minutes, 20 seconds west, 150.00 feet to a point of curve, thence extending along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the northeast side of an unnamed road, thence extending along the same north 71 degrees, 45 minutes, 40 seconds west crossing an easement area, 201.42 feet to a corner of Lot No. 21 on said Plan, thence leaving the said side of the unnamed road and extending along Lot No. 21, north 8 degrees, 38 minutes, 20 seconds west, 165.00 feet to a corner of Lot No. 19 on said plan,

thence extending along the same, south 74 degrees, 32 minutes, 12 seconds east, recrossing the aforesaid easement area 254.23 feet to a point on the northwest side of Sandy Hill Road, being the first mentioned point and place of beginning.

BEING Lot No. 20 on said Plan.

CONTAINING 40,571 square feet.

PREMISES being: 101 Woodland Avenue, Coatesville, PA 19320

PARCEL No. 28-05-0095

BEING the same premises which Richard C. Huntsman and Karen M. Huntsman, by Deed dated January 24, 1991 and recorded January 28, 1991 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 2291 Page 364, granted and conveyed unto Jesse L. Lynch and Alice M. Lynch, husband and wife, as tenants by the entirety. Jesse L. Lynch has departed his life on 12/10/2006.

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS10, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ALICE M. LYNCH**

SALE ADDRESS: 101 Woodland Avenue, 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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-743**

DEBT- **\$847.249.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03668 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, October 15, 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, November 16, 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 Township, Chester County and Commonwealth of Pennsylvania described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated 5-4-2004 last revised 6-15-2005 and recorded as Plan File No. 17557, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Penswick Drive a corner of Lot 46 on said Plan, thence extending along said Lot, south 07 degrees 25 minutes 36 seconds east 215.92 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1), south 85 degrees 57 minutes 38 seconds west 100.18 feet to a point on the northerly right-of-way line of Sunoco Pipeline L.P. easement, and (2) north 07 degrees 25 minutes 36 seconds west 210.00 feet to a point on the southerly side of Penswick Drive, thence extending along same, north 82 degrees 34 minutes 24 seconds east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 45 on said Plan.

TAX ID/Parcel No. #29-5-1.45

PREMISES being: 3 Penswick Drive, Downingtown, PA 19335-4922

BEING the same premises which Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its general partner, by Deed dated December 21, 2006 and recorded December 29, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7045 Page 1307 and Instrument # 10716629 granted and conveyed unto Jerard Brown.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JERARD BROWN**

SALE ADDRESS: 3 Penswick Drive, Downingtown, PA 19335-4922

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-744**

DEBT- **\$548,391.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00851 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, October 15, 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, November 16, 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 three story concrete block dwelling house and improvements thereon erected, known and designated as No. 319 Second Avenue and situate on the north side of said Second Avenue in the Third Ward of the Borough of Phoenixville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north side of Second Avenue, said point of beginning being 57 feet distant in a westerly directly from the west side of Quick Street; bounded on the east by the property now or late of Anderson; on the south by Second Avenue; on the west by land now or late of J.B. Emery; and on the north by a five feet wide alley; being 45 feet in width or breadth on said Second Avenue and extending northward between parallel lines at right angles to said Second Avenue and extending northward between parallel lines at right angles to said Second Avenue, the distance of 70 feet to the aforesaid alley.

BEING UPI #15-13-366

BEING the same premises which Donald Scheetz, by deed dated July 25, 2007 and recorded July 8, 2014 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 8949, Page 2099, granted and conveyed unto Nancy Scheetz and Donald Scheetz, wife and husband.

PLAINTIFF: Caliber Home Loans

VS

DEFENDANT: **NANCY SCHEETZ and DONALD SCHEETZ**

SALE ADDRESS: 319 2nd Avenue, Phoenixville, PA 19460

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **15-10-745**

DEBT- **\$271,224.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00517 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Foundation as Built Plan" for Sadsbury Associates, Building Unit F, Drawing Number 2002219U31, dated November 15, 2002, last revised January 6, 2003, prepared by Wilkinson Associates, Surveying/Engineering and recorded in Plan File Number 16510 as follows to wit.

BEING Unit 32, Building Unit F, Sadsbury Village.

TITLE to said premises vested in Ronald H. Hawkins, unmarried by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes dated 04/15/2003 and recorded 06/01/2003 in the Chester County Recorder of Deeds in Book 5818, Page 1250.

