

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, NOVEMBER 19, 2015 @ 11 AM

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### CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 19th day of November, 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, NOVEMBER 19TH 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, DECEMBER 21ST 2015 IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

**CAROLYN B. WELSH, SHERIFF**

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# Sheriff's Sale of Real Estate

SALE NO: **15-11-791**

DEBT- **\$549,305.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-08803 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece of ground, situate in  
Thornbury Township, Chester County, PA and described according  
to a plan thereof made by G.D. Houtman, Civil Engineer, dated  
12/12/1947 as follows, to wit:  
TAX I.D. #: 66-2-44

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

VS

DEFENDANT: **STEPHEN ZIPPI and CHRISTY ZIPPI**

SALE ADDRESS: 30 County Lane, Cheyney, Pennsylvania 19319

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-792**

DEBT- **\$452,689.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09987 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in Uwchlan Township, Chester County PA bounded and described according to a Plan of Phase II – The Seasons for Rouse/Chamberlin, Inc. made by Chase Valley Engineers, Inc. dated January 20, 1989 revised February 27, 1989 and recorded in the Recorder of Deeds Office, Chester County as Plan No. 9055-56 as follows, to wit:

BEGINNING at a point on the northeasterly side of Deep Willow Drive, corner of Lot No. 1 on said plan; thence extending north 67 degrees 40 minutes 58 seconds east along same 144.47 feet to a point in line of lands now or late of Robert H. and Janice H. Benedix, Jr.; thence extending south 5 degrees 57 minutes 41 seconds east along same 149.41 feet to a point a corner of lot No. 3 on said plan; thence extending north 73 degrees 22 minutes 29 seconds west along same and crossing a 30 feet wide sanitary sewer lateral easement 153.09 feet to a point of curve on the southeasterly side of Deep Willow Drive; thence extending along an arc of a circle curving to the left having a radius of 75 feet the arc distance of 50.98 feet to the point of beginning.

TAX ID: 33-4F2

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

VS

DEFENDANT: **ROBERTA E. NICOLAIDES and STEVEN T. NICOLAIDES**

SALE ADDRESS: 450 Deep Willow Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **PARKER McCAY, P.A., 856-810-5815**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-11-793**

DEBT- **\$168,742.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02318 DIRECTED TO CAROLYN B. 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 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, December 21, 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 Valley, Chester County, Pennsylvania, bounded and described according to a Plan of "Valley Crossing", made by Medveczky Associates, Ltd. Inad planners and engineers, dated 9/23/1998, revised 7/20/1993 and recorded in Chester County as Plan No. 12542, as follows, to wit;  
TAX I.D. #: 38-4-21

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2005-2

VS

DEFENDANT: **DAVID M. FRY**

SALE ADDRESS: 347 Jenville Court, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-794**

DEBT- **\$100,528.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10425 DIRECTED TO CAROLYN B. 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 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, December 21, 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 #01-08-0123  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2006-FRE2, Asset Backed Pass-Through Certificates, Series 2006-FRE2

VS

DEFENDANT: **THE UNKNOWN HEIRS OF DIANE P. TYLER, DECEASED, CHARLES COOPER, SOLELY IN HIS CAPACITY AS HEIR OF DIANE P. TYLER, DECEASED, LeANNE TYLER, SOLELY IN HER CAPACITY AS HEIR OF DIANE P. TYLER, DECEASED, MICHAEL COOPER, SOLELY IN HIS HIS CAPACITY AS HEIR OF DIANE P. TYLER, DECEASED, LEONARD S. COOPER, and RICHARD COOPER, JR., SOLELY IN HIS CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MAXINE COOPER, DECEASED**

SALE ADDRESS: 317 West Chestnut Street, 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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-795**

DEBT- **\$93,581.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10935 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located the west house of a block of two frame dwelling houses designated as No. 404 Maple Avenue, bounded and described as follows:

BEGINNING at a point on the south curb line of Maple Avenue, opposite the center of the middle dividing partition in said block of two frame dwelling houses and distant fifty eight and eight tenths feet eastwardly from the east curb line of Fourth Avenue;

THENCE along the south curb line of Maple Avenue westwardly eighteen and two tenths feet and extending southwardly between parallel lines of that width at right angles to said south curb line of Maple Avenue, one hundred and twenty feet to the north line of Spring Alley.

BOUNDED on the north by the south curb line of Maple Avenue, on the east by land now or late of Anna Braunstein, this east line passing through the center of middle dividing partition in said block of two frame dwelling houses on the south by the north line of Spring Alley, and on the west by land now or late of Anna Braustein.

CONTAINING twenty one hundred eighty four square feet of land, be the same more or less.

TAX ID: 16-6-662

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificate-holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-26 c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **VINCE TAYLOR**

SALE ADDRESS: 404 Maple Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PARKER McCAY, P.A., 856-596-8900**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **15-11-796**

DEBT- **\$132,306.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02990 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a spike in the middle of a public highway leading from Coatesville to Brandywine Manor, being PA State Highway Route 82, said point being the northwesterly corner of land conveyed as Parcel No. 2 in a Deed from McClintic-Marshall Corporation to the City of Coatesville, dated 2/28/1934; thence along the same south 25 degrees 31 minutes east, 220.05 feet to an iron pin; thence continuing along same south 69 degrees 38 minutes west, 181.72 feet to an iron pin; thence along line of land now or late of Sallie and Elizabeth Coates, north 20 degrees 25 minutes west, 190.46 feet to a spike in the middle of said Route 82; thence along the same, north 54 degrees 24 minutes east, 64.74 feet to a spike; thence continuing along the same, north 62 degrees 54 minutes east, 100.42 feet to the point of beginning.

TAX ID/Parcel No.38-03-0037

UPI No. 38-3-37

BEING the same premises which Barbara A. Goodman, by Deed dated 8/16/10 and recorded 9/3/10 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7985, Page 1561, granted and conveyed unto Michael L. Stansbury, an unmarried individual, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **TROY STANSBURY, ADMINISTRATOR OF THE ESTATE OF MICHAEL LYNN STANSBURY a/k/a MICHAEL L. STANSBURY**

SALE ADDRESS: 1037 Manor Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800; 610-278-9980**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-11-797**

DEBT- **\$234,786.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11341 DIRECTED TO CAROLYN B. 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 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, December 21, 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 Coventry  
TAX Parcel #18-1-356  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)  
VS  
DEFENDANT: **PRASHANT THOMAS**  
SALE ADDRESS: 150 South Savanna Drive, Pottstown, PA 19465  
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-798**

DEBT- **\$121,453.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01866 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN Unit, designated as Unit C-23, being a Unit in Woodmont North, a Condominium located at the intersection of Winding Way and Route 113, in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Act, 1980, 68 P.S.A. Sec. 3101 et. Seq., as designated in the Declaration of Condominium Ownership of Woodmont North, a Condominium, including the Plats and Plans attached as an exhibit thereto, bearing date the 22nd day of August 1984 and recorded in the Office for the Recording of Deeds, for the County of Chester, on the 22nd day of August 1984 in Deed Book 649 Page 467.

TOGETHER with a 0.38852% undivided interest of, in and to the common elements of such condominium as set forth in the aforesaid Declaration of Condominium Ownership.

ALSO under and subject to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in the aforesaid Declaration of Condominium Ownership (with the aforesaid Declaration Plans attached hereto) and any amendments to the foregoing instruments as may be duly made for time to time.

UPI #40-2-572

BLR# 40-2-572

BEING the same premises which Frederic H. Gordon Jr. granted and conveyed unto Ryan Hennen by Deed dated May 31, 2006 and recorded June 13, 2006 in Chester County Record Book 6868, page 1750 for the consideration of \$165,000.00.

