

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, October 15, 2015 @ 11 AM

ADDENDUM

CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 15TH 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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Sheriff's Sale of Real Estate

SALE NO: **12-11-846**

DEBT- **\$1,113.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10-14017 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 15, 2012

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 17, 2012. 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, together with
the improvements thereon erected, situate in the Township of Valley,
County of Chester and State of Pennsylvania.

TAX Parcel No. 38-2-233.1

PROPERTY address: 615 W. Lincoln Highway,
Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township OF
VS

DEFENDANT: **DONNA A. MORRIS**

SALE ADDRESS: 615 Old Lincoln Highway, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **12-11-857**

DEBT- **\$1,972.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 09-10311 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 15, 2012

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 17, 2012. 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 stone message and improvements thereon erected, situated in the Valle Township, Chester County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the south side of a public road leading from Coatesville to Brandywine Manor, 75 feet and extending back southwardly, 150 feet to land now or late of the Estate of Dr. Jesse Coates, being bounded on the east by lands now or late of Nicholas Kelley, on the west by lands now or late of D. Corcoran, on the south by said land now or late of the Estate of Dr. Jessee Coates and on the north by said public road.

CONTAINING 11,250 square feet of land, be the same more or less.

CHESTER County Tax Parcel Number: 38-3J-18

PLAINTIFF: Of Valley Township

VS

DEFENDANT: **KELLY L. & TAMMY L. BUTLER**

SALE ADDRESS: 1005 Manor Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-1-44**

DEBT- **\$1,182.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11350 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, February 18, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon situate in Caln Township, Chester County, Pennsylvania.
TAX Parcel No. 39-3H-49
PROPERTY address: 207 Katherine Lane, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **DAVID GROVE a/k/a DAVID E. GROVE**

SALE ADDRESS: 207 Katherine Lane, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-3-162**

DEBT- **\$1,449.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-07181 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 21, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of ground, hereditaments and appurtenances, situated and being in the Township of Valley in the County of Chester and State of Pennsylvania.
TAX Parcel No. 38-6A-3

PLAINTIFF: Township of Valley
VS

DEFENDANT: **SHAKIA BUTTERFIELD**

SALE ADDRESS: 61 Gap Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-3-205**

DEBT- **\$1,384.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-02986 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 21, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the
Township of East Fallowfield, County of Chester and
Commonwealth of Pennsylvania.
TAX Parcel No. 47-5-237

PLAINTIFF: East Fallowfield Township
VS

DEFENDANT: **NIKKISHA M. MORRIS**

SALE ADDRESS: 123 Bellevue Drive, E. Fallowfield, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-4-350**

DEBT- **\$5,275.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05316 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 17, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 19, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece, parcel of land together with the dwelling house, garage and trailer erected thereon, being Lot 1 as shown on Plan of Ziegler's Lots in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No.13-5-1

PLAINTIFF: Municipal Authority of Borough of Elverson
VS

DEFENDANT: **CHARLES H. ZIEGLER**

SALE ADDRESS: 21 S. Brick Lane, Elverson, Pennsylvania 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-12**

\$335,852.63

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010- 00654 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 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 Tuesday, February 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 parcel of land situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Lot Conveyance Plan for O'Smead Farms by Howard W. Doran, Inc., Newtown, Sq., PA dated 2/10/1995 last revised 5/17/1995 and recorded 8/14/1995 as Plan No. 13513 as follows, to wit:

BEGINNING at a point of curve on the westerly side of Gregory Lane (50 feet wide), said point being a corner of Lot 9, as shown on said Plan; thence from said point of beginning leaving said cul-de-sac extending along Lot 9 south 75 degrees 30 minutes 00 seconds east, 207.51 feet to a point in line of lands now or formerly of Lynch, being a corner of Lot 9; thence extending along lands now or formerly of Lynch, north 12 degrees 03 minutes 42 seconds east 19.57 feet to a point in line of lands now or formerly of Gilbert and Agnes A. Cruz, being a corner of lands now or formerly of Lynch; thence extending partially along lands now or formerly of Cruz the 3 following courses and distances: (1) south 77 degrees 56 minutes 18 seconds east, 150.00 feet to a point of curve,

(2) on a line curving to the right having a radius of 50.00 feet an arc distance of 32.91 feet to a point, thence (3) north 49 degrees 46 minutes 29 seconds east 70.71 feet to a point of curve on the north-westerly side of Gregory Lane aforesaid; thence leaving lands now or formerly of Cruz extending along said road on a line curving to the left having a radius of 175.00 feet an arc distance of 196.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said Plan.

BEING Chester County UPI 51-5-57.1J

BEING the same premises which Timothy R. Brewer and Christine Brewer, husband and wife, by Deed dated 7/29/1999 and recorded 12/1/1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4676, Page 356, granted and conveyed unto Gary W. Acers and Sharon J. Acers

BEING known as: 488 Gregory Lane, West Chester, PA

19380

PARCEL No.: 51-5-57.1J

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank N.A.

VS

DEFENDANT: **GARY W. ACERS and SHARON J. ACERS**

SALE ADDRESS: 488 Gregory Lane, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-79**

DEBT- **\$252,136.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-04391 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 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 Tuesday, February 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, being Number 128 and lot of land situate on the south side of Miner Street between Walnut and Matlack Streets in the Borough of West Chester, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south line of Miner Street opposite the middle of the partition wall between this and the adjoining message now or late of Francis Harold, on the east; thence southwardly by a line at right angles to said Miner Street and passing through the middle of said partition wall one hundred seventeen feet three inches to the north line of public alley; thence westwardly along the north line of said alley seventeen feet to a point a corner of message and lot now or late of Mrs. Lacey; thence northwardly by the same by a line parallel with the first mentioned line and passing through the middle of the partition wall between this and the said message of Mrs. Lacey, one hundred seventeen feet six inches to the south line of Miner Street aforesaid; thence eastwardly along the south line of said Miner Street, seventeen feet to the place of beginning.