PLAINTIFF: CitiFinancial Servicing LLC, a Limited Liability Company  
VS

DEFENDANT: **RONALD H. HAWKINS**

SALE ADDRESS: 509 Green Hill Road, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-746**

DEBT- **\$158,580.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01149 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, October 15, 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, November 16, 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 and State of Pennsylvania bounded and described according to a subdivision of lands belonging to Heinhart-Lawley Associates made by Roland A. Dunlap dated July 9, 1980 and recorded in Chester County as Plan #3278 as follows, to wit:

BEGINNING at a point on the southerly side of Boot Road (LR 15095), a corner of Lot #3 on said Plan; thence from the beginning and extending along Boot Road, north 63 degrees 27 minutes 40 seconds east, 124.17 feet to a point in line of lands of Stephen Bennett; thence leaving Boot Road and extending along said lands, south 26 degrees 59 minutes 10 seconds east, 229.40 feet to a point, a corner of Lot #3, aforesaid; thence extending along said Lot, the four (4) following courses and distances: (1) south 63 degrees 00 minutes 50 seconds west, 116.95 feet to a point; (2) north 43 degrees

59 minutes 42 seconds west, 130.09 feet; (3) north 26 degrees 32 minutes 20 seconds west, 76.21 feet to a point of curve; and (4) extending along the arc of a circle curving to the right having a radius of 30.00 feet, the arc distance of 47.12 feet to the first mentioned point and place of beginning.

BEING the same premises which Roger E. Meinhart and Gene Lawley, Co-Partners, by Deed dated August 14, 1984 and recorded on August 14, 1984 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book Z63, Page 474, granted and conveyed unto Robert A. Boodey and Linda P. Boodey, his wife.

AND the said Robert A. Boodey, hereby departed this life on or about May 9, 2002, thereby vesting title solely in his wife, Linda P. Boodey.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **LINDA P. BOODEY**

SALE ADDRESS: 270 West Boot Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-747**

DEBT- **\$311,828.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11367 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, October 15, 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, November 16, 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 Wallace Township, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a preliminary/final subdivision plan for Coltsfoot, made by Rettew Associates, Inc., Chester Springs, PA, dated September 8, 2005, last revised June 1, 2006 in Plan #17855 as follows, to-wit:  
TAX I.D. #: 31-03-0015.020

PLAINTIFF: Plaza Home Mortgage Inc.

VS

DEFENDANT: **JOHN BROOKS and DONNA BROOKS**

SALE ADDRESS: 321 Fairview Road, Glenmoore, Pennsylvania 19343

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-748**

DEBT- **\$222,314.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02519 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, October 15, 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, November 16, 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 Township of East Fallowfield County of Chester and State of Pennsylvania, bounded and described as follows:

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **ROSS WAYNE and LAURA PARKE**

SALE ADDRESS: 2167 Strasburg 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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-749**

DEBT- **\$144,383.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03033 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land, situate in the Village of Glen Moore, Wallace Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road, said point being 32 feet northwest measured along said road from the northwest corner of land sold by James Wagenseller to William S. Ireby by deed dated 8/30/1990; thence by other land now or late of James Wagenseller by a line parallel with the west line of Ireby's lot and 32 feet distance westwardly therefrom south 57 1/4 degrees west 185 feet; thence still by land now or late of James Wagenseller by line parallel with said road north 32 1/4 degrees west 44 feet; thence still by land now or late of James Wagenseller north 57 1/4 degrees west 185 feet to a point in the middle of said road and along the middle thereof south 32 1/4 degrees east 44 feet to the place of beginning.

AND also, all that certain tract or parcel of land situate in the Village of Glen Moore aforesaid, bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of the State Road leading from Downingtown to Glen Moore on a line of other land now or late of the Estate of William E. Todd, deceased; thence by said land south 57 1/4 degrees west 185 feet to an iron pin in a line of land now or late of James Wagenseller; thence by same north 32 1/4 degrees west 22 feet to an iron pin; thence continuing by land now or late of said James Wagenseller north 57 1/4 degrees east 185

feet to an iron pin in the middle of the State Road aforesaid; thence along the middle thereof south 32 1/4 degrees east 26 feet to the place of beginning.

BEING UPI No. 31-4E-13.

BEING the same premises which Florence A. Krauser and Marian M. Earnshaw, guardian of the Estate of Sara K. Moore, widow, by Deed dated 8/22/1966 and recorded at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 37 Page 46 granted and conveyed unto Delmont P. Lang and Masano A. Lang, their heirs and assigns, in fee.

AND being the same premises which Delmont P. Lang and Masano A. Lang, his wife, by Deed dated 5/25/1991 and recoded 5/29/1991 at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 2434 Page 122 granted and conveyed unto Masano A. Lang, her heirs and assigns, in fee.

AND that said Masano A. Lang departed this life on 8/17/2009 leaving a will registered and probated in Chester County Register of Wills Office File No. 1509-1344 wherein she appointed Glen J. Lang and Sandara Wetzstein a/k/a Sandra Boring, Co-Executors to whom letters testamentary were granted 8/28/2009.