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

VS

DEFENDANT: **RYAN HENCHEN**

SALE ADDRESS: 400 Winding Way Unit C-23, Downingtown, PA 19335

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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-799**

DEBT- **\$187,568.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03605 DIRECTED TO CAROLYN B. 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 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, December 21, 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 Willistown, Chester  
County, Pennsylvania  
BLR# 54-1K-20  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **PATRICIA A. WALTON**

SALE ADDRESS: 21 Rollingview Drive, Paoli, PA 19301-1736

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-800**

DEBT- **\$910,362.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05087 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Versailles at Longwood, made by Regester, Associates, Inc., dated 10/19/1997, last revised 05/28/1998 and recorded on 06/08/1998, as Plan No. 14422, as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road T-432 known as Greenwood Road, said point being on the southerly side of a 50 feet wide right-of-way known as Meadowbrook Lane to be owned by Lot No. 2 and to be used and maintained in common by Lot Nos. 1, 2 and 3, a corner of lands now or late of Walter F. and Evelyn I. Schoffer; thence extending along said right-of-way and along said lands, south 67 degrees, 59 minutes 00 seconds west, crossing the southwesterly side of said Greenwood Road, 400 feet to an iron pin (found), a corner of Lot No. 1 on said Plan; thence extending along said Lot, the four following courses and distances: (1) on the arc of a circle curving to the left having a radius of 200 feet, the arc distance of 146.61 feet to a point; (2) south 03 degrees, 21 minutes, 48 seconds west, 65 feet to a point; (3) south 14 degrees, 24 minutes, 24 seconds west, 76.76 feet to a point; (4) south 06 degrees, 18 minutes, 00 seconds east, 229.91 feet to a point in line of lands now or late of Pierce B. and Grace M. Turner; thence extending along the same, north 67 degrees, 47 minutes, 00 seconds west, 373.05 feet to a point, a cor-

ner of lands now or late of Thomas H. and Barbara Ann Biedekapp; thence extending along the same, north 61 degrees, 51 minutes, 00 seconds west, crossing a 50 feet wide drainage easement and a stream within said easement, 400 feet to a point; thence extending along lands now or late of Willow Glenn Open Space, north 67 degrees, 55 minutes, 37 seconds east, 83.84 feet to a point, a corner of Lot No. 3; thence extending along same, the three following courses and distances: (1) south 88 degrees, 24 minutes, 22 seconds east, re-crossing said 50 feet wide drainage easement and stream, 524.53 feet to a point; (2) north 48 degrees, 36 minutes, 12 seconds east, 65 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 250 feet, the arc distance of 183.26 feet to an iron pin (found), a corner of lands now or late of Bradford W. and Bertha Bowman and being the northerly side of said 50 feet wide right-of-way to be owned by Lot No. 2 and to be used and maintained in common by Lot Nos. 1, 2 and 3; thence extending along same, north 67 degrees, 59 minutes, 00 seconds east, re-crossing the southwesterly side of Greenwood Road, 400 feet to a point on the title line in the bed of said road; thence extending same, south 22 degrees, 01 minute, 00 seconds east, 50 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Daniel W. Fink by Deed from James N. Crowe and Mary Ann Crowe, husband and wife dated 08/01/2003 and recorded 08/11/2003 in the Chester County Recorder of Deeds in Book 5833, Page 1319.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for the Holders of the Ellington Loan Acquisition Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1

VS

DEFENDANT: **DANIEL W. FINK**

SALE ADDRESS: 487 Greenwood Road, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-801**

DEBT- **\$238,028.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-03191 DIRECTED TO CAROLYN B. 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 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, December 21, 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 Charlestown, County of Chester, State of Pennsylvania and described according to a revised Section "A" of Executive Construction Company, said plan made by Earl R. Ewing, Registered Surveyor, dated February 12, 1964 and revised June 2, 1964 as follows, to wit:

BEGINNING at a point on the southeasterly side of Maryhill Road, said point being measured by the three following courses and distances along the said side of Maryhill Road and its extension from its point of intersection with the title line in the bed of Coldstream Road (1) south 39 degrees 54 minutes west 396.61 feet to a point of curve on the southeasterly side of Maryhill Road (2) southwestwardly on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 39.37 feet to a point of tangent in the same and (3) south 49 degrees 18 minutes west 277.32 feet to the point of beginning; thence extending from said point of beginning along Lot No. 39-B south 46 degrees 42 minutes east 302.21 feet to a point; thence extending south 42 degrees 03 minutes west 99.48 feet to a point, a corner of Lot No. 39; thence extending along Lot No. 39 north 46 degrees 42 minutes west 314.83 feet to a point on the southeasterly side of Maryhill Road, aforesaid; thence extending north 49 degrees 18 minutes east along the said side of Maryhill Road 100.00 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in John F. McGrath and Meredith K. McGrath, husband and wife by Deed from Christopher G. Odgers and Margaret A. Odgers, husband and wife dated 08/25/2006 and recorded 11/16/2006 in the Chester County Recorder of Deeds in Book 7008, Page 970.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN F. McGRATH and MEREDITH K. McGRATH**

SALE ADDRESS: 129 Mary Hill Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-802**

DEBT- **\$3p49,978.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01020 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot or tract of land, situate in the Borough of Downingtown, Chester County, Pennsylvania, (formerly in Caln Township, the same having been annexed to the said Borough of Downingtown) said dwelling being known as No. 429 William Street, and the said tract of land being Lot No. 26 and a part of Lot No. 25 on a Plan of Lots known as "Gabel Annex", said plan being of record in the Recorder's office of Chester County in Plan Book No. 2, Page 80, bounded and described as follows:

BEGINNING at a point in the middle of William Street at the southeast corner of Lot No. 27 on said Plan of Lots; thence along Lot No. 27, north 22 degrees 36 minutes west, 150 feet to the southwest corner of Lot No. 8 on said Plan of Lots; thence along Lot No. 8 partly along Lot No. 7, north 67 degrees 24 minutes east, 75 feet; thence south 22 degrees 36 minutes east, passing through the middle of Lot No. 25, 150 feet to another point in the middle of William Street; thence along the middle thereof, south 67 degrees 24 minutes west, 75 feet to the place of beginning.

BEING UPI No. 11-7-18

BEING known as 429 William Street, Downingtown, PA 19335

BEING the same premises which Maryann Lewis, Executrix of the Estate of Michael Tibel, deceased, by indenture bearing date the 28th of February, 2007 and recorded the 1st day of March, 2007 in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid in Deed Book 7094, Page 2263, granted and conveyed unto Leslie Place.

PLAINTIFF: Bayview Loan Servicing

VS

DEFENDANT: **LESLIE PLACE**

SALE ADDRESS: 429 William Street, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MATTLEMAN, WEINROTH & MILLER, 856-429-5507**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-11-803**

DEBT- **\$191,216.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01247 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situate in the Township of North Coventry, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of State Highway Traffic Route No. 100 leading from Pottstown to West Chester, said point being 316.50 feet from the center line intersection of the aforementioned road and another public road (33 feet wide) known as Kemp Road; thence continuing along the middle of the aforementioned Traffic Route No. 100 by two courses: north 23 degrees 26 minutes east 11.60 feet to a point of deflection; thence north 2 degrees 01 minutes east 35.46 feet to a corner of other lands of now or late Cedar Estates, Inc., (Lot No. 10); thence along the same south 87 degrees 59 minutes east 240 feet to a point in line of lands of now or late William H. Saylor and Son; thence along the same in two courses: south 2 degrees 01 minutes west 80.84 feet to a point of deflection and south 23 degrees 26 minutes west 56.98 feet to a corner of lands of now or late Howard Seibold (Lot No. 8); thence along the same north 66 degrees 34 minutes west 240 feet to the place of beginning.

BEING Lot No. 9 on a Plot Plan known as Coventry Manor.

TITLE to said premises vested in Joseph N. Venezia and Carol A. Venezia by Deed from Gregory A. Golden administrator D.B.N.-C.T.A. of the Estate of Louise D. Golden and Marie Petrucelli Saraceni, Gregory Anthony Golden, specific devisees dated 03/22/2013 and recorded 04/19/2013 in the Chester County Recorder of Deeds in Book 8696, Page 1034.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **CAROL A. VENEZIA and JOSEPH N. VENEZIA**

SALE ADDRESS: 1236 South Hanover Street, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-11-804**

DEBT- **\$552,073.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02202 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-10E-1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **PERCY MOTTLEY and LISA MOTTLEY**

SALE ADDRESS: 459 Virginia Avenue, Paoli, PA 19301-1229

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-805**

DEBT- **\$133,897.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00452 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with the building and improvements erected thereon situate at the northeasterly corner of New and Penn Streets in the Borough of Spring City, County of Chester, Commonwealth of Pennsylvania bounded and described according to a survey by Earl R. Ewing, Inc. Phoenixville, Pennsylvania dated August 25, 1965, Plan No. T-3555.  
TAX I.D. #: 14-04-1097

PLAINTIFF: OneWest Bank N.A.