BLR No. 1-9-523

BEING the same premises which Mildred A. Washington, by Indenture dated September 14, 2005 and recorded in Chester County in Record Book 6619, Page 1276, as Document No. 10574994, granted and conveyed unto Mildred A. Washington and Renee Karen Washington, in fee. The said Mildred A. Washington departed this life on November 14, 2008, thereby vesting title to the within described premises in the said Renee Karen Washington.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset-Backed Pass-Through Certificates

VS

DEFENDANT: **RENEE KAREN WASHINGTON, UNITED STATES OF AMERICA**

SALE ADDRESS: 128 E. Miner Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **FEDERMAN & ASSOCIATES, LLC, 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-2-111**

DEBT- **\$1,124,302.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10718 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 25 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, together with
the buildings and improvements thereon erected situate in East
Pikeland Township, Chester County, Pennsylvania.
TAX Parcel: #26-2-242 & #26-2-242.4

PLAINTIFF: South Eastern Economic Development Co. of PA
VS

DEFENDANT: **LE-JO PROPERTIES, LP**

SALE ADDRESS: 765 Pike Springs Road, Phoenixville, PA

PLAINTIFF ATTORNEY: **JOHN E. D. LARKIN, ESQ., 610-696-8225**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-159**

DEBT- **\$244,328.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-02700 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

Property situate in the Valley Township, Chester County,
Pennsylvania
BLR# 38-2Q-34, 38-2Q-33, 38-2Q-32
Improvements thereon: Residential Dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LILLIAN R. KETT**

SALE ADDRESS: 907 West Lincoln Highway, a/k/a 903-907 West Lincoln Highway, Coatesville, PA
19320-1832

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-197**

\$178,784.91

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

Thursday, March 19, 2015

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

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

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

BEING Lot 2 on said Plan.

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

ALL THAT CERTAIN 50.00 feet wide strip of land.

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

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

VS

DEFENDANT: **ROBERT HOFFMAN**

SALE ADDRESS: 104 Beidiman Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-197X**

DEBT- **\$178,784.91**

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

Thursday, March 19, 2015

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

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

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

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

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

PARCEL NO. 28-2-84,10F

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

VS

DEFENDANT: **ROBERT HOFFMAN**

SALE ADDRESS: 104 Beidiman Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-214**

DEBT- **\$1,624.05**

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

Thursday, March 19, 2015

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

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

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

TAX PARCEL NO. 50-5A-14

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **MARIANNE SCHILLING**

SALE ADDRESS: 1312 Kerwood Lane, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-220**

DEBT- **\$1,634.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08515 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania.
TAX Parcel No. 47-4-212

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **JOSEPH A. WHITENITE and SUZANNE WHITENITE**

SALE ADDRESS: 107 Danbury Drive, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-231**

\$1,669.61

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12042 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

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

PLAINTIFF: Township of Valley
VS

DEFENDANT: **RODNEY SENTER and MEREDA SENTER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-234**

DEBT- **\$2,465.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07260 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

ALL THAT CERTAIN lot or tract of land, with the hereditaments and appurtenances, thereon, situate in West Bradford Township, Chester County, Pennsylvania.
TAX Parcel No. 50-2-74.1

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **ADELLA SIMPSON**

SALE ADDRESS: 990 Glenside Road, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-235**

DEBT- **\$247,231.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07593 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in
East Brandywine Township, Chester County, PA
UPI# 30-2-30.16

PLAINTIFF: Wilmington Savings Fund Society, FSB

VS

DEFENDANT: **JOHN R. ANTHONY and BARBARA A. ANTHONY**

SALE ADDRESS: 111 Grandview Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **WILLIAM J. LEVANT, ESQ., 610-941-2474**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-4-276**

DEBT- **\$462,300.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01861 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot or tract of land with the dwelling and other improvements thereon situate on the southeasterly side of State Road in the Township of Schuylkill, County of Chester, State of Pennsylvania bounded and described in accordance with a survey and plan dated December 18, 1978 made for Frank D. Showalter by Ralph E. Shaner & Son Engineering Co. Pottstown, Pa. as follows, to wit:

BEGINNING at a corner of other lands of the grantors, Frank Showalter, single man and Russell W. Showalter and Gertrude Showalter, his wife, said point being in the middle of State Road, Pennsylvania, Traffic Route #29 and Legislative Route #202, (legal width variable 33 feet to 50 said point being distant along and in State Road from a corner of others lands of the grantors and lands previously conveyed to Russell W. Showalter and Gertrude Showalter, his wife, at the centerline intersection of State Road and another public road known as Pothouse Road the following two courses and distances: (1) south 12 degrees 53 minutes west, 468.78 feet and (2) south 46 degrees 08 minutes west, 266.20 feet; thence

along other lands of the grantors the following four (4) courses and distances: (1) leaving State Road, south 38 degrees 49 minutes east, 506.25 feet to a corner; (2) south 53 degrees 28 minutes west, 223.50 feet to a corner; (3) north 38 degrees 49 minutes west, 489.93 feet to a point in the middle of the aforesaid State Road; and (4) along and in State Road, north 44 degrees 11 minutes east, 225.00 feet to the place of beginning.

CONTAINING 109,000 square feet or 2.502 acres of land, more or less.

BEING known as 1510 State Road, Phoenixville, PA 19460

BEING Parcel #27-05-0046.010

BEING UPI #27-5-46.1

BEING the same premises which James Baldwin and Jean Baldwin, husband and wife, granted and conveyed unto Louise Symington by Deed dated January 10, 2003 and recorded January 22, 2003 in Chester County Record Book 5542, Page 1932.

BLR# 27-05-0046.010

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **LOUISE SYMINGTON**

SALE ADDRESS: 1510 State Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-4-350**

DEBT- **\$214,166.39**

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

Thursday April 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

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

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

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

BEING UPI #3-3-111

BLR# 3-3-111

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

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **TERESA MITCHELL**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-5-396**

DEBT-**\$275,650.74**

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

Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SHERI L. BALUT**

SALE ADDRESS: 108 Elizabeth Court, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-5-443**

\$2,078.37

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08725 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situated in East
Fallowfield Township, Chester County, Pennsylvania.
TAX Parcel No. 47-3-42

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **RICHARD GORGO and KRISTIN GORGO**

SALE ADDRESS: 49 Wagner Lane, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-451**

DEBT- **\$241.826.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06332 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, situate in the Township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Property of land belonging to Laura Baker Long Estate, dated 12/9/1968 and made by Howard H. Ranck, as follows, to wit:

BEGINNING at a spike marking the intersection of the title line in the bed of Telegraph Road (T435) and the southeasterly line of land of Philadelphia Electric Company; thence extending from said beginning point along said land, north 37 degrees 28 minutes east, 1,751.95 feet to a concrete monument on the title line in the bed of a former road; thence partly along said title and partly along land now or late of Elmer Zackary Estate, south 02 degrees 48 minutes west, 1,531.20 feet to a spike on the title line in the bed of Telegraph Road; thence along said title line the two (2) following courses and distances; (1) north 80 degrees 00 minutes west, 558.40 feet to a point and (2) north 87 degrees 18 minutes west, 462.65 feet to the first mentioned point and place of beginning. Excepting there-out and therefrom all those certain lots or piece of ground, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land for Crystal Johnson, made by Berger and Hayes, Inc., Civil Engineers, Thorndale, PA, dated 11/17/1987 and last revised 1/4/1988, as follows, to wit:

BEGINNING at a point on the northerly side of Telegraph

Road (T-435) a corner of Lot No. 1 on said Plan; thence extending along same, north 80 degrees 42 minutes 16 seconds west 207.73 feet to a point, a corner of Lot 33; thence along same, north 09 degrees 17 minutes 44 seconds east, 321.96 feet to a point in line of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 21 seconds east, 176.40 feet to a point; thence still along same, south 03 degrees 21 minutes 36 seconds west, 308.91 feet to the first mentioned point and place of beginning.

CONTAINING in area 60210 square feet.

BEING Lot No. 2 on said Plan.

CONTAINING 1.382 acres.

BEGINNING at a point on the northerly side of Telegraph Road (T-435) a corner of Lot No. 2 on said Plan; thence extending along said side of Telegraph Road north 80 degrees 42 minutes 16 seconds west, 259.11 feet to a point, a corner of Lot No. 4; thence along same, north 14 degrees 50 minutes 39 seconds east, 342.47 feet to a point in line of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 02 seconds east, 226.79 feet to a point a corner of Lot No. 2 on said Plan; thence along same, south 09 degrees 17 minutes 44 seconds west, 321.96 feet to the first mentioned point and place of beginning.

CONTAINING in area 80542.44 square feet.

BEING 1.849 acres.

BEING Lot No. 3 on said Plan.

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for GSRPM Mortgage Loan Trust
2006-1

VS

DEFENDANT: **MELANIE H. TAYLOR**

SALE ADDRESS: 151 Telegraph Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-457**

DEBT- **\$478,012.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07216 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

PROPERTY situate in the Westtown Township, Chester
County, Pennsylvania
UPI# 67-2Q-13
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I
Trust 2006-Ac2 Asset-Backed Certificates, Series 2006-Ac2

VS

DEFENDANT: **JANET DATZ a/k/a JANET M. DATZ**

SALE ADDRESS: 1418 Johnnys Way, West Chester, PA 19382-7858

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-469**

DEBT- **\$1,808,233.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01128 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

ALL THAT CERTAIN lot of ground with the buildings and improvements erected thereon, situate in the Township of Upper Uwchlan, County of Chester and State of Pennsylvania, shown as Lot 5 of the Subdivision Plan for Eagle Industrial Park, dated January 20, 1989 last revised June 27, 1990 and recorded Plan File #10656, bounded and described as follows:

BEGINNING at a point on the southwesterly side of Senn Drive (60-foot wide), a corner of Lot 4 on said Plan; thence from said beginning point and along Lot 4, north 88 degrees 10 minutes 10 seconds west, 421.45 feet to a point; thence along land now or late of Wolfington Automatic Leasing Co., north 1 degree 49 minutes 50 seconds east, 280 feet to a point in line of Lot 6; thence along same, north 81 degrees 5 minutes 39 seconds east, 333.15 feet to a point on the southwesterly side of Senn Drive; thence along same the two following courses and distances: 1) south 14 degrees 47 minutes 40 seconds west, 226.50 feet to a point of curve and 2) on the arc of a circle curving to the right, having a radius of 1075.81 feet, the arc distance of 128.50 feet to a point, a corner of Lot 4, being the place of beginning.

UPI No. 32-4-72.5

PARCEL No. 3204 00720500

BEING the same premises which Eagle Design Group, LLC, conveyed unto Eagle Innovation Group, LP by Deed dated 12/5/2012 and recorded 12/27/2012 as Document #11233991, in Record Book 8598, Page 270, in the Office of the Recorder of Chester County, Pennsylvania.

IMPROVEMENTS: commercial building

BEING known as 45 Senn Drive, Chester Springs, Pennsylvania 19425

PLAINTIFF: First Priority Bank

VS

DEFENDANT: **EAGLE INNOVATION GROUP, LP**

SALE ADDRESS: 45 Senn Drive, Chester Springs, Pennsylvania 19425

PLAINTIFF ATTORNEY: **CHARLES N. SHURR, JR., ESQ., 610-779-0772**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-472**

DEBT-**\$120,715.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-07558 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

ALL THAT CERTAIN lot of land situate in Caln
Township, Chester County, Pennsylvania
TAX Parcel No.: 39-03G-0031

PLAINTIFF: PNC Bank, National Association
VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS and ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIRGIL H. NEWMAN, DECEASED AND/OR MARJORIE MAY NEWMAN, DECEASED**

SALE ADDRESS: 1107 Scott Dr, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-481**

DEBT- **\$226,703.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04878 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

PROPERTY situate in the London Grove Township,
Chester County, Pennsylvania
UPI# 59-8-160.5
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-Fv2

VS

DEFENDANT: **ANDREW D. SUMNER**

SALE ADDRESS: 131 East State Road, West Grove, PA 19390-8905

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-482**

DEBT-**\$99,978.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-13357 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

OWNERS of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 920 Paoli Pike, West Chester, West Goshen Township, Pennsylvania 19380
UPI No. 52-5C-121
IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **ROBERT T. SHEA and BETH ANN SHEA, HUSBAND and WIFE**

SALE ADDRESS: 920 Paoli Pike, West Chester, West Goshen Township, Chester County, Pennsylvania 19380

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT III, ESQ., 610-436-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-484**

DEBT- **\$405,991.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 20144-05869 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

ALL THAT CERTAIN message, tavern house and tract of land, situated partly in the Township of East Fallowfield, partly in the Township of Sadsbury and partly in the Township of Highland, Chester County, Pennsylvania, bounded and described as follows, according to a survey made April 27, 1951 by C. Timothy Slack.