IMPROVEMENTS consisting of a single family residential dwelling.

PLAINTIFF: Phoenixville Federal Bank & Trust  
VS

DEFENDANT: **TIMOTHY G. LANG**

SALE ADDRESS: 1990 Creek Road, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **KRISTEN WETZEL LADD, ESQ., 610-696-1371**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **15-10-750**

DEBT- **\$149,048.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03030 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, October 15, 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, November 16, 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 lot of land with the improvements thereon erected, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, and being known as Lot #1 as shown on a subdivision plan for George Gay, prepared by Berger & Hayes, Inc., Professional Engineers and Land Surveyors, Thorndale, PA, Plan #9177 (erroneously shown as Plan #4227-88 in Deed Book 5601 Page 588), dated 8/8/1988 and last revised 3/10/1989, as follows, to wit:

TAX I.D. #: 47-7-166

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **CLYDE R. HAILEY, III**

SALE ADDRESS: 38 Rokeby 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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-751**

DEBT- **\$162,458.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01272 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, October 15, 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, November 16, 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 Bradford Township, Chester  
County, Pennsylvania  
BLR# 51-05-0540  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SCOTT MACDONALD, IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF ELAINE H. GRIEGEL, WENDY MACDONALD, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF ELAINE H. GRIEGEL and KAREN ELAINE MACDONALD, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ELAINE H. GRIEGEL**

SALE ADDRESS: 339 Mcintosh Road, West Chester, PA 19382-1970

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-752**

DEBT- **\$570,544.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00063 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, October 15, 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, November 16, 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 Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Stonehenge, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated November 16, 1959 and last revised August 2, 1961, as follows, to wit:

BEGINNING at a point on the southwesterly side of Sugartown Road (as shown on said Plan) which point is measured the following two courses and distances from a point on the southeasterly side of Monument Road (as shown on the said Plan) viz: (1) along a curve to the right having a radius of 25 feet, the arc distance of 38.50 feet to a point on the southwesterly side of Sugartown Road, (2) along the said southwesterly side of Sugartown Road 22 degrees 07' east, 129.77 feet to the point and place of beginning; thence; extending from the said point of beginning along the said southwesterly side of Sugartown Road south 20 degrees 7' east, 155 feet to a point; thence extending along Lot 45 on the said plan south 57 degrees 53' west, crossing a 30 feet wide drainage easement, 252.05 feet to a point; thence extending partly along Lot No. 54 and 48 on the said plan; north 22 degrees 07' west, 155.00 feet to a point; thence extending along Lot 47 on the said plan north 67 degrees 53' recrossing the said 30 feet wide drainage easement, 282.06 feet to the first mentioned point and place of beginning.

TAX ID/PARCEL No. 54-02-0044.460

BEING the same premises which Donna J. Corazza, by Deed dated April 23, 2004 and recorded in the Chester County Recorder of Deeds Office on April 30, 2004 in Deed Book 6138, Page 233, granted and conveyed unto Ernest L. Worrell.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **ERNEST L. WORRELL**

SALE ADDRESS: 554 Sugartown Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-753**

DEBT- **\$311,577.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05297 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece, parcel or tract of land, hereditaments and appurtenances, on the northeasterly side of L.R. 15008 also known as Pennocks Bridge Road (30 feet half width), situated in the Township of Penn, County of Chester and State of Pennsylvania, being Lot No. 1 according to the final subdivision plan for Pennock Acres as prepared by Robert Smith, P.L.S., dated 3/8/1986 and entered of record on 4/2/1986, and recorded in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, under Plan No. 6221 and more particularly described as follows:

TAX I.D. #: 58-4-117.1

PLAINTIFF: M&I Bank FSB

VS

DEFENDANT: **JOHN R. CORRY**

SALE ADDRESS: 255 Pennocks Bridge Road, West Grove, Pennsylvania 19390

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: **15-10-754**

DEBT- **\$164,087.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01095 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, October 15, 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, November 16, 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  
West Caln, Chester County, Pennsylvania  
TAX Parcel No.: 28-04-0137-0100

PLAINTIFF: Urban Financial of America, LLC f/k/a Urban Financial Group, Inc.