VS

DEFENDANT: **E. JUNE BLAUSER and ROBERT L. BLAUSER**

SALE ADDRESS: 267 New Street, Spring City, Pennsylvania 19475

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-806**

DEBT- **\$84,869.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04527 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of  
West Vincent, Chester County, Pennsylvania  
TAX Parcel No.: 25-07-0010

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **DAVID B. MYER and SHARON L. MYER**

SALE ADDRESS: 557 Blackhorse Road (West Vincent Township), Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-807**

DEBT- **\$132,062.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00056 DIRECTED TO CAROLYN B. 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 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, December 21, 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 known as Lot No. 22 on the Plan of Fox Brook, Section 2, situate in London Britain Township, Chester County and State of Pennsylvania, and bounded and described according to a survey made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, dated January 23, 1971 and revised April 20, 1972, and said plan being recorded in the Office of the Recorder of Deeds in and for Chester County, State of Pennsylvania, in Plan Book 42, Page 34, as follows, to wit:

BEGINNING at a point set on the westerly side of Reynard Drive at 50 feet wide, said point marking the northeasterly corner of this about to be described tract and the southeasterly corner of Lot No. 31 on said Plan; thence leaving said point and by said westerly side of Reynard Drive south 02 degrees 16 minutes 34 seconds east, 150.00 feet to a point set for the southeasterly corner of this and the northeasterly corner of Lot No. 22 on said Plan; thence leaving said westerly side and by said land south 07 degrees 43 minutes 26 seconds west, 300.00 feet to a point set for the southeasterly corner of this and set in line of land of Howard and Albert Ferguson; thence by said land north 02 degrees 16 minutes 34 seconds west, 150.00 feet to a point set for the southwesterly corner of Lot No. 22 on said Plan; thence by said land north 07 degrees 43 minutes 36 seconds east, 300.00 feet to a point being the first mentioned point and place of beginning.

TITLE to said Premises vested in Wendy A. Gleason by Deed from Ralph C. Gleason and Wendy A. Gleason dated 07/26/2002 and recorded 08/08/2002 in the Chester County Recorder of Deeds in Book 5352, Page 288.

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **WENDY A. GLEASON**

SALE ADDRESS: 106 Reynard Drive, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-808**

DEBT- **\$153,790.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04540 DIRECTED TO CAROLYN B. 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 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, December 21, 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 designated as Lot No. 22, Block 3, on a Plan of Lots known as "Meadowbrook" which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. I, Page 7, situated in Valley Township, Chester County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the north line of Walnut Street distant three hundred seventy-three and four one-hundredths (373.04) feet westwardly from the intersection of the north line of Walnut Street with the west line of Third Avenue, said point of beginning also being the southwest corner of Lot #23; thence from said point of beginning along the dividing line between lots 22 and 23 north one degree eight minutes west (N. 1° 8' W.) one hundred ninety-three (193) feet; thence along remaining land of the grantor south eighty-eight degrees fifty-two minutes west (S. 88° 52' W.) ninety-three and twenty-six one-hundredths (93.26) feet to a point at the northeast corner of Lot #21; thence along the dividing line between Lots #21 and 22 south one degree eight minutes west (S. 1° 8' W.) one hundred ninety-three (193) feet to a point in the north line of Walnut Street; thence along the same north eighty-eight degrees fifty-two minutes east (N. 88° 52' E.) ninety-three and twenty-six one-hundredths (93.26) feet to the place of beginning.

BEING the same premises which Arlington Loan Servicing, LLC, by Deed dated 9/4/09 and recorded 3/9/10 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7878, Page 1472, granted and conveyed unto Salvador Nazario and Celeste J. Nazario, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **SALVADOR NAZARIO & CELESTE J. NAZARIO**

SALE ADDRESS: 921 North Walnut Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-810**

DEBT- **\$234,084.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02375 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Kennett Square Borough, Chester  
County, Pennsylvania  
BLR# 03-03-0035  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ALBERTA BROWN**

SALE ADDRESS: 123 North Willow Street, Kennett Square, PA 19348-2928

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-811**

DEBT- **\$293,716.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-06239 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of Ground situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final revised plan of Northridge Village, prepared by Conver and Smith Engineering, Inc., dated 7/6/04, last revised 12/21/05 and recorded in Chester County as Plan #17690, as follows, to wit:

BEGINNING at a point on the westerly side of Northridge Drive, a corner of Lot #85 as shown on said Plan; thence from said point of beginning, along the said side of Northridge Drive south 00 degrees 17 minutes 42 seconds west 22.48 feet to a corner of Lot #83; thence along Lot #83 north 77 degrees 47 minutes 18 seconds west 111.88 feet to a point on the easterly side of Caraway Alley; thence along the said side of Caraway Alley north 12 degrees 12 minutes 42 seconds east 22.00 feet to a corner of Lot #85; thence along Lot #85 south 77 degrees 47 minutes 18 seconds east 107.24 feet to the first mentioned point and place of beginning.

BEING Lot #84 as shown on said Plan and known as 1603 Northridge Drive (formerly known as Lot #93 on Recorded Plan #17371).

BEING UPI 15-4-764.

BLR# 15-4-764

BEING the same premises which NVR Inc., trading as Ryan Homes granted and conveyed unto Dawn Gallagher and Clint Gallagher, husband and wife, by Deed dated March 31, 2006 and recorded April 20, 2006 in Chester County Record Book 6820, Page 1999 for the consideration of \$292,215.00

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

VS

DEFENDANT: **DAWN GALLAGHER and CLINT GALLAGHER**

SALE ADDRESS: 1603 Northridge Drive, 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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-812**

DEBT- **\$72,218.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06745 DIRECTED TO CAROLYN B. 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 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, December 21, 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 #60-6-43 & 60-6-43.1  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Federal National Association Trust

VS

DEFENDANT: **PADRIC G. MILLER and SARAH M. MILLER**

SALE ADDRESS: 149 Old Limestone Road, Toughkenamon, PA 19374

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-11-813**

DEBT- **\$157,245.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06452 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN westerly one-half of a double mes-  
suage and lot of land known as No. 212 Morris Street situate on the  
southwesterly side of Morris Street in the Third Ward of the  
Borough of Phoenixville, County of Chester and State of  
Pennsylvania, bounded and described according to a survey made by  
Messrs. Hiltner and Hitchcock, R.E., Norristown, Pa., in December,  
1936, as follows, to wit:

TAX I.D. #: 15-13-0733

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **MARK A. CESCHAN and KATHRYN A. CESCHAN**

SALE ADDRESS: 212 Morris Street, Phoenixville, Pennsylvania 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-814**

DEBT- **\$611,271.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00332 DIRECTED TO CAROLYN B. 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 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, December 21, 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 #21-1-150.2A  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **WILLIAM H. JOHNSON**

SALE ADDRESS: 601 Bridge Street, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-815**

DEBT- **\$345,977.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09392 DIRECTED TO CAROLYN B. 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 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, December 21, 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 Township of West Brandywine in the County of Chester and Commonwealth of Pennsylvania, being described as follows:

UPI# 29-7-156.6.

BEING more fully described in a deed dated 03/31/1995 and recorded 04/06/1995, among the land records of the County and State set forth above, in Deed Volume 3877 and Page 1809.