BEGINNING at an iron pin along the Strasburg Road; thence along the Strasburg Road, north 87 degrees 58 minutes east, a distance of 1134.33 feet, to a railroad spike; thence south 9 degrees 58 minutes west, a distance of 174.90 feet to a stake; thence south 87 degrees 58 minutes west, a distance of 119.99 feet to a stake; thence south 9 degrees 58 minutes west, a distance of 695.64 feet to an iron pin; thence south 68 degrees west, a distance of 357.39 feet to an iron pin; thence north 1 degrees 52 minutes west, a distance of 60.00 feet to an iron pin; thence south 88 degrees 8 minutes west, a distance of 20.00 feet to a tack on roof of spring house; thence south 6 degrees 15 minutes east, a distance of 59.90 feet to an iron pin; thence south 88 degrees 8 minutes west, a distance of 37.95 feet to a railroad spike in a township road; thence south 49 degrees 1 minute

west, crossing a stream of water, a distance of 178.90 feet to an iron pin; thence south 77 degrees 42 minutes 30 seconds west, a distance of 229.93 feet to a stone in the corner of the woods; then north 2 degrees 48 minutes west, a distance of 1017.50 feet to the place of beginning.

CONTAINING 21.1 acres more or less.

BEING UPI Nos. 47-3-13, 47-3-23, 37-4-121 and 37-4-122.

BEING the same premises which Pickering Valley Developers, Inc., a Pennsylvania Corporation, by Indenture dated May 25, 2007 and recorded in Deed Book 7196 Page 1204 in the Office of the Recorder of Deeds in and for the County of Chester granted and conveyed unto H.J. Saleh and Hasan Ercek, as tenants in common, and the said Hasan Ercek by Deed dated August 10, 2007 and recorded in Deed Book 7238 Book 2346 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed his one-half (1/2) interest in and to the hereinbefore described real estate to H.J. Saleh.

PLAINTIFF: Pickering Valley Developers, Inc.

VS

DEFENDANT: **VESHQ, INC. and H.J. SALEH**

SALE ADDRESS: 3512 Strasburg Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LEO M. GIBBONS, ESQ., 610-436-0100**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-489**

DEBT- **\$93,456.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00457 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

PROPERTY situate in Township of East Vincent
TAX Parcel #21-1-93.5
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **SHERRY A. IBACH**

SALE ADDRESS: 14 Tracy Avenue, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-493**

DEBT- **\$195,605.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11898 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

PROPERTY situate in West Nantmeal Township, Chester
County, Pennsylvania
BLR# 23-02-0050.010
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase
Manhattan Mortgage Corporation

VS

DEFENDANT: **WILLIAM A. MEDINA and PAMULA T. MEDINA a/k/a PAMELA T. MEDINA**

SALE ADDRESS: 344 North Manor Road, Elverson, PA 19520-9187

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-497**

DEBT- **\$81,265.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07461 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

PROPERTY situate in the Coatesville City, Chester
County, Pennsylvania
UPI# 16-06-0252
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **CHRISTOPHER W. COBLE and AUDRA A. COBLE**

SALE ADDRESS: 751 East Diamond Street, Coatesville, PA 19320-3328

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-505**

DEBT- **\$329,280.12**

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

Thursday, June 18, 2015

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

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

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

PLAINTIFF: Federal National Mortgage Association
VS

DEFENDANT: **ANNE O. TAYLOR**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-509**

DEBT- **\$770,642.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05458 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

ALL THOSE TWO CERTAIN tracts or pieces of ground situate in the Township of Newlin, County of Chester and State of Pennsylvania bounded and described according to a survey made by Thomas G. Colesworthy, County Surveyor as follows, to wit:

BEGINNING at an iron pin in the middle of the public road leading from Embreeville to Doe Run, in a line of lands of W. B. Passmore and a corner of lands of Isaac H. Smith; thence by lands of Smith and along the public road, south 3 degrees 53 minutes east, 100.00 feet to an iron pin; thence by the same, south 17 degrees 45 minutes west, 155.60 feet to an iron pin; thence leaving the public road and still by other lands of said Smith, north 60 degrees 36 minutes west, 279.50 feet to a stake in line of lands of W.B. Passmore, aforesaid; thence by same, north 68 degrees 30 minutes east, 248.00 feet to the first mentioned point and place of beginning.

CONTAINING 0.763 acre, more or less.

BEGINNING at a spike sett in the title line of Route #162, at a corner of lands of Robert L. Bunting; thence leaving the road

and along said lands, passing over an iron pin set 24.42 feet from the first mentioned point, south 66 degrees 03 minutes 10 seconds west, 251.60 feet to an iron pin set at the corner of lands of Robert L. Bunting, Early P. Good and Thomas W. Byerly; thence extending along lands of said Byerly, the two (2) following courses and distances: (1) north 36 degrees 14 minutes west, 159.41 feet to an iron pin; and (2) north 55 degrees 54 minutes 30 seconds east, passing over an iron pin set 20.38 feet from the next mentioned point, 179.50 feet to a spike set in the title line of Route #162; thence extending along same, south 54 degrees 05 minutes 30 seconds east, 216.70 feet to the first mentioned point and place of beginning.

CONTAINING 0.869 acre, more or less.

UPI# 49-2-33

BEING the same premises which Harold E. Miller and Irene M. Miller, his wife, by Indenture dated 03-30-84 and recorded 04-02-84 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book D-63 Page 198, granted and conveyed unto Vincent Smith-Durham.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Banc of America Alternative Loan Trust 2007-2
VS

DEFENDANT: **VINCENT SMITH-DURHAM**

SALE ADDRESS: 1651 Embreeville Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **FEDERMAN & ASSOCIATES LLC, 215-572-5096**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-516**

DEBT- **\$67,143.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06382 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

PROPERTY situate in Borough of West Chester
TAX Parcel #01-09-0526
IMPROVEMENTS: a residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for the Conseco Finance Home Loan
Grantor Trust 2002-A

VS

DEFENDANT: **THERESA MASON and TERRANCE A. MASON**

SALE ADDRESS: 134 East Miner Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-6-520**

DEBT- **\$204,725.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00642 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 18, 2015