VS

DEFENDANT: **MARY STEVENSON a/k/a MARY L. STEVENSON**

SALE ADDRESS: 190 Old Wilmington Road, (West Caln Township), Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-755**

DEBT- **\$253,336.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-01207 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of ground with the dwelling unit erected thereon, situate on the south side of Strasburg Road and on the north side of Bradford Terrace (50 feet wide), situate in East Bradford Township, Chester County, Commonwealth of Pennsylvania, being shown as Unit #263 of the recorded Plan of Bradford Square Phase 5, prepared by George Medveczky, Architect Drawing No. 2 dated January 20, 1985, pursuant to plan made by Ludgate Engineering Company, being more fully bounded and described as follows, to wit:

COMMENCING at a point on the southern side of a 30 feet wide Penndot grading easement a corner of the western right of way line of Bradford Terrace, thence along the aforesaid Penndot grading easement, north 84 degrees 17 minutes 34 seconds west 99.94 feet to a point thence south 05 degrees 42 minutes 26 seconds west 83.18 feet to a point a corner of Unit #267, thence along Unit #267, 266 and 265, north 75 degrees 26 minutes 30 seconds west 54.00 feet to a point a corner of Unit 265, thence along Unit #265, south 14 degrees 33 minutes 30 seconds west 6.00 feet to a point a corner of Unit #264, thence along Unit #264; north 75 degrees 26 minutes 30

seconds west 18.00 feet to a point the division line of Unit 263 and 264 the place of beginning; thence in the division line of Unit #263 and 264, south 14 degrees 33 minutes 30 seconds west 44.00 feet to a point on the southern face of Unit #263, thence along the southern face of Unit #263 north 75 degrees 26 minutes 30 seconds, west 18.00 feet to a point the division line of Unit #262 and #263, thence along the division line of Unit #262 and #263, north 14 degrees 33 minutes 30 seconds west 44.00 feet to a point on the northern face of Unit #263 thence along the northern face of Unit #263, south 75 degrees 26 minutes 30 seconds east 18.00 feet to a point the place of beginning.

COMMONLY known as 715 Bradford Terrace, Unit #263, West Chester, PA 19382

PARCEL ID: 51-05-0662

BEING the same premises which Thodoric K. Min, by Deed dated April 30, 2009 and recorded May 12, 2009 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 7663, Page 1208, granted and conveyed unto Jenna L. Herberger.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JENNA L. HERBERGER**

SALE ADDRESS: 715 Bradford Terrace, Unit 263, West Chester, PA 19382

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-270-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-756**

DEBT- **\$253,932.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-08369 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, October 15, 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, November 16, 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 Chester Borough, Chester  
County, Pennsylvania  
BLR# 1-8-453  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH J. SCHKERYANTZ**

SALE ADDRESS: 2 South Everhart Avenue, West Chester, PA 19382-2803

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-757**

DEBT- **\$97,143.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05085 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Chester Borough, Chester  
County, Pennsylvania  
BLR# 1-9-179  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware Trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-Fv1

VS

DEFENDANT: **NATIA M. BUTLER**

SALE ADDRESS: 225 East Market Street, West Chester, PA 19382-2739

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-10-758**

DEBT- **\$187,437.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02950 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, October 15, 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, November 16, 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 Avondale  
TAX Parcel #4-3-11.35/04-03-0011.350  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **DAVID PENNINGTON a/k/a DAVID A. PENNINGTON**

SALE ADDRESS: 14 Miller Drive, Avondale, PA 19311

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: **15-10-759**

DEBT- **\$1,288,854.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00118 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, October 15, 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, November 16, 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-3 being a unit in Crofton Court condominium, situate in the Borough of West Grove, County of Chester and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Crofton Court dated April 23, 1982 and recorded in the Office of the Recorder of Deeds of Chester County on May 12, 1982 in Misc. Deed Book 555 Page 61 and First Amendment thereto dated July 20, 1982 and recorded on July 27, 1982 in Misc. Deed Book 563 Page 391 and plat and plans for Crofton Court Condominium dated June 12, 1982 in exhibitio n of the Declaration of Condominium of Crofton Court in Misc. Deed Book 555 Page 61.

TAX I.D. #: 05-04-06

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **ANTHONY RODRIGUEZ**

SALE ADDRESS: 117 Railroad Avenue, Unit A3, West Grove, Pennsylvania 19390

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

N.B.- Ten pecent (10%) of the purchase money must be paid at the time 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: **15-10-760**

DEBT- **\$385,242.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10690 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Easttown Township, Chester County,  
Pennsylvania  
BLR# 55-2H-17  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **RUSSELL GIANGIULIO**

SALE ADDRESS: 410 Devon State Road, Devon, PA 19333-1414

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-761**

DEBT- **\$165,307.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00146 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester County,  
Pennsylvania  
BLR# 16-9-204  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **SANDRA JACKSON**

SALE ADDRESS: 132 Strode Avenue, Coatesville, PA 19320-3030

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-762**

DEBT- **\$238,169.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02468 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Pikeland Township, Chester  
County, Pennsylvania  
BLR# 26-3-82.1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **JOHN P. BUCZKOWSKI**