TAX map or parcel ID No.: 29-07-0156.060

PLAINTIFF: LSF8 Master Participation Trust  
VS

DEFENDANT: **MARK McWILLIAMS and MELISSA McWILLIAMS**

SALE ADDRESS: 239 Hurley Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE AND ASSOCIATE, 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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-816**

DEBT- **\$583,816.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12365 DIRECTED TO CAROLYN B. 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 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, December 21, 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 Penn, County of Chester and Commonwealth of PA, bounded and described according to a Final Subdivision Plan of the Estates at London Brook, prepared by Crossan-Raimato, Inc., dated 10/16/2002, last revised 2/11/2003 and recorded in Chester County as Plan No. 16700 as follows, to wit:

BEGINNING at a point on the easterly side of Winchester Lane, a corner of Lot #33 as shown on said Plan; thence from said point of beginning, along the said side of Winchester Lane on the arc of a circle curving to the left having a radius of 675.00 feet the arc distance of 95.75 feet to a corner of Open Space 'B'; thence along Open Space 'B' the following two courses and distances: (1) south 88 degrees 07 minutes 55 seconds east 156.47 feet (2) south 05 degrees 55 minutes 54 seconds west 117.85 feet to a corner of Lot #33; thence along Lot #33 north 80 degrees 00 minutes 15 seconds west 156.47 feet to the first mentioned point and place of beginning.

TAX ID: 58-3-403

TITLE is vested in Alessandro Spennato, unmarried and Concetta Spennato, married, joint tenants with the rights of survivorship, by Deed from NVR, Inc., a Virginia Corporation Trading as Ryan Homes, dated 08/30/2005, recorded 10/06/2005 in Book 6642, Page 1001.

PLAINTIFF: EMC Mortgage LLC

VS

DEFENDANT: **ALESSANDRO SPENNATO and CONCETTA SPENNATO**

SALE ADDRESS: 307 Winchester Lane, West Grove, PA 19390

PLAINTIFF ATTORNEY: **PARKER McCAY, P.A., 856-810-5814**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-11-817**

DEBT- **\$286,886.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06552 DIRECTED TO CAROLYN B. 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 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, December 21, 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, hereditaments and appurtenances, situate in the Township of West Goshen, County of Chester and State of PA, bounded and described according to a Plan thereof made by Reeder and Magarity, Professional Engineers, dated 12/16/1954 as follows:

SITUATE on the southwesterly side of Willow Way (40 feet wide) at the distance of 100 feet measured north 24 degrees 38 minutes west along same from its intersection with the intersection with the northwesterly side of Cavalier Lane (40 feet wide) (both lines produced).

CONTAINING in front or breadth measured north 24 degrees 38 minutes west along the said southwesterly side of Willow Way 100 feet and extending of that width in length or depth south 65 degrees 22 minutes west between parallel lines at right angles to said Willow Way, 130 feet.

BEING the same premises which Thomas J. Gavin and Claire A. Gavin by Deed dated June 27, 2003 and recorded July 24, 2003 in Chester County in Record Book 5804, Page 371 conveyed unto David D. Bandy and Bethany A. Jenkins-Bandy, as tenants by the entirety, in fee.

TITLE to said premises vested in Bethany A. Jenkins-Bandy by Deed from David D. Bandy and Bethany A. Jenkins-Bandy dated 09/29/2006 and recorded 10/04/2006 in the Chester County Recorder of Deeds in Book 6972, Page 0391.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8

VS

DEFENDANT: **BETHANY A. JENKINS-BANDY**

SALE ADDRESS: 428 Willow Way, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-818**

DEBT- **\$397,048.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08245 DIRECTED TO CAROLYN B. 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 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, December 21, 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 Sadsbury  
TAX Parcel #37-004-0175.0000  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennymac Holdings LLC

VS

DEFENDANT: **JHENY B. FLORES and ANGEL FLORES-HERNANDEZ**

SALE ADDRESS: 900 Colonial Court, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-819**

DEBT- **\$108,995.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10032 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE CERTAIN message and two tracts of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Village of Pomeroy, Township of Sadsbury, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

TRACT No. 1, beginning on the east side of Oak Street in the Village of Pomeroy, in said Township, the corner of lot on plan of said Village No. 106; thence along the line of said lot eastwardly, 150 feet to the western line of a 14 feet wide alley; thence northwardly along the line of said alley, 50 feet to the south line of Spruce Street; thence westwardly and parallel with the south line of Spruce Street, 150 feet to Oak Street; thence along the line of Oak Street, southwardly 50 feet to the place of beginning.

CONTAINING 7,500 square feet of land, more or less.  
BEING UPI #37-4L-19

TRACT No. 2, known as Lot No. 106 on the general plan of said Village, fronting on Oak Street 50 feet and extending back from said street between parallel straight lines, 150 feet to a 14 feet wide alley.

CONTAINING 7,500 square feet of land more or less.  
BOUNDED on the north by Tract No. 1, on the south by lands of the Sadsbury Public School District, on the west by Oak Street and on the east by the aforesaid alley.

BEING UPI #37-fL-19.2

TITLE to said premises vested in Daniel G. Tracey, Jr. by Deed from Brandon Green dated 08/22/2005 and recorded 08/24/2005 in the Chester County Recorder of Deeds in Book 6596, Page 1553.

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Acceptance Corp., CSFB Mortgage-Backed Pass-Through Certificates, Series 2005-11

VS

DEFENDANT: **DANIEL G. TRACEY, JR.**

SALE ADDRESS: 18 Spruce Street, Sadsbury, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-820**

DEBT- **\$375,711.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02028 DIRECTED TO CAROLYN B. 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 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, December 21, 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 New Garden Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Hunt, prepared by Hillcrest Associates, Inc., dated 12/12/1988, last revised 2/10/1989 and recorded on 3/3/1989, as Plan #9066, and a recent mortgage survey by Hillcrest Associates, Inc. dated 7/28/1992, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way of Pelham Drive (50 feet wide), said point being the northwesterly corner of Lot #19; thence by said right-of-way the 3 following courses and distances: (1) north 01 degree 42 minutes 26 seconds west, 51.45 feet to a point of curve; (2) by the arc of a circle curving to the right, with a radius of 25 feet, an arc length of 23.55 feet, with a chord of north 25 degrees 16 minutes 37 seconds east, 22.69 feet to a point of reverse curve; (3) by the arc of a circle curving to the left,

with a radius of 60.00 feet, an arc length of 84.97 feet, the left, with a chord of north 11 degrees 41 minutes 22 seconds east, 78.05 feet to a point and corner of Lot #21; thence by Lot #21 north 61 degrees 07 minutes 04 seconds east, 200.28 feet to a point in line of lands now or late of St. Patrick Roman Catholic Church; thence by said land, south 25 degrees 36 minutes 37 seconds east 261.49 feet to a point and corner of Lot #19; thence by Lot #19, south 88 degrees 17 minutes 34 seconds west, 312.50 feet to the first mentioned point and place of beginning.

BEING Lot #20 as shown on said Plan.

CONTAINING 1.1248 acres of land, be the same more or less.

TITLE to said premises vested in John J. Cassidy, III by Deed from John J. Cassidy, III and Andrea D. Cassidy dated 12/23/2008 and recorded 12/31/2008 in the Chester County Recorder of Deeds in Book 7565, Page 583.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JOHN J. CASSIDY, III**

SALE ADDRESS: 32 Pelham Drive, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-11-821**

DEBT- **\$264,213.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2011-14133 DIRECTED TO CAROLYN B. 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 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, December 21, 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# 38-1-221  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Srmof II 2012-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee

VS

DEFENDANT: **MARK LEWIS a/k/a MARK EDWARD LEWIS and EMILY LUGO a/k/a EMILY LUGO-LEWIS**

SALE ADDRESS: 314 Larose Drive, Coatesville, PA 19320-1628

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-822**

DEBT- **\$252,230.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03137 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Spring City Borough, Chester  
County, Pennsylvania  
BLR# 14-4-395  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **ANDREW WEITZENKORN**

SALE ADDRESS: 145 North Main Street, Spring City, PA 19475-1872

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-823**

DEBT- **\$328,639.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08047 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of West Caln  
TAX Parcel #28-2-93.26 and 28-2-93.27  
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **BERNICE LAWSON & EUGENE LAWSON**

SALE ADDRESS: 115 Brandywine Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-824**

DEBT- **\$172,402.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08788 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Pikeland Township, Chester  
County, Pennsylvania  
BLR# 34-4P-48  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **DOUGLAS B. WALKER**

SALE ADDRESS: 1424 Hark-A-Way Road, a/k/a 1424 Hark-A-Way Road #A, Chester Springs, PA  
19425-2300

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-825**

DEBT- **\$72,329.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10752 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Pennsylvania  
BLR# 16-9-131  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities  
Mortgage Loan Trust, Series 2005-1

VS

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

SALE ADDRESS: 38 West 5th Avenue, Coatesville, PA 19320-2902

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-826**

DEBT- **\$202,331.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01173 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece or parcel of land situate in Warwick Township, Chester County, PA., bounded and described in accordance with a survey dated May, 1968 made by Andrew F. Kupiszewski, Jr., Registered Surveyor, as follows, to wit:  
TAX I.D. #: 19-06-0037.040

PLAINTIFF: OneWest Bank N.A.