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

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

ALL THAT CERTAIN parcel or tract of land, situated in the Township of North Coventry, County of Chester, Commonwealth of Pennsylvania shown as Lot No. 1503 on a Plan entitled "Subdivision Plan" Drawing No. 26, prepared by Pennoni Associates, Inc. dated February 23, 1990, last revision October 11, 1990 and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in westerly right of way line of Coventry Pointe Lane, 26 feet wide, said point being located the following courses and distances as measured from a point of tangency of a curve having a radius of 9.50 feet for an arc distance of 14 feet and connecting the northerly right of way line of Coventry Pointe Lane, 26 feet wide with the aforementioned westerly right of way of Coventry Pointe Lane said point being marked by a monument; (a) along said westerly right of way line of Coventry Pointe Lane, along the easterly lot lines of Lots. No. 1601, No. 1602, No. 1604, No. 1605, No. 1606, No. 1501, north 08 degrees 52 minutes 54 seconds east, a distance of 183.53 feet to a point, said point located on the easterly lot line of Lot No. 1501 and being marked by a monument (b) along said easterly lot line of Lot No. 1501 for an arc distance of 44.33 feet with a radius of 147 feet to a point; said point being the northeasterly lot corner of Lot No. 150 I to a point said point being the northeasterly lot corner of Lot No. 1501 and the point of beginning; thence (I) leaving said westerly right of way line of Coventry Pointe Lane, along the northerly lot line of Lot No.

1502 partially through the party wall, south 73 degrees 00 minutes 00 seconds west, a distance of 192.28 feet to a point, said point being the northeasterly lot corner of Lot No. 140 I; thence (2) leaving said point. along the easterly lot line of Lot No. 140 I north 06 degrees 00 minutes 00 seconds east, a distance of 21.73 feet to a point said point being the southwesterly lot corner of Lot No. 1504 thence (3) leaving said point, along the southerly lot line of Lot No. 1504 partially through the party wall, north 73 degrees 00 minutes 00 seconds east, a distance of 132.43 feet to a point on said westerly right of way line of Coventry Pointe Lane, said point being the southeasterly property corner of Lot No. 1504; thence (4) leaving said point along said westerly right of way line of Coventry Pointe Lane for an arc length of 20.00 feet having a radius of 147 feet to the first mentioned point and place of beginning.

BEING UPI Number 17-3G-175

BLR No.: 17-3G-175

BEING known as: 1503 Coventry Pointe Lane, Pottstown, PA 19465.

BEING the same premises which Wensheng Dong and Yuzhen Yang, husband and wife, by Deed dated August 30, 2009 and recorded November 9, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7805, Page 2299, granted and conveyed unto John H. Machen.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN H. MACHEN**

SALE ADDRESS: 1503 Coventry Pointe Lane, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-530**

DEBT- **\$131,571.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00684 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Caln
TAX Parcel #39-3R-224
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **KELLY SMITH and STEPHEN SMITH**

SALE ADDRESS: 306 Eliot Circle, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-531**

DEBT- **\$209,006.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12123 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Westtown Township, Chester
County, Pennsylvania
UPI# 67-3-42
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LINDA A. OHANIAN a/k/a LINDA A. LEWIS, IN HER CAPACITY AS HEIR OF THE ESTATE OF ALICE OHANIAN; LISA OHANIAN a/k/a AZNEVE A. OHANIAN, IN HER CAPACITY AS HEIR OF THE ESTATE OF ALICE OHANIAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE OHANIAN, DECEASED**

SALE ADDRESS: 113 West Hilltop Road, West Chester, PA 19382-7966

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-533**

DEBT- **\$291,726.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05477 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Vincent Township, Chester
County, Pennsylvania
BLR# 21-1-150.23
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: **JARED P. LEIMEISTER and MARY K. LEIMEISTER**

SALE ADDRESS: 77 Kathryn Lane, Spring City, PA 19475-1242

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

FILE NO: **15-7-540**

DEBT- **\$188,602.90**

VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08865 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL
SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Chester Borough, Chester
County, Pennsylvania
BLR# 1-12-15
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **CAROL E. ROPER f/k/a CAROL O. EVERHART a/k/a CAROL EVERHART ROPER**

SALE ADDRESS: 334 Dean Street, West Chester, PA 19382-3321

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-541**

DEBT- **\$349,063.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01236 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of Brandywine,
Chester County, Pennsylvania
BLR# 29-7-151.1R
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Srmof II 2012-A Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee

VS

DEFENDANT: **KEMBERLY NICHOLS a/k/a KEMBERLY RUCKER and SHERITA THOMPSON**

SALE ADDRESS: 248 Monacy Road, Coatesville, PA 19320-1448

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-556**

DEBT- **\$146,859.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00198 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Downingtown Borough, Chester
County, Pennsylvania
UPI# 11-7-22.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: RHONDA MOORE, IN CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF
VELMA MOFFAT, DEANA MOFFAT, IN CAPACITY AS HEIR OF THE ESTATE OF VELMA MOFFAT,
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONIS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VELMA MOFFAT, DECEASED

SALE ADDRESS: 339 William Street, Downingtown, PA 19335-2536

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-560**

DEBT- **\$254,013.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01172 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of New Garden
TAX Parcel #60-2-24.12
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **CLIFFORD B. SCARLETT, JR. and BONNIE L. SCARLETT**

SALE ADDRESS: 232 North Thistle Down, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-562**

DEBT- **\$284,869.81**

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

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-570**

DEBT- **\$109.886.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2009-05488 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN Unit in the Property known, named and identified in Declaration Plan referred to below as Caines Creek Condominium Community Phase ___, located at Poulhouse Road, Phoenixville Borough, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1968, P.L. 196 by the Recording in the Office of the Recorder of Deeds of Chester County, a Declaration of Condominium recorded on 12/28/77 in Miscellaneous Deed Book 396/176, and amendment thereto dated 6/6/78 and recorded 6/7/78 in Miscellaneous Deed Book 409/132, a Declaration Plan dated 9/20/74 and last revised 12/5/77 and recorded on 12/26/77 to Plan No. 1456 and further revised 5/24/78 and recorded on 6/7/78 to Plan No. 1708, a code of regulations recorded

on 12/28/77 in Miscellaneous Deed Book 396/218, and a Declaration of Community Restrictions dated 3/25/75 and recorded 3/26/75 in Miscellaneous Deed Book 276/76; being designated on Declaration Plan as revised as Building Group "U" Unit T-127 as more fully described in such declaration plan and declaration as amended. Together with a proportionate undivided interest in the common elements (as defined in such declaration) of 3.00447.