SALE ADDRESS: 1027 Mowere Road, Phoenixville, PA 19460-1809

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-763**

DEBT- **\$415,283.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08589 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, October 15, 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, November 16, 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 New Garden, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of the Gardens – Phase 2, made by Hillcrest Associates, Inc., dated 7-14-2003 last revised 9-8-2005 and recorded as Plan File No. 17276, bounded and described as follows to wit:  
TAX I.D. #: 60-03-0339

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **SUSAN WELDER**

SALE ADDRESS: 88 Daniel Drive, Avondale, Pennsylvania 19311

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: **15-10-764**

DEBT- **\$291,256.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09456 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, October 15, 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, November 16, 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  
Caln, Chester County, Pennsylvania  
TAX Parcel No.: 39-3-7

PLAINTIFF: PNC Bank, N.A.

VS

DEFENDANT: **FLORENTINO JIMENEZ**

SALE ADDRESS: 115 Schoolhouse 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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-765**

DEBT- **\$186,567.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11610 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece or parcel of land situate in East Whiteland Township, Chester County, Pennsylvania, having erected thereon an office condominium.

UPI #42-3-302

PLAINTIFF: Wells Fargo Bank, National Association

VS

DEFENDANT: **GLENN BROWN also known as GLEN BROWN**

SALE ADDRESS: 635-A Swedesford Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **BERNSTEIN-BURKLEY, P.C., 412-456-8100**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **15-10-766**

DEBT- **\$122,532.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11234 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, October 15, 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, November 16, 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 Phoenixville  
TAX Parcel #15-05-0412  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **KARIM KADIRI**

SALE ADDRESS: 411 West High Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-767**

DEBT- **\$207,564.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08048 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, October 15, 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, November 16, 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 Uwchlan Township, Chester County, PA, bounded and described according to Phase I, Upper Welsh Ayres, Subdivision Plans prepared for Ashbridge Associates, Inc. and made by Yerkes Associates, Inc., dated 8/8/1988 last revised 4/25/1989 and recorded in Recorder of Deeds Office, Chester County, as Plan No. 9396 through No. 9300 as follows, to wit:

TAX I.D. #: 33-03-0207

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **ROBERT O. WILLIAMS and MELINDA M. WILLIAMS**

SALE ADDRESS: 828 Robert Dean Drive, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-768**

DEBT- **\$455,169.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00126 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, October 15, 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, November 16, 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 Upper Uwchlan Township, Chester County, Pennsylvania, described according to a Plan of Property for James U. Lynch, etux made by W. Richard Craig, registered surveyor on January 20, 1975, as follows, to wit:

TAX I.D. #: 32-3-58.1

PLAINTIFF: LSF8 Master Participation Trust  
VS

DEFENDANT: **UNITED STATES OF AMERICA and STACY SPOTT**

SALE ADDRESS: 460 Park Road, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-769**

DEBT- **\$248,304.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06575 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, October 15, 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, November 16, 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 Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Brandywine Green for Creagh Knoll Associates, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA, May 16, 1977 as follows to wit:

BEGINNING at a point on the northeasterly side of New Hampshire Lane, said point being measured the (2) following courses and distances from a point of curve on the southeasterly side of Creagh Knoll Lane; (1) along the arc of a circle curbing to the left, having a radius of 25 feet, the arc distance of 41.53 feet to a point of tangent; and (2) south 88 degrees, 45 minutes east, 45.50 feet to a point of beginning; thence from said beginning point and extending along Lot No. 35 as shown on said Plan, north 1 degree, 15 minutes east, 120 feet to a point in line of lands, designated as Open Space; thence extending south 1 degrees, 45 minutes east, 52.50 feet to a point, a corner of Lot No. 37; thence extending south 1 degree, 15 minutes west, 120 feet to a point on the northeasterly side of New Hampshire Lane aforesaid; thence extending along the said of same, north 88 degrees, 45 minutes west, 52.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 36 on said Plan

BEING the same premises which Glenn Gerber and Denise P. Gerber, by Deed dated June 25, 2009 and recorded in Chester County Recorder of Deeds Office on July 7, 2009 in Deed Book 7715, Page 645, granted and conveyed unto Jaimie N. Blankley.