VS

DEFENDANT: **HOLLY PERRY, EXECUTRIX OF THE ESTATE OF VIRGINIA C. PERRY, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 572 Rock Run Road, Pottstown, Pennsylvania 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-827**

DEBT- **\$126,496.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06754 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Wallace Township, Chester  
County, Pennsylvania  
BLR# 31-2-21.1A  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **DIANE T. CLEMENT and WALTON CLEMENT, III**

SALE ADDRESS: 10 Lovell Lane, Glenmoore, PA 19343-1821

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-828**

DEBT- **\$484,794.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06972 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Vincent, County of Chester and Commonwealth of Pa., bounded and described according to a Plan of Property of Dennis O'Neill, made by Howard W. Doran, P.E., dated 10/13/1983 and last revised 5/17/1984 and recorded Plan File No. 5316, as follows, to wit:

TAX I.D. #: 25-7-103.6

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SHELLY BELL, KNOWN SURVIVING HEIR OF NORMAN L. CARR, DECEASED MORTGAGOR AND REAL OWNER, MICHAEL STUART, KNOWN SURVIVING HEIR OF NORMAL L. CARR, DECEASED MORTGAGOR AND REAL OWNER, SAMUEL R. CARR, KNOWN SURVIVING HEIR OF NORMAN L. CARR, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF NORMAN L. CARR, DECEASED MORTGAGOR AND REAL OWNER AND JAMES NORMAN CARR a/k/a JAMES CARR, KNOWN SURVIVING HEIR OF NORMAN L. CARR, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 2217 Chest Springs Road, Chester Springs, Pennsylvania 19425

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-11-829**

DEBT- **\$14,046.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00666 DIRECTED TO CAROLYN B. 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 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, December 21, 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 Charlestown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks final submission plan, prepared by Pennoni Associates, Philadelphia, PA. dated 2/3/1992, last revised 12/15/2000 and recorded in Chester Co. as Plan #15981 as follows, to wit:

BEGINNING at a point on the southerly side of Avon Court, a corner of Lot #192 as shown on said Plan; thence from said point of beginning along the said side of Avon Court on the arc of a circle curving to the left having a radius of 162.00 feet the arc distance of 24.36 feet to a corner of Lot #194; thence along Lot #194 south 13 degrees 56 minutes 26 seconds west, crossing a general utilities easement, a sanitary sewer easement and a storm sewer easement, 130.33 feet to a point; thence north 76 degrees 03 minutes 34 seconds west 24.00 feet to a corner of Lot #192; thence along Lot #192 north 13 degrees 56 minutes 26 seconds east re-crossing said easements, 126.32 feet to the first mentioned point and place of beginning.

BEING Lot #193 as shown on said Plan.

BEING UPI #35-3-355.

BEING part of the same premises which fortress, PA., LLC, a Delaware limited liability Co. by indenture bearing date 10/19/2001 and recorded 11/16/2001 at West Chester in the Office for the Recording of Deeds in and for the County of Chester in Record Book 5116 Page 498 Etc. granted and conveyed unto Sal Lapio, incorporated, a PA. Corp., in fee.

PLAINTIFF: Charlestown Oaks Homeowners Association

VS

DEFENDANT: **FRANCIS R. WINTER, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF TRACEY T. WINTER a/k/a TRACEY T. HERB DECEASED**

SALE ADDRESS: 116 Avon Court, Malvern, PA

PLAINTIFF ATTORNEY: **SAMANTHA D. CISSNE, ESQ., 610-565-4660**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-11-830**

DEBT- **\$267,311.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00142 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Site Plan of "Sagamore", made by Edward B. Walsh & Associates, Inc. Civil Engineers 750 Springdale Drive, Exton, PA 19341, (610) 363-1360, for Bentley Developers, Inc. dated 6/20/1996, and revised 6/11/1997 to add As-built info, for Units 1-5 and 45-49, and revised 8/6/1997 to add As-built info, for Units 6-11 and 50-54, and revised 10/15/1997 to add As-built info, for Units 11-16, and revised 1/15/1998 to add As-built info, for Units 17.21, and revised 4/22/1998 to add As-built info, for Units 22-27 & 55-59, and revised 9/25/1990 to add As-built for Units 34 thru 39, and revised 10/23/1998 to add As-built info, for Units 28 thru 33, and further revised 12/29/1998 to add As-built info, for Units 40 thru 44, 60 thru 65 and 68 thru 70, and recorded as Plan #13561, as follows to wit:

BEGINNING at an interior point on Lake George Circle, a corner of Unit 64, if extended, thence extending along this line of Open Space, south 33 degrees, 59 minutes, 22 seconds east, 11.9 feet to a point, thence extending south 56 degrees, 00 minutes, 38 seconds west 2.0 feet to a point, thence extending south 33 degrees, 59 minutes, 22 seconds east 13.1 feet to a point, thence extending south

56 degrees, 00 minutes, 38 seconds west 15.6 feet to a point, thence extending south 33 degrees, 59 minutes, 22 seconds east, 4.8 feet to a point, thence extending south 56 degrees, 00 minutes, 38 seconds west 8.7 feet to a point, thence extending north 33 degrees, 59 minutes, 22 seconds west 4.8 feet to a point, thence extending south 56 degrees, 00 minutes, 38 seconds west 13.9 feet to a point, thence extending still along the line of Open Space, north 33 degrees, 59 minutes, 22 seconds west 25.0 feet to a point in the line of Unit 64, thence extending along the line of same, and partly along the line of Open Space, north 58 degrees, 00 minutes, 38 seconds east 40.2 feet to the point of beginning.

BEING the same premises which Mark W. Onesky and Allison D. Onesky, by Deed dated 02/07/2003 and recorded 03/03/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book and Page 10196609, granted and conveyed unto Christopher Jones

BEING known as: 421 Lake George Circle, West Chester, PA 19382

PARCEL No.: 51-7-339

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **CHRISTOPHER JONES**

SALE ADDRESS: 421 Lake George Circle, West Chester, PA 19382

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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-831**

DEBT- **\$123,303.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-03715 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL that certain message and lot or piece of land, situate on the northerly side of Hall Street, being known as No. 151 Hall Street in the Borough of Spring City County of Chester and State of Pennsylvania, bounded and described in accordance with a survey made May 27, 1946 by Earl R. Ewing, R.E., as follows;

BEGINNING at a point in the northerly curb line of Hall Street being 231.10 feet easterly from the easterly curb line of Church Street; thence by other lands of the grantors the following courses and distances north 16 degrees 3 minutes west 10.67 feet north 30 degrees 7 minutes west 8.63 feet north 33 degrees 10 minutes west 8.31 feet; thence through a partition wall of the dwelling north 28 degrees west 51.70 feet; thence north 28 degrees 19 minutes west 58.66 feet to an iron pipe in line of lands now or late of Reuben D. Hunter; thence along these lands north 62 degrees 30 minutes east 19.17 feet to a fence post an iron pipe; thence south 27 degrees 34 minutes east along lands of No. 149 Hall Street 143.40 feet to a point in the northerly curb line of Hall Street; thence along the northerly curb line of Hall Street south 78 degrees 49 minutes west 19.70 feet to the place of beginning.

TOGETHER with all right, privilege and easement on the

land of No. 153 Hall Street for a distance of 17 feet from the front of the house towards the rear of the width of 3 feet; also the easement and the right of ingress, egress and regress in, over and along the 3 feet wide encroachment on the second floor of No. 153 Hall Street for entry and stairway to the third floor, the use of which stairway is common and shared by the owners and occupants of Nos. 151 Hall Street and 153 Hall Street.