BEING UPI Number 15-11-167

BLR No.: 15-11-167

BEING known as: 143 Roskeen Court, Phoenixville, PA 19460.

BEING the same premises which Allison Vaughn, by Deed dated March 23, 2005 and recorded March 29, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6446, Page 2264, granted and conveyed unto Alice Vaughn.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **ALICE VAUGHN**

SALE ADDRESS: 143 Roskeen Court, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-588**

DEBT- **\$233,974.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09960 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a
Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless
exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Sadsbury, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a Final Subdivision Plan prepared for Clinton E. & Arlene Varnes by John D. Stapleton, III, Registered Surveyor (Coatesville, PA) dated February 14, 1978 and revised May 11, 1978 as follows, to wit:

BEGINNING at the southwesterly corner hereof, being an interior point measured north 36 degrees 35 minutes 40 seconds west along the northeasterly side of a 50 feet wide private right of way 500.00 feet from a point on the title line in the bed of Quarry Road; thence partially along said right of way and partially along Lot 3 north 36 degrees 35 minutes 40 seconds west 231.56 feet to a point in line of land of Aaron Stoltzfus; thence along said Stoltzfus' land north 71 degrees 26 minutes 56 seconds east 348.00 feet to a limestone found in stones, a corner of land of other owners; thence south 17 degrees 49 minutes 01 seconds east 197.53 feet to a point a corner of Lot 5; thence along Lot 5 south 66 degrees 43 minutes 03 seconds west 274.68 feet to the first mentioned point and place of beginning.

CONTAINING 1.499 acres of land, be the same more or less.

TOGETHER with the free and uninterrupted use, liberty

and privilege of and passage in and along a certain private right-of-way 50 feet in width extending from and out of Quarry Road as shown on the Final Subdivision Plan for Clinton E. and Arlene Varnes made by John D. Stapleton, III, Registered Surveyor, Coatesville, Pennsylvania, dated February 14, 1978 and revised May 11, 1978, for the purpose of full and free ingress, egress and regress top and for the said Grantees, their heirs and assigns and others using the said private right of way with their permission, expressed or implied.

UNDER AND SUBJECT to the obligation to share the use and maintenance of the said private right-of-way with the owners, from time to time, of Lots 1 through 6 inclusive as shown on the aforesaid Plan, the maintenance to be shared on equal one-sixth (1/6) shares by the owners of each of the said Lots.

BEING the same premises which William Himelright and Linda Snavely, by Deed dated October 30, 2002 and recorded November 4, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument #10146882, granted and conveyed unto Larry Stine

BEING known as: 125 Moore Lane, Gap, PA 17527

PARCEL No.: 36-3-4.10

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LARRY STINE**

SALE ADDRESS: 125 Moore Lane, Gap, PA 17527

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-594**

DEBT- **\$336,828.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-05233 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania. Having erected thereon a detached, two story, single family, residential dwelling. Being more fully described in Chester County Deed Book Volume 5378, at Page 2373.
TAX Parcel No. 47-4-320

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

VS

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

SALE ADDRESS: 92 Arden Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-595**

DEBT- **\$282,605.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01143 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in Honey Brook Township, Chester County, Pennsylvania, bounded and described according to a survey made by Yerkes Associates, Inc., Consulting Engineers, West Chester, PA, dated October 2, 1970 as follows, to wit:

BEGINNING at a point in the title line in the bed of Icedale Road a corner of land now or late of Floyd Brown; thence extending from said point of beginning, along land now or late of Floyd Brown, north 4 degrees 0 minutes 38 seconds east crossing over the Brandywine Creek, 316.78 feet to a point in line of land now or late of Icedale Mobil Homes, thence extending along the same north 89 degrees 13 minutes 10 seconds east 208.77 feet to a point in the Brandywine Creek, aforesaid, a corner of land now or late of Robert M. Blechman; thence extending along the same south

0 degrees 30 minutes east 461.5 feet to a point in the title line in the bed of Icedale Road, aforesaid; thence extending along the same north 50 degrees 48 minutes 20 seconds west 274.52 feet to the first mentioned point and place of beginning.

PREMISES being: 551 Icedale Road, Honey Brook, PA 19344

PARCEL No. 22-8-93

BEING the same premises which Harry C. Evans and Lisa J. Evans, husband and wife and Harry E. Evans, Jr., by Deed dated March 9, 2005 and recorded March 24, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6442 Page 1069, granted and conveyed unto Harry C. Evans and Lisa J. Evans, husband and wife, his/her/their heirs and assigns, as tenants by the entirety.

PLAINTIFF: Wilmington Savings Fund Society, FSB DBA Christiana Trust as Trustee for HLSS Mortgage Master Trust for the benefit of the holders of the Series 2014-1 Certificates issued by HLSS Mortgage Master Trust, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **HARRY EVANS and LISA EVANS**

SALE ADDRESS: 551 Icedale Road, Honey Brook, PA 19344

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-603**

DEBT- **\$264,429.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06624 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, described in accordance with a plan known as Whitford Country Club, said plan made by Yerkes Engineering Company, Registered Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated December 10, 1956, as follows, to wit:
TAX I.D. #: 41-004-0002.1700

PLAINTIFF: Reverse Mortgage Solutions, Inc.
VS

DEFENDANT: **DAVID W. BECKER KNOWN SURVIVING HEIR OF ELSIE M. BECKER, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF ELSIE M. BECKER, DECEASED MORTGAGOR AND REAL OWNER AND BRUCE W. BECKER KNOWN SURVIVING HEIR OF ELSIE M. BECKER, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 610 Whiteland Hunt 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-604**

DEBT- **\$380,959.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02362 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

TRACT 1

ALL THAT CERTAIN, brick store house and dwelling and lot or piece of land, situate at the southeast corner of South 3rd Street and the Hall Alley, in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a recent survey made thereof by Thomas G. Colesworthy, County Surveyor, as follows, to wit:

BEGINNING at a point set in the east street line of south 3rd Street, opposite in middle of a division wall dividing the building erected on the herein described premises from that on the south of Clarence Samples; thence extending along the east street line of South 3rd Street, north 14 degrees, 0 minutes east 35.69 feet to a point; thence leaving 3rd Street and extending along the north face of a wall of building erected on the herein described premises and said line being the south line of public alley, south 77 degrees, 37 minutes east 25.16 feet to a point in said wall; thence extending still along the south line of said alley, north 76 degrees, 55 minutes east 37.66 feet to the northwest corner of a brick building erected on the herein described premises; thence extending still along the south line of said alley by a line passing along the premises, south 77 degrees, 44 minutes east 34.22 feet to the northeast corner of said building, said point being in line of land of Wilson Alexander; thence extending along the east face of brick wall of said building erected on the herein described premises, and along land of Wilson Alexander, south 12 degrees, 42 minutes west 29.12 feet to a point; thence still extending along land of Wilson Alexander by a line passing along the south face of a brick wall of building erected on

land of said Alexander, south 76 degrees, 45 minutes east 31.35 feet to a point; thence still extending along land of Wilson Alexander, south 13 degrees, 37 minutes west, 26.92 feet to an iron pin; thence extending along land of Joseph Crowl, north 74 degrees, 31 minutes west 38.69 feet to a point on the east face of brick wall erected on land of Clarence Samples, said point also in the center line of a division wall dividing the property erected on the herein described premises from that on the south of said Samples; thence extending through the middle of said division wall, the remaining two courses and distances, to wit: north 75 degrees, 3 minutes west 52.53 feet; thence north 77 degrees, 27 minutes west 33.9 feet to the first mentioned point and place of beginning.

EXCEPTING and reserving thereout and therefrom that part of the above described premises as was conveyed to Joseph G. Crowl and Rose M. Crowl, by George Sopher and Esther Sopher, his wife, by their Deed of exchange dated December 16, 1941, recorded in Chester County Deed Book H-21 Page 16.

TRACT 2

ALL THAT CERTAIN, triangular strip of land which adjoining in the base of said triangle, being eight inches, said base adjoining and running along the property of Charles Samples, the apex extending in an easterly direction a distance of approximately 16.5 feet to meet the apex of a triangular strip hereinafter described.

BEING the same premises which First Oxford Properties, LLC, a Pennsylvania limited liability company, by Deed dated 8/16/10 and recorded 8/19/10 in Chester County in Record Book 7975, Page 1394 conveyed unto Nicholas A. Toto, in fee.

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **NICHOLAS A. TOTO**

SALE ADDRESS: 13 and 15 South Third Street, Oxford Borough, Chester County, PA 19363 (PIN: 6-4-240)

PLAINTIFF ATTORNEY: **LEONA MOGAVERO, ESQ., 215-635-7200**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$145,614.80**

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

Thursday, August 20, 2015

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$229,511.83**

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

Thursday, August 20, 2015

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

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

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

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

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

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

COUNTY Parcel Number 43-10K-256

BLR# 43-10K-256

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

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

VS

DEFENDANT: **WILLIAM B. SKLAROFF**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$645,824.57**

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

Thursday, August 20, 2015

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

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

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

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

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

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

CONTAINING 30,313 square feet more or less.

BEING Lot 90 on said Plan.

BLR # 65-4E-51

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

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

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

VS

DEFENDANT: **ROBERT J. HUGHES, JR. and MARY ANN HUGHES**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$114,378.62**

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

Thursday, August 20, 2015

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

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

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

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

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

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

BEING Parcel 2-4-96

BLR# 2-4-96

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$259,491.32**

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

Thursday, August 20, 2015

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

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

ALL THAT CERTAIN tract or piece of ground.

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

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

PARCEL No. 41-5M-206

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$169,467.96**

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

Thursday, August 20, 2015

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

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

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

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

VS

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

SALE ADDRESS: 71 Anderson Road, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$194,849.40**

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

Thursday, August 20, 2015

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

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

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

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

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

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

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

PARCEL No.: 39-4J-34

IMPROVEMENTS: Residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **ELIZABETH SYLVESTER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$264,891.75**

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

Thursday, August 20, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, NA

VS

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

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

1301

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$173,417.24**

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

Thursday, August 20, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in West Sadsbury Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Final Plan of Grace Community Church made by N.M. Lake and Associates, Inc., Oxford, PA dated 9/1/1995 and last revised 10/25/1995 and recorded as Plan File No. 13337 as follows, to wit:
TAX I.D. #: 36-005-0063.02D0

PLAINTIFF: Nationstar Mortgage LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **197,081.58**

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

Thursday, August 20, 2015

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

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

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

PLAINTIFF: Nationstar Mortgage LLC
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$673,827.29**

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

Thursday, August 20, 2015

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **MARY ELLEN ERICKSON**

SALE ADDRESS: 4243 Howells Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$483,301.28**

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

Thursday, August 20, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$149,507.56**

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

Thursday, August 20, 2015

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

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

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

PLAINTIFF: M&T Bank

VS

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

SALE ADDRESS: 9 Woodchuck Way Lot 9, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$152,913.51**

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

Thursday, August 20, 2015

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

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

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

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

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

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

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

UPI No. 27-5D-17

BEING the same premises which Susan C Swalm k/n/a Susan C Swalm Schmidtbauer and John Schmidtbauer, by Deed dated December 13, 2006 and recorded December 26, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7041, Page 1491, granted and conveyed unto Kurt Zerbe BEING known as: 40 Russell Road, Phoenixville, PA

19460

PARCEL No.: 27-5D-17

IMPROVEMENTS: residential property.

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

DEFENDANT: **KURT ZERBE**

SALE ADDRESS: 40 Russell Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$156,922.86**

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

Thursday, August 20, 2015

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

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

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

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

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

BEING Parcel Number 3-6-13

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

BLR# 3-6-13

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$350,518.66**

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

Thursday, August 20, 2015

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

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

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

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

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

CONTAINING 1.7349 acres of land, more or less.

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

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

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

PARCEL No.: 62-4-175

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **ALMA M. SURRATT**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$254,097.02**

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

Thursday, August 20, 2015

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

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

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

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

BEING Lot No. 3 on said Plan.