PLAINTIFF: Newlands Asset Holding Trust

VS

DEFENDANT: **JAMIE N. BLANKLEY**

SALE ADDRESS: 1105 New Hampshire Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **LEEANE O. HUGGINS, ESQ., 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-770**

DEBT- **\$158,133.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10908 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN half of a double brick house situate in the Third Ward of the Borough of Spring City, Chester County, Pennsylvania and known as 272 New Street, being more particularly bounded and described in accordance with a survey by Earl R. Ewing, Inc. Registered Surveyor, on September 18, 1970 as follows, to wit:

BEGINNING at the centerline intersection of Penn Street (57.00 feet wide) and New Street (57.00 feet wide); thence from the said place of beginning, along the centerline of New Street north 67 degrees 42 minutes east 44.27 feet to a corner of remaining lands of Florence Mowrey; thence along the same crossing a drill hole on line 28.50 feet distant and also passing through the centerline of a partition wall, south 22 degrees 23 minutes east, 100.77 feet to a corner at the rear of the house; thence crossing the porch, continuing along lands of Florence Mowrey south 22 degrees 56 minutes 20 seconds east, 104.95 feet to an iron pin in line of lands of B. Fryer Littlefield; thence along the same, south 77 degrees 28 minutes west, 74.10 feet to a spike in the centerline of the aforementioned Penn Street; having crossed an iron pin on line 28.72 feet distant from the said spike; thence along the centerline of Penn Street, north 14 degrees 13 minutes west, 195.09 feet to the place of beginning.

CONTAINING 11,727.57 square feet of land, be the same more or less.

BEING Parcel Number 14-4-250.1

PARCEL # 14-4-250.1

BEING the same premises which Leland Eric Eckenrode and Timothy J. Eckenrode, by Deed dated 2/23/96 and recorded 2/27/96 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3998, Page 1203, granted and conveyed unto Chester C. Kern, III and Lisa C. Kern, husband and wife

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **CHESTER C. KERN, III and LISA C. KERN**

SALE ADDRESS: 272 New Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: LEEANE O. HUGGINS, ESQ., 210-278-6800

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-771**

DEBT- **\$201,987.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08296 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, October 15, 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, November 16, 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 known as Lot No. 12 on a plan of lots of Elizabeth Doan Moor, known as Meadow View situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania bounded and described according to a new survey made by J.W. Harry, Civil Engineer dated 7/26/48 as follows, to wit:

BEGINNING at a point in the Kings Highway in said Township said point being the northeast corner of Lot No. 11 south 4 degrees 17 minutes east 200 feet to a point in other lands of Elizabeth Doan Moore; thence along said land north 76 degrees west 105.317 feet to a point the southeast corner of said Lot No. 13; thence along Lot No. 13 north 04 degrees 17 minutes west 200 feet to the first mentioned point and place of beginning.

CONTAINING 20,000 square feet of land be the same more or less.

BEING premises 1298 Kings Highway

BEING UPI# 39-3-65

BEING the same premises which Lisa Coates nka Lisa B. Nelson and Robert L. Coates granted and conveyed unto Gregory A. Nelson and Lisa B. Nelson by Deed dated June 18, 2008 and recorded June 28, 2008 in the Office of the Recorder of Deeds for Chester County, Pennsylvania in Deed Book 7464, Page 1980.

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

VS

DEFENDANT: **GREGORY NELSON a/ka GREGORY A. NELSON, LISA NELSON a/k/a LISA B.**

**NELSON and UNITED STATES OF AMERICA**

SALE ADDRESS: 1298 Kings Highway, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-772**

DEBT- **\$318,168.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06767 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, October 15, 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, November 16, 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 #52-05C-0146.020  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage, LLC F/K/A Centex Home Equity Company, LLC  
VS  
DEFENDANT: **JOSEPH CIRILLO and ROBIN CIRILLO and MARJORIE KLUNK**  
SALE ADDRESS: 118 Chatwood Avenue, 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: **15-10-773**

DEBT- **\$151,183.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12594 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, October 15, 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, November 16, 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 Parkesburg  
TAX Parcel #37-004-0040.10B0  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **KWAME S. BARNIEH**

SALE ADDRESS: 407 Fox Trail, Parkesburg, PA 19365

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: **15-10-774**

DEBT- **\$94,061.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03158 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Kennett Square Borough, Chester  
County, Pennsylvania  
BLR# 03-05-0215.010  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **PAULA ANN SMITH, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE  
ESTATE OF MARY ANN SMITH**

SALE ADDRESS: 834 Taylor Street, Kennett Square, PA 19348-3628

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-775**

DEBT- **\$414,683.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10535 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, October 15, 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, November 16, 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 West Bradford, County of Chester and State of Pennsylvania, being Lot No. 34 on said Plan. Being the same property known as 1627 Suzanne Drive, West Chester, Pennsylvania 19380 and designated as Tax Parcel Number 50-5-153.35.

TAX Parcel No.: 50-5-153.35

PLAINTIFF: Bayview Loan Servicing, LLC, Servicing Agent for the Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificate Holders of CWALT Inc. Alternative Loan Trust 2005-82, Mortgage Pass-Through Certificates, Series 2005-82

VS

DEFENDANT: **ROBERT S. SWAVELY a/k/a ROBERT C. SWAVELY, and SHIVOAN SWAVELY**

SALE ADDRESS: 1627 Suzanne Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY:: **McGRATHM McCALL, PC, 412-281-4333**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **15-10-776**

DEBT- **\$764,116.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05157 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania.

PARCEL No.: 34-1-1.3

THE improvements thereon are: residential dwelling

PLAINTIFF: REV Asset Acquisition, LLC

VS

DEFENDANT: **CHARLES B. ORLANDO and BARBARA L. ORLANDO**

SALE ADDRESS: 1657 Art School Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP, 215-572-5095**

N.B.- Ten percent (10%) of the purchase money must be paid at the time 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: **15-10-777**

DEBT- **\$138,737.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12326 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,  
Pennsylvania  
BLR# 39-5E-142  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Jpmc Specialty Mortgage LLC

VS

DEFENDANT: **MEREDITH KONCHEK**

SALE ADDRESS: 40 Ashley Court, Downingtown, PA 19335-2279

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-778**

DEBT- **\$145,927.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10939 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, October 15, 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, November 16, 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 Marlborough Township,  
Chester County, Pennsylvania  
BLR# 61-5-200  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon, as Trustee for Cit Mortgage Loan Trust 2007-1  
VS

DEFENDANT: **KAREN STRAUB**

SALE ADDRESS: 533 Walnut Road, a/k/a 533 North Walnut Road, Kennett Square, PA 19348-1713

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-779**

DEBT- **\$227,366.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-11892 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, October 15, 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, November 16, 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 situate in West Caln Township, Chester County, Pennsylvania, bounded and described more particularly according to a subdivision plan for Dr. Peter Patukas made by Berger & Hayes, Inc., Registered Surveyors, dated 1/7/88 and recorded as Plan 9200-9201, as follows, to wit:  
TAX I.D. #: 28-04-0117.08K

PLAINTIFF: First Community Mortgage, Inc

VS

DEFENDANT: **JOHN E. NEY and LISA C. NEY**

SALE ADDRESS: 1260 West Kings Highway, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-780**

DEBT- **\$108,577.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01522 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Grove Borough, Chester  
County, Pennsylvania  
BLR# 5-4-625  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KRISTY JO SYDENSTRICKER a/k/a KRISTY JO SYDENSTRICKE**

SALE ADDRESS: 117 Railroad Avenue, a/k/a 117 C26 Railroad Avenue, West Grove, PA 19390-

1238

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-781**

DEBT- **\$218,804.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01530 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, October 15, 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, November 16, 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 North Coventry  
TAX Parcel #17-003-0094.0000  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Lakeview Loan Servicing, LLC  
VS

DEFENDANT: **RYAN M. MALOVRH**

SALE ADDRESS: 565 West Cedarville Road, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-10-782**

DEBT- **\$192,182.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03486 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, October 15, 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, November 16, 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 Valley  
TAX Parcel #38-02P-00370000  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon F/K/A the Bank of New York, Successor to JPMorgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2004-B

VS

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

SALE ADDRESS: 1214 Willow 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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-783**

DEBT- **\$130,258.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11637 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO (2) CERTAIN LOTS of land situated in the Borough of South Coatesville, County of Chester and State of Pennsylvania, designated as Lots Nos. 10 and 11, according to a new survey made by J. W. Harry, C. E., dated April 23, 1940, more particularly bounded and described according to the survey as follows:  
TAX I.D. #: 09-02-0039

PLAINTIFF: LSF8 Master Participation Trust  
VS

DEFENDANT: NOLA J. WILLIAMS, KNOWN SURVIVING HEIR OF CATHERINE WALKER, DECEASED MORTGAGOR AND REAL OWNER, ELLIS O. WALKER, KNOWN SURVIVING HEIR OF CATHERINE WALKER, DECEASED MORTGAGOR AND REAL OWNER, AND UNKNOWN SURVIVING HEIRS OF CATHERINE WALKER, DECEASED MORTGAGOR AND REAL OWNER

SALE ADDRESS: 109 Franklin Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-784**

DEBT- **\$217,595.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00650 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, October 15, 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, November 16, 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 hereditaments and appurtenances, thereon erected, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a final plan of property of Richard G. Kelly and Sons, Inc., known as Hilltop made by G.D. Houtman and Sons, Inc., Civil Engineers, Media, PA dated 8/19/1977 revised 4/4/1978 and recorded 5/18/1978 in Plan File #1690 and also by Plan last revised 5/14/1979 as follows, to wit:  
TAX I.D. #: 42-03M-0132

PLAINTIFF: Weichert Financial Services

VS

DEFENDANT: **JANIE M. HORNING**

SALE ADDRESS: 56 Markel 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: **15-10-785**

DEBT- **\$420,364.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00582 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, October 15, 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, November 16, 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 Chester Borough, Chester  
County, Pennsylvania  
BLR# 1-2-24.3  
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: **HARRY E. BURNS, MARCELLA A. BURNS and AURELIA L. GARZIA**

SALE ADDRESS: 524 Marshall Drive, West Chester, PA 19380-2362

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-786**

DEBT- **\$194,327.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01276 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Kennett Township, Chester  
County, Pennsylvania  
BLR# 62-2-55  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **STACEY L. HOERNIG and MICHAEL P. HOERNIG**

SALE ADDRESS: 259 Kennett Pike, Chadds Fords, PA 19317-8208

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-787**

DEBT- **\$314,011.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02421 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, October 15, 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, November 16, 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 Nottingham, County of Chester, State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Misty Meadow, dated 07-19-02, last revised 10-28-02 as Plan No. 16547, as follows, to wit:

BEGINNING at a point on the northeasterly side of Mallory Lane, a corner of Lot 11 on said Plan; thence extending along said Mallory Lane on the arc of a circle curving to the left having a radius of 225.00 feet, the arc distance of 112.90 feet to a point a corner of Lot 9; thence extending along same, north 42 degrees 27 minutes 13 seconds east, 257.09 feet to a point in line of lands now or formerly of Dallas M. and Sherri A. Quigley; thence extending along same, south 72 degrees 06 minutes 42 seconds east, 347.76 feet to a point a corner of Lot 11, aforesaid; thence extending along same, the two following courses and distances: (1) south 63 degrees 25 minutes 17 seconds west, 178.18 feet to a point; (2) south 71 degrees 12 minutes 13 seconds west, 303.00 feet to the point and place of beginning.

BEING Lot 10 on said Plan.

TITLE to said premises vested in Owen E. Griffith, Jr. and Heather Griffith, husband and wife by Deed from Albert M. Fiorini and Almira G. Fiorini, husband and wife dated 11/23/2011 and recorded 11/30/2011 in the Chester County Recorder of Deeds in Book 8299, Page 1328.

PLAINTIFF: USAA Federal Savings Bank

VS

DEFENDANT: **OWEN E. GRIFFITH, JR. and HEATHER GRIFFITH**

SALE ADDRESS: 128 Mallory Lane, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-788**

DEBT- **\$608,059.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00114 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, October 15, 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, November 16, 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 situate in Upper Uwchlan Township, Chester County, Pennsylvania, being bounded and described as follows, to wit:  
TAX I.D. #: 32-03-0078

PLAINTIFF: U.S. Bank, National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AB2  
VS  
DEFENDANT: **KEILBACH, PHILIP and UNITED STATES OF AMERICA**  
SALE ADDRESS: 320 Moore Road, Downingtown, Pennsylvania 19335-1866  
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: **15-10-789**

DEBT- **\$236,936.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-01951 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, October 15, 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, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a site plan of Beaver Run Knoll, Phase I, originally called Wedgewood Estates, Phase III, dated 2/8/1984, last revised 10/11/1984 and recorded as Plan No. 4885, as follows, to wit:

BEGINNING at an interior point a corner of Lot #429 on said Plan; thence extending along the line of same, south 69 degrees 20 minutes 6 seconds east, 100 feet to a point; thence extending south 21 degrees 39 minutes 53.8 seconds west, 20 feet to a point in the line of Lot #427; thence extending along line of same; north 58 degrees 20 minutes 6 seconds west, 100 feet to a point; thence extending north 21 degrees 38 minutes 53.8 seconds east, 20 feet to the point and place of beginning.

BEING Lot #428 on said Plan.

FOR information purposes only: the APN is shown by the county assessor as 39.5A. 227; source of title is Book 4591, Page 2284 (recorded 07/01/99)

TITLE to said premises vested in Israel Ingram, Jr., and Tioka W. Ingram, husband and wife, their heirs and assigns, as tenants by the entireties by Deed from Duncan Robert McIntyre and Deborah Lynn McIntyre, husband and wife dated 06/30/99 and recorded on 7/1/99 in the Chester County Recorder of Deeds in Book 4591, Page 2284.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-7

VS

DEFENDANT: **ISRAEL INGRAM, JR. and TIOKA W. INGRAM**

SALE ADDRESS: 224 Carlyn Court, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-10-790**

DEBT- **\$255,236.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11573 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, October 15, 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, November 16, 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 #11-11-22  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18 c/o Specialized Loan Servicing LLC

VS

DEFENDANT: **DONALD KEITH**

SALE ADDRESS: 211 Church 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.**

CAROLYN B. WELSH, SHERIFF