UNDER AND SUBJECT to the easement of the present owner from No. 153 Hall Street which is connected to this property and thence through a common sewer pipe to the street, it being understood and agreed that the owners and occupiers of Nos. 151 Hall Street and 153 Hall Street shall equally share the expense of repairs, maintenance and replacement of said pipe when the same becomes necessary and advisable

BEING the same premises which Donna Watson and Deborah Schlossman, Co Executrices of the Estate of Maria F. Schlossman aka Marian F. Schlosman, deceased, by Deed dated 9/30/08 and recorded 10/6/08 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7526, Page 41, granted and conveyed unto Patrick Gilroy, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **PATRICK, GILROY**

SALE ADDRESS: 151 Hall Street, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-832**

DEBT- **\$207,029.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01829 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land, situate on the north side of Roumford Street, in the Borough of Parkesburg, Chester County and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the southeast corner of lot of land now or late of Benjamin F. Dorsheimer and extending thence northward along the east side of said Lot, 100 feet to the south line of a 12 feet wide public alley; thence along said line eastward 50 feet to a corner; thence southward along the west lines of lands now or late of E.J. Moore and Rebecca U. Rose, 100 feet to Roumford Street, aforesaid; thence westward along said street, 50 feet to the place of beginning.

TAX ID/Parcel No. 08-05-0052 and UPI No. 8-5-52

BEING the same premises which Fred H. Phillips, Sr. and Doris M. Phillips by Deed dated October 15, 2003 and recorded October 23, 2003 in Chester County in Deed Book Volume 5950 Page 2126 conveyed unto Con-Lyn Properties, LLC, a Pennsylvania Limited Company, in fee.

PLAINTIFF: TD Bank, N.A., Successor by Merger to Commerce Bank, N.A.

VS

DEFENDANT: **CON-LYN PROPERTIES, LLC**

SALE ADDRESS: 409-411 West First Avenue, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **BRETT L. MESSINGER, ESQ., 215-979-1000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-11-833**

DEBT- **\$372,834.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02672 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Pennsylvania  
BLR# 72-04-0024.230  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank National Association, as Trustee for Banc of America Alternative Loan Trust 2006-8

VS

DEFENDANT: **PATRICK J. ZIPFEL and ANGELINA M. ZIPFEL**

SALE ADDRESS: 106 Preakness Court, Lincoln University, PA 19352-1203

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-834**

DEBT- **\$315,724.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08710 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,  
Pennsylvania  
BLR# 39-1-46.12  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **MICHAEL ANTHONY CAZILLE and NINA LEA CAZILLE**

SALE ADDRESS: 6 Granger Lane, Caln Township, PA 19372

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-835**

DEBT- **\$57,989.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04278 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the hereditaments and appurtenances, thereon, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land for George Mitchell, Bellevue Park, made by Berger & Hayes, Inc., Consulting Engineers and Surveyors, dated 3/10/1968 and last revised 10/23/1971 as follows, to wit:

BEGINNING at a point of intersection of the title line in the bed of Chestnut Hill Road, with the northerly side of Seventh Avenue (40 feet wide) (as shown on said Plan); thence extending from said beginning point along the northerly side of Seventh Avenue, south 78 degrees 31 minutes west crossing the easterly side of Chestnut Hill Road and also crossing an 18 inch R.C.P. storm sewer, 108.33 feet to a point; thence extending north 11 degrees 29 minutes west, through the bed of a 15 feet wide storm sewer easement, 150 feet to a point in the bed of a 15 feet wide sewage ease-

ment; thence extending north 78 degrees 31 minutes east through the bed of said 15 feet wide sewage easement and crossing over a sewer line (as shown on said plan), 137.09 feet to a point on the title line in the bed of Chestnut Hill Road; thence extending along same south 00 degrees 37 minutes 40 seconds east, recrossing said sewer line 152.73 feet to the first mentioned point and place of beginning.

BEING Lot #11 as shown on said Plan.

BEING the same premises which Donna Echorst, by Deed dated March 14, 1988 and recorded March 30, 1988 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1092 Page 464, granted and conveyed unto Lewis E., Powell, Jr.

BEING KNOWN AS: 703 7<sup>th</sup> Avenue, Parkesburg, PA 19365

PARCEL No.: 8-5-334.13

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc.  
VS

DEFENDANT: **GAIL E. SILVERSTEIN-POWELL, IN HER CAPACITY AS HEIR OF THE ESTATE OF LEWIS E. POWELL, JR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEWIS E. POWELL, JR., DECEASED**

SALE ADDRESS: 703 7th Avenue, Parkesburg, PA 19365

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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-836**

DEBT- **\$252,125.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03264 DIRECTED TO CAROLYN B. 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 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, December 21, 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 known as Lot 15 on a Plan of Lots laid out by Ralph T. and Olive Richards, in North Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner thereof a point in a public road known as Vaughan Road, being a distance of 450 feet northward from an iron pin marking the southeast corner of premises of the said Ralph T. and Olive Richards; thence along a proposed 50 feet road, north 46 degrees 12 minutes west, 200.06 feet to a stake; thence by land retained by Ralph T. and Olive Richards, north 45 degrees 20 minutes east, 100 feet to a stake; thence by Lot 14, south 44 degrees 40 minutes east, 200 feet to a point in said road; thence along said road, 45 degrees 20 minutes west, 100 feet from the place of beginning.

CONTAINING 20,000 square feet.

BEING UPI #17-4-38.

BEING the same premises which Marie Ranieri, by Deed dated April 26, 2006 and recorded May 5, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6835, Page 1107, granted and conveyed unto Ronald Ranieri and Lynn Ranieri

BEING KNOWN AS: 1485 East Keller Road, Pottstown, PA 19465

PARCEL No.: 17-4-38

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **RONALD RANIERI and LYNN RANIERI**

SALE ADDRESS: 1485 East Keller Road, Pottstown, PA 19465

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.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-11-837**

DEBT- **\$7,407.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-00864 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT IS CERTAIN lot or piece of ground situate in  
West Whiteland Township, Chester County, Pennsylvania  
TAX Parcel No. 41-6-109

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **DUNN INVESTMENTS LP**

SALE ADDRESS: 734 Springdale Drive, West Whiteland Township, Pennsylvania 19341

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: **15-11-838**

DEBT- **\$1,869.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03716 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land, situate  
in the Township of East Fallowfield, County of Chester,  
Commonwealth of Pennsylvania.  
TAX Parcel No. 47-6-51

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **THOMAS R. MARIS and JENNIFER L. MARIS**

SALE ADDRESS: 1060 S. Caln Road, 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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-839**

DEBT- **\$1,283.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03286 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of land situate in East  
Fallowfield Township, Chester County, PA.  
TAX Parcel No. 47-4-28.5

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **RICHARD A. REEVES, SR. and SHERYL Y. G. REEVES**

SALE ADDRESS: 208 Windy Hill 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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-840**

DEBT- **\$4,094.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-00959 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and six (6) tracts of land,  
situate in the Township of West Whiteland, County of Chester and  
Commonwealth of Pennsylvania.  
TAX Parcel No. 41-5G-111

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **THOMAS RONALD SMITH**

SALE ADDRESS: 306 S. Hendricks Avenue, West Whiteland Township, Pennsylvania 19341

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: **15-11-841**

DEBT- **\$4,653.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2006-05529 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania.

TAX Parcel No. 41-6N-67

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **WILLIAM C. BOYER and CYNTHIA G. BOYER**

SALE ADDRESS: 1264 Estate Drive, West Whiteland Township, Pennsylvania 19380

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: **15-11-842**

DEBT- **\$1,329.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02693 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, with the buildings thereon erected, hereditaments and appurtenances, being known as Lot No. 125 on the original Plan of Megargee Heights, Caln Township, County of Chester and State of Pennsylvania.  
TAX Parcel No. 39-3Q-28

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **CHARISSE A. LAFFERTY**

SALE ADDRESS: 1305 Oak Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 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: **15-11-843**

DEBT- **\$3,945.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-09958 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 41-8F-46

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **RAWLEY M.V. SHELTON and DENISE F. SHELTON**

SALE ADDRESS: 1281 Grove Road, West Whiteland Township, Pennsylvania 19380

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: **15-11-844**

DEBT- **67,074.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10101 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of West Nantmeal  
TAX Parcel #23-5-66  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

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

SALE ADDRESS: 25 Langoma Avenue a/k/a 25 Langoma Road, Elverson, PA 19520

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-11-845**

DEBT- **\$201,500.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03865 DIRECTED TO CAROLYN B. 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 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, December 21, 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 Nottingham Township,  
Chester County, Pennsylvania  
BLR# 69-3-3.4C  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **FRANCISCO LOPEZ and MARIA GUADALUPE LOPEZ**

SALE ADDRESS: 257 Brick Road, Oxford, PA 19363-1566

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-846**

DEBT- **\$155,085.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04790 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the City of Coatesville, Chester  
County, Pennsylvania  
BLR# 16-4-287  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **PAUL G. HEGARTY and AMANDA L. HEGARTY**

SALE ADDRESS: 113 Marquis Drive, Coatesville, PA 19320-3073

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-847**

DEBT- **\$290,602.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12066 DIRECTED TO CAROLYN B. 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 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, December 21, 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 Upper Oxford  
TAX Parcel #57-04-0017.010  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **SHELIA L. JONES**

SALE ADDRESS: 1730 Limestone Road, Cochranville, PA 19330

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-848**

DEBT- **\$41,242.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04767 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester County,  
Pennsylvania  
BLR# 16-01-0026  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citifinancial Servicing LLC

VS

DEFENDANT: **CHARLES J. TRAMMELL**

SALE ADDRESS: 306 Buchanan Drive, a/k/a 306 Buchanan Ave, Coatesville, PA 19320-3119

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-849**

DEBT- **\$205,413.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02896 DIRECTED TO CAROLYN B. 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 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, December 21, 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# 69-7-72  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC  
VS

DEFENDANT: **FRANCES M. SHANK a/k/a FRANCES A. SHANK, AMY J. SHANK, IN HER CAPACITY AS HEIR OF ALLEN R. SHANK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALLEN R. SHANK, DECEASED**

SALE ADDRESS: 725 Woods Road, Oxford, PA 19363-4415

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-851**

DEBT- **\$279,257.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-11868 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Sadsbury Township  
TAX Parcel #37-04L-0003  
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **MICHAEL J. BONINU and SUSAN P. BONINU**

SALE ADDRESS: 19 Spruce Street, Pomeroy, PA 19367

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-852**

DEBT- **\$190,258.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04537 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of  
West Caln, Chester County, Pennsylvania  
TAX Parcel No.: 28-5-162

PLAINTIFF: U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-6

VS

DEFENDANT: **CATHERINE E. WILSON**

SALE ADDRESS: 874 West Kings Highway, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-853**

DEBT- **\$38,313.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03572 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Schuylkill Township, Chester  
County, Pennsylvania  
BLR# 27-5-42.023T  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing LLC

VS

DEFENDANT: **BARBARA A. SUTHERLAND a/k/a BARBARA ANN SUTHERLAND**

SALE ADDRESS: 23 Rosewood Lane, Phoenixville, PA 19460-2384

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-11-854**

DEBT- **\$3,727,230.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11928 DIRECTED TO CAROLYN B. 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 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, December 21, 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 East Caln, County of Chester and Commonwealth of Pennsylvania, known, named and identified in the Declaration of Condominium for the Commons at Ashbridge Square East, dated 5/14/2001, recorded 5/22/2001, in Chester County Record Book 4989 Page 2300 which has been submitted to the provisions of the Pennsylvania Uniform Condominium Act 68 Pa.C.S. § 3101, et seq., with Condominium Plats and Plans made a part thereof; as Unit 6, more fully described therein, as amended by Supplemental Declaration for the Commons at Ashbridge Square East dated 6/3/02, recorded 1/12/02 in Record Book 5225 Page 582.

TOGETHER with a proportionate undivided interest in Common Elements as defined in such Declaration of 20.00%.

TOGETHER with the benefit of the easements created in Record Book 5225 Page 591 and 5076 Page 1806.

ALL THAT CERTAIN Unit, situate in the Township of East Caln, County of Chester and Commonwealth of Pennsylvania, known, named and identified in the Declaration of Condominium for The Commons at Ashbridge Square East, dated 5/14/2001, recorded

5/22/2001, in Chester County Record Book 4989 Page 2300 which has been submitted to the provisions of the Pennsylvania Uniform Condominium Act 68 Pa.C.S. § 3101, et seq., with Condominium Plats and Plans made a part thereof; as Unit 7, more fully described therein, as amended by Supplemental Declaration for the Commons at Ashbridge Square East dated 3/6/02, recorded 1/12/02 in Record Book 5225 Page 582.

TOGETHER with a proportionate undivided interest in Common Elements as defined in such Declaration as provided in the Declaration.

TOGETHER with the benefit of the easements created in Record Book 5225 Page 591 and 5076 Page 1806.

BEING the same premises which MGJAD Associates, L.P. a Pennsylvania limited partnership, by deed dated June 10, 2002 and recorded June 12, 2002 in Deed Book 5304, Page 750 in the Office of the Recorder of Deeds of Chester County granted and conveyed unto JGDG, LLC., a Pennsylvania Limited Liability Company.

BEING Tax Parcel No. 40-2-71.1E

PLAINTIFF: Mid Penn Bank

VS

DEFENDANT: **POSITIVE DINING EXPERIENCE, INC. and JGDG, LLC**

SALE ADDRESS: 977 Lancaster Ave, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SERRATELLI, SCHIFFMAN & BROWN, P.C., 717-540-9170**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-11-855**

DEBT- **\$446.164.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02903 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Uwchlan Township, Chester  
County, Pennsylvania  
BLR# 32-1-60  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **PAUL J. PILONE**

SALE ADDRESS: 672 Collingwood Terrace, Glenmoore, PA 19343-9598

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-856**

DEBT- **\$321,061.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09585 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Uwchlan Township, Chester  
County, Pennsylvania  
BLR# 33-4M-152  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wilmington Trust Company, as Successor Trustee to Bank of America, National Association, Successor by Merger to Lasalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-10Xs, Mortgage Pass-Through Certificates, Series 2007-10Xs

VS

DEFENDANT: **BARBARA SCHNEIDER**

SALE ADDRESS: 205 Glendale Road, Exton, PA 19341-1772

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-857**

DEBT- **\$1,761,226.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04137 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

DESCRIPTION prepared in accordance with Sheet 2L, Subdivision Plan of Chesterbrook made for Greenview Associates, Tredyffrin Township, Chester County, Pennsylvania by Yerkes Associates, Inc. dated May 28, 1976 last revised May 24, 1979.

BEGINNING at a point on the westerly side of Chesterbrook Boulevard (70 feet wide) a point of curve of a 25 foot radius round corner connecting the westerly side of Chesterbrook Boulevard with the southerly side of Duportail Road (60 feet wide); thence from said beginning point extending along the westerly side of Chesterbrook Boulevard along a line curving to the left in a southwesterly direction with a radius of 1155 feet the arc distance of 206.29 feet to a point; thence leaving Chesterbrook Boulevard by Parcel 9, the two following courses and distances: (1) north 54 degrees 41 minutes west 155.00 feet to a point; (2) north 07 degrees 25 minutes east 291.61 feet to a point on the southerly side of Duportail Road (60 feet wide); thence by same the two following courses and distances: (1) along a line curving to the right in a southeasterly direction with a radius of 270 feet, the arc distance of 124.86 feet to a tangent point; (2) south 44 degrees 27 minutes east 168.77 feet to a point of curve of a radius round corner; thence by same along a line curving to the right in a southeasterly direction

with a radius of 25 feet, the arc distance of 39.27 feet to the first mentioned point and place of beginning.

CONTAINING: one and three hundred and forty-nine one thousandths part of an acre (1.349 acres), be the same more or less. BEING UPI #43-5-26.3.

BEING the same premises which JWH Limited Partnership, a Delaware Limited Partnership by Deed dated 6/28/2001 and recorded 7/9/2001 in Chester County in Record Book 5004 Page 514 conveyed unto Pendulum Associates, L.P., a Pennsylvania Limited Partnership, a 24.99% interest, in fee.

BEING the same premises which RJF Consulting, Inc. a Pennsylvania Corporation by Deed dated 6/28/2001 and recorded 7/9/2001 in Chester County Record Book 5004 Page 522 conveyed unto Pendulum Associates, L.P., a Pennsylvania Limited Partnership, a 75.01% interest, in fee.

TOGETHER with rights appurtenant to the above-described parcel set forth in that certain easement agreement dated September 13, 2005 between FV Office Partners, L.P. and Pendulum Associates, L.P. and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania in Book 6637 Page 840.

PLAINTIFF: Shady Grove Chesterbrook Lender, L.P.

VS

DEFENDANT: **VALLEY FORGE CENTER FOR ADVANCED REPRODUCTIVE TECHNOLOGY, L.P.**

SALE ADDRESS: 945 Chesterbrook Boulevard, Chesterbrook, PA 19087

PLAINTIFF ATTORNEY: **FRANCIS X. CROWLEY, ESQ., 215-569-5500**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-11-858**

DEBT- **\$958,618.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07677 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-4-37  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A. for the Benefit of Hudson City Savings Bank, FSB  
VS

DEFENDANT: **PATRICK MCFADDEN a/k/a P. MCFADDEN and SHEILA A. MCFADDEN a/k/a S. A. MCFADDEN a/k/a S. MCFADDEN**

SALE ADDRESS: 1535 Yellow Springs Road, Malvern, PA 19355-9750

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-859**

DEBT- **\$135,211.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07626 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Caln Township, Chester County,  
Pennsylvania  
BLR# 39-3R-182  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **LYNIS R. MCCRIMMON and FARRIS J. MCCRIMMON**

SALE ADDRESS: 340 Andrew Circle, a/k/a 340 Andrew Rd., Coatesville, PA 19320-2575

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-860**

DEBT- **\$77,204.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02567 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Spring City Borough, Chester  
County, Pennsylvania  
BLR# 21-5D-36  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **CARMELLA M. MCGEE and RICHARD A. MCGEE**

SALE ADDRESS: 511 Arch Street, Spring City, PA 19475-1609

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-861**

DEBT- **\$145,231.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-00451 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Caln Township, Chester  
County, Pennsylvania  
BLR# 28-04-0013.01A  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **GREG VINCENT**

SALE ADDRESS: 164 Engletown Road, Honey Brook, PA 19344-9068

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-11-862**

DEBT- **\$158,447.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04619 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,  
Pennsylvania  
BLR# 39-3R-186  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for GSMPS Mortgage Loan Trust 2006-Rp1  
VS

DEFENDANT: **YVETTE HURST**

SALE ADDRESS: 332 Andrew Circle, Coatesville, PA 19320-2571

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-863**

DEBT- **\$307,006.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-12064 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

THE land referred to herein below is situated in the County of Chester, Township of East Nottingham, State of Pennsylvania and is described as follows:

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Nottingham, County of Chester, State of Pennsylvania, bounded and described according to a final subdivision plan of Autumn Hill – Section IV, made by Register Associates, Inc., Registered Land Surveyors, dated December 20, 1999 revised January 15, 2000 and recorded as Plan #9015434, as follows, to wit:  
TAX I.D. #: 69-7-25.18

PLAINTIFF: Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its Trustee  
VS  
DEFENDANT: **RICHARD J. WILSON and STACEY A. WILSON**  
SALE ADDRESS: 585 Little Elk Creek Road, Oxford, Pennsylvania 19363  
PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-864**

DEBT- **\$229,977.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09980 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or lot of land situate in East Coventry Township, Chester County, Pennsylvania, bounded and described according to a survey made June 24, 1950, by Francis H. Wack; R.S. as follows:  
TAX I.D. #: 18-01-0068

PLAINTIFF: OneWest Bank N.A.

VS

DEFENDANT: **HARRY S. FORBES**

SALE ADDRESS: 90 Upper Fricks Lock Road, Pottstown, Pennsylvania 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-865**

DEBT- **\$535,740.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12470 DIRECTED TO CAROLYN B. 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 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, December 21, 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 South Coventry Township, Chester County, Pennsylvania bounded and described according to a Master Subdivision Plan of "Ridglea", for Realen Homes, LLC, made by Peadip Khandvala Inc. Landscape Architecture Land Planning 8511 Germantown Ave. Phila., Pa. 19118 (215) 242-9530 fax (215) 242-3648, dated 8-2-1999 last revised 2-28-2001, and recorded as Plan #9015765 as follows to wit:  
TAX I.D. #: 20-4-355

PLAINTIFF: LSF8 Master Participation Trust c/o Caliber Home Loans, Inc.

VS

DEFENDANT: **MICHAEL J. BOWKER and JENNIFER H. BOWKER**

SALE ADDRESS: 235 Stauffer Road, Pottstown, Pennsylvania 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-866**

DEBT- **\$294,332.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10986 DIRECTED TO CAROLYN B. 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 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, December 21, 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, together with the improvements thereon erected situate in Megargee Heights, Township of Caln, County of Chester and State of Pennsylvania more particularly bounded and described as follows:  
TAX I.D. #: 39-03Q-0020.0000

PLAINTIFF: Household Finance Consumer Discount Co.

VS

DEFENDANT: **STACEY PAWLING and GERALD PAWLING**

SALE ADDRESS: 1321 Walnut Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-867**

DEBT- **\$250,685.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10379 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Fallowfield Township,  
Chester County, Pennsylvania  
BLR# 44-3-3.1B  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BETH RONAN a/k/a BETH A. RONAN and JAMES RONAN a/k/a JAMES M.**

**RONAN**

SALE ADDRESS: 7 Moccasin drive, Atglen, PA 19310-1638

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-868**

DEBT- **\$170,552.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02516 DIRECTED TO CAROLYN B. 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 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, December 21, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Modena Borough, Chester County,  
Pennsylvania  
BLR# 10-4-0113.010, 10-4-0000.050-T  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **BENEDICT PARFITT and JENNIFER GRACE PARFITT**

SALE ADDRESS: 4 Hall Hill Road, Coatesville, PA 19320

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

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester 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: **15-11-869**

DEBT- **\$173,476.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12251 DIRECTED TO CAROLYN B. 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 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, December 21, 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  
BLR# 11-7-470  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **CHARLES HERNANDEZ and ROSE F. HERNANDEZ**

SALE ADDRESS: 144 Viaduct Avenue, Downingtown, PA 19335-2847

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-11-870**

DEBT- **\$271,764.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11196 DIRECTED TO CAROLYN B. 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 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, December 21, 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, situate in Caln Township, Chester County, Pennsylvania as shown on Plan of Subdivision for Hidden Forest made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, dated 7/6/1984 and last revised 12/7/1984 and recorded as Plan #5391 and #5392 as more fully described, as follows, to wit:

BEGINNING at a point on the northeasterly side of Morgan Drive east (50.0 feet wide) said point also marking a corner of Lot #64 on said Plan thence from said beginning point along said Lot #64 and through the bed of a 20.0 feet wide utility easement on said Plan, north 15 degrees, 42 minutes, 40 seconds east, 107.36 feet to a point, thence along an "Open Space" on said Plan, south 74 degrees, 17 minutes, 20 seconds east, 75.0 feet to a point, thence along Lot #66 on said Plan south 15 degrees, 42 minutes, 40 seconds west, 107.36 feet to a point on the northeasterly side of Morgan Drive

East, thence along the same north 74 degrees, 17 minutes, 20 seconds west, 75.0 feet to the first mentioned point and place of beginning.

CONTAINING 8,052 square feet.

BEING Lot #65 on. said Plan.

PART of Parcel #39-3-169 and Parcel 39-4-53

BEING the same premises which F & G Construction Co., Inc., (a Pennsylvania Corporation), by Deed dated February 24, 1988 and recorded February 29, 1988 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1064, Page 534, Document 5956732 granted and conveyed unto Larry M. Thomas, Sr. and Eva Thomas, his wife.

BEING known as: 604 Morgan Drive East, Coatesville, PA 19320

PARCEL No.:39-3-169 and Parcel No.: 39-4-53

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank National Association  
VS

DEFENDANT: **LARRY M. THOMAS, SR., and EVA THOMAS**

SALE ADDRESS: 604 Morgan Drive East, Coatesville, PA 19320

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

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