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

BEGINNING at a point of intersection of said 50 feet wide access easement with the westerly side of Millard Road; thence extending from said point of beginning along the southwesterly and westerly side of said access easement the following three courses and distances; (1) north 40 degrees, 44 minutes, 25 seconds west, 247.67 feet to a point; (2) north 25 degrees, 36 minutes, 35 seconds west, 84.76 feet to a point; (3) north 06 degrees, 19 minutes, 11 seconds west, 516.36 feet to a point; thence extending south 51 degrees, 19 minutes, 11 seconds east, 70.71 feet to a point on the easterly side of said access easement; thence extending along said easterly side of said easement the following three courses and distances; (1) south 06 degrees, 19 minutes, 11 seconds east, 452.69 feet to a point; (2) south 25 degrees, 36 minutes, 35 seconds east, 69.62 feet to a point; (3) south 40 degrees, 44 minutes 25 seconds east, 204.17 feet to a spike on the northwesterly side of Millard Road; thence extending along the northwesterly and westerly side of Millard Road to the following two courses and distances; (1) south 28 degrees, 24 minutes, 00 seconds west, 16.42 feet to a point; (2) south 07 degrees, 20 minutes west, 46.54 feet to the first mentioned point and place of beginning.

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

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

SALE ADDRESS: 290 Millard Road, Elverson, PA 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$254,097.02**

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

Thursday, August 20, 2015

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

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

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

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

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

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

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

VS

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

SALE ADDRESS: 290 Millard Road, Elverson, PA 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$242,040.16**

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

Thursday, August 20, 2015

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

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

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

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

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

BEING UPI #52-3Q-310

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

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

PLAINTIFF: Jagger Investments, LLC

VS

DEFENDANT: **JACQUELINE VIGNOLA**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$162,029.11**

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

Thursday, August 20, 2015

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

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

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

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

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

PARCEL No.: 5-4-530

IMPROVEMENTS: residential property.

PLAINTIFF: LSF9 Mortgage Holdings, LLC
VS

DEFENDANT: **PAMELA FANELLI**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-687**

DEBT- **\$324,227.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-02298 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 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, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Nottingham Township, Chester
County, Pennsylvania
BLR# 69-6-466.14
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Rs3

VS

DEFENDANT: **MAUREEN A. GUSS and MICHAEL G. GUSS**

SALE ADDRESS: 207 Sheffield Lane, Oxford, PA 19363-2413

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-697**

DEBT- **\$299,982.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12070 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 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, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land with a dwelling, garage, and swimming pool erected thereon, situate in West Cain Township, Chester County, Pennsylvania. Bounded and described according to a subdivision plan prepared for John B. and Anna S. Wenger by John D. Stapleton, III, Registered Surveyor, dated January 18, 1988 and revised April 5, 1988.

KNOWN as 190 Camp Stewart Road, Coatesville, PA 19320

PARCEL/UPI No. 28-6-112.3

BEING the same premises which George W. Snyder, III and Sara M. Morris, nka Sara M. Snyder granted and conveyed unto George W. Snyder, III and Sara M. Snyder by Deed dated January 7, 2003 and recorded January 17, 2003 in the Office of the Recorder of Deeds for Chester County, Pennsylvania in Deed Book 5537, Page 217, Instrument No. 10176673.

PLAINTIFF: LFS8 Master Participation Trust

VS

DEFENDANT: **GEORGE W. SNYDER III and SARA M. SNYDER a/k/a SARA MORRIS SNYDER**

SALE ADDRESS: 160 Camp Stewart Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-709**

DEBT- **\$617,045.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09944 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 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, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Nottingham Township
TAX Parcel #68-06-0145.010
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **JOHN MITCHELL and MARILYN MITCHELL**

SALE ADDRESS: 50 Aarons Lane a/k/a 50 Aarons Way, Nottingham, 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-724**

DEBT- **\$151,288.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2014-10551 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

PROPERTY situate in the Oxford Borough, Chester
County, Pennsylvania
BLR# 6-9-10
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LINDA I. BODDY**

SALE ADDRESS: 447 Hodgson Street, Oxford, PA 19363-1719

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-725**

DEBT- **\$165,185.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02784 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot of land situate in Borough of
Kennett Square, Chester County, Pennsylvania
TAX Parcel No.: UPI 3-3-247

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JOY A. BATES** also known as **JOY A. GREENLEAF** and **NICHOLAS RYAN**

SALE ADDRESS: 303 Race Street, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-735**

DEBT- **\$3,221.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02572 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in West Whiteland Township, Chester County, Pennsylvania, bounded and described according to a Plan of Indian King, Phase V, made by Yerkes Associates, Inc., dated 9/9/88 and recorded as Plan #7635-#7642, as follows, to wit:

BEGINNING at a point in line of Open Area, a corner of Unit #431 which point is measured the 2 following courses and distances from the center line of Cardigan Terrace East (as shown on said Plan): (1) extending from said center line north 60 degrees 46 minutes 38 seconds west, 56.94 feet to a point and (2) north 72 degrees 03 minutes 23 seconds east, 60.67 feet to the point and place of beginning; thence extending from said beginning point along Unit #431, north 17 degrees 56 minutes 37 seconds west, 100 feet to a point in line of Open Area; thence extending along the same and along Unit #433, the following courses and distances: (1) north 72 degrees 03 minutes 23 seconds east, 20 feet to a point and

(2) south 17 degrees 56 minutes 37 seconds west, 100 feet to a point in line of Open Area, aforesaid; thence extending along the same, south 72 degrees 03 minutes 23 seconds west, 20 feet to the first mentioned point and place of beginning.

BEING known as Unit #432 as shown on the above mentioned Plan.

BEING the same premises which Mark J. Goepfert and Deborah Goepfert, his wife, formerly Deborah R. Porras, by Deed dated 1/19/90 and recorded on 1/23/90 in the Office of the Recorder of Deeds of Chester County in Record Book 1859, Page 355, granted and conveyed unto Mark J. Goepfert and Deborah Goepfert, husband and wife, in fee, who in turn granted and conveyed unto Carol Ann Bruno, now known as Carol Ann Serafino, in fee, by Deed dated June 30, 1993, and recorded on July 7, 1993, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Book 3584, Pages 1873 – 1875.

AND being known as Chester County UPI # 41-5Q-321.

PLAINTIFF: Indian King Residents' Association, Inc.,
VS

DEFENDANT: **CAROL ANN SERAFINO a/k/a CAROL ANN BRUNO**

SALE ADDRESS: 432 Cardigan Terrace East, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF