

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, November 19, 2015 @ 11 AM

### ADDENDUM

#### CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 19TH day of November, 2015 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, 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: **12-11-857**

DEBT- **\$1,972.54**

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

# Thursday, November 15, 2012

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 17, 2012. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the stone message and improvements thereon erected, situated in the Valle Township, Chester County, Pennsylvania, bounded and described, as follows, to wit:

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

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

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

PLAINTIFF: Of Valley Township

VS

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

SALE ADDRESS: 1005 Manor Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **13-9-735**

DEBT- **\$82,044.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11-07627 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 19, 2013

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

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

ALL THAT CERTAIN tract of ground situate in Sadsbury Township, Chester County, Pennsylvania, bounded and described particularly according to a Plan for Lewis J. Prelop made by Edgar Laub, registered surveyor, dated 8/4/79, last revised 12/21/77 and recorded as Plan No. 1519, as follows:

BEGINNING at a point in the southerly side of a 40 foot wide public right of way known as Hammond Road, as shown on said Plan, said point being the northeast corner of the about to be described tract; thence from said point of beginning and continuing along Lot 4 the following two courses and distances (1) south 4 degrees 59 minutes 20 seconds west 122.55 feet to a point, (2) south 61 degrees 57 minutes 20 seconds west 262.43 feet to a point in line of lands of the Eastern Mennonite College, thence along said lands north 76 degrees 37 minutes 40 seconds west 188.46 feet to an iron pipe in line of lands of Kenneth Mast; thence along said lands north 8 degrees 15 minutes 10 seconds east, 258.22 feet to a point in the southerly side of the aforementioned Hammond Road; thence along the southerly side of said road south 82 degrees 16 minutes 20 seconds east 390.50 feet to the first mentioned point and place of beginning.

BEING Lot B as shown on said Plan.

BEING the same premises which Michael G. Golway and Laura L. Golway, his wife, by their Deed dated June 17, 1988 and recorded in the Office of the Recorder of Deeds of Chester County in Record Book 1191 at Page 258, granted and conveyed unto John D. Hanaway and Connie D. Hanaway, in fee.

ALSO being the same premises which John D. Hanaway and Connie D. Hanaway, by their Deed dated July 11, 1996 and recorded in the Office of the Recorder of Deeds of Chester County in Record Book 4057 at Page 216 granted and conveyed unto John D. Hanaway, in fee.

BEING Tax Parcel #37-1-33.1A

ADDRESS OF REAL ESTATE BEING SOLD: 26 West Hammond Drive, Parkesburg, Sadsbury Township, Chester County, PA

UPI #37-1-33.1A

IMPROVEMENTS thereon consist of: a single family residential dwelling with related improvements.

SEIZED and taken in execution as the property of John D. Hanaway

PLAINTIFF: First Niagara Bank NA (Successor) DBA Harleysville National Bank and Trust Co DBA Willow Financial Bank

VS

DEFENDANT: **JOHN D. HANAWAY**

SALE ADDRESS: 26 West Hammond Dr, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **JEFFREY GEORGE TRAUER, 215-257-6811**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$1,225.41**

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

# Thursday, September 19, 2013

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

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

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

PLAINTIFF: Township of Caln  
VS

DEFENDANT: **LORI W. BRUBAKER**

SALE ADDRESS: 3513 Humpton Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$1,956.56**

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

# Thursday, November 21, 2013

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 23, 2013. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

TAX Parcel No. 67-2M-50

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

PLAINTIFF: Westtown Township

VS

DEFENDANT: **ROBERT & TARA CALABRESE**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$5,249.61**

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

## Thursday, April 17, 2014

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

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

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

TAX Parcel No. 50-6Q-7

PLAINTIFF: West Bradford Township  
VS

DEFENDANT: **MICHAEL BILLINGS and KATHY BILLINGS**

SALE ADDRESS: 600 Jolene Drive, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$203,590.17**

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

# Thursday, November 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, December 22, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Beal Bank S.S.B.

VS

DEFENDANT: **DANA BRINTON**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

**\$335,852.63**

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

## Thursday, January 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, February 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

BEING Lot No. 10 on said Plan.

BEING Chester County UPI 51-5-57.1J

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

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

19380

PARCEL No.: 51-5-57.1J

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-164**

DEBT- **\$202,608.12**

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

## Thursday, March 19, 2015

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

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

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

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

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

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

BEING UPI NUMBER 15-5-95

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DEWAYNE C. WILLIAMS**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-175**

DEBT- **\$4,701.51**

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

# Thursday, March 19, 2015

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

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

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

TAX Parcel No. 67-4-88

DOCKET No. 12-09826

PLAINTIFF: Westtown Township

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-240**

DEBT- **\$874,878.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08384 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, March 19, 2015

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

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

PROPERTY situate in East Goshen Township, Chester  
County, Pennsylvania  
BLR# 53-4-24.1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on Behalf of The Holders of The Cwabs, Inc., Asset-Backed Certificates, Series 2004-1

VS

DEFENDANT: **ANNA M. KYLE and WILLIAM J. KYLE**

SALE ADDRESS: 703 Hemlock Hill Lane, West Chester, PA 19380-5303

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, LLP**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$462,300.76**

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

## Thursday April 16, 2015

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

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

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

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

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

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

BEING known as 1510 State Road, Phoenixville, PA 19460

BEING Parcel #27-05-0046.010

BEING UPI #27-5-46.1

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

BLR# 27-05-0046.010

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **LOUISE SYMINGTON**

SALE ADDRESS: 1510 State Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-325**

DEBT- **\$1,402.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07395 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday April 16, 2015

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

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

ALL THAT CERTAIN tract of land known as South Ridge  
Development with the hereditaments and appurtenances, thereon,  
situate in the Township of East Fallowfield, County of Chester,  
State of Pennsylvania.  
TAX Parcel No. 47-1Q-11.1

PLAINTIFF: East Fallowfield Township  
VS

DEFENDANT: **BELINDA L. DEVEAUX**

SALE ADDRESS: 1408 Cardinal Drive, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-346**

DEBT- **\$1,682.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10252 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday April 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Bradford Township, Chester County, PA  
TAX Parcel No. 50-5D-63

PLAINTIFF: West Bradford Township  
VS

DEFENDANT: **TODD M. SOCKET and KIMBERLY SOCKET**

SALE ADDRESS: 1219 Delaware Lane, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$214,166.39**

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

## Thursday April 16, 2015

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

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

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

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

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

BEING UPI #3-3-111

BLR# 3-3-111

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

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **TERESA MITCHELL**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-388**

DEBT- **\$3,157.01**

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

## Thursday May 21, 2015

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

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

ALL THAT CERTAIN lot or tract of land, designated as  
Lot No. 116 on a Plan of Building Lots called "Lincoln Heights" on  
the Lincoln Highway in the Township of Valley, County of Chester  
and State of Pennsylvania  
TAX Parcel No. 38-5C-11

PLAINTIFF: Township of Valley

VS

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

SALE ADDRESS: 905 Lafayette Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-436**

DEBT-**\$258,884.58**

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

## Thursday May 21, 2015

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

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

PROPERTY situate in the East Brandywine Township,  
Chester County, Pennsylvania  
BLR# 30-6-59  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **JOANNE D. KRATZ**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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

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

## Thursday, June 18, 2015

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

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

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

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

UPI No. 32-4-72.5

PARCEL No. 3204 00720500

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

IMPROVEMENTS: commercial building

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

PLAINTIFF: First Priority Bank

VS

DEFENDANT: **EAGLE INNOVATION GROUP, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-7-528**

DEBT- **\$230,718.81**

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

## Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Penn Oak, prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109, as follows, to wit:

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

BEING Lot No. 16 as shown on said Plan.

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

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

PARCEL No.: 6-8-4.13

IMPROVEMENTS: residential property.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **ANDREW TUOHEY and CHRISTINE TUOHEY**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$349,063.75**

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

## Thursday, July 16, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$590,663.28**

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

## Thursday, July 16, 2015

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

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

PROPERTY situate in East Whiteland Township  
TAX Parcel #42-04-0031.080  
IMPROVEMENTS: a residential dwelling.

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

VS

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

SALE ADDRESS: 49 Knickerbocker Lane, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-7-546**

DEBT- **\$330,019.37**

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

## Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania bounded and described according to a minor subdivision plan for Norman and Margaret Thomas, made by Hopkins and Scott registered surveyors, Kimberton, PA, dated 8/16/1996 and recorded in Plan File #13676, as follows, to wit:

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

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

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

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

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

BEING Lot #2 as shown on said Plan.

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

PARCEL No. 41-5-108.1

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

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

VS

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

SALE ADDRESS: 273 West Boot Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-7-549**

DEBT- **\$430,570.50**

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

## Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Hunters Ridge, now known as Manchester Farms, made by Chester Valley Engineers, Inc., Civil Engineers & Land Surveyors, dated 12/20/2001, last revised 5/30/2003 and recorded as Plan #16882, as follows, to wit:

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

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

CONTAINING 20,772 square feet more or less.

BEING Lot #93 on said Plan.

Premises being: 130 Bridal Path Lane, Coatesville, PA

19320

PARCEL No. 47-6-162

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

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

VS

DEFENDANT: **JOHN F. GLAH**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$146,859.30**

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

## Thursday, July 16, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, NA  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-7-558**

DEBT- **\$518,013.43**

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

## Thursday, July 16, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-7-559**

DEBT- **\$207,484.66**

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

## Thursday, July 16, 2015

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

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

ALL THAT CERTAIN Unit in the property known, named and identified in the Plats and Plans referred to below as "Eagle's Ridge Condominium", located at "Chesterbrook", Tredyffrin Township, Chester County, State of Pennsylvania, which has heretofore been

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

SALE ADDRESS: 320 Washington Place, Chesterbrook, Pennsylvania 19087

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-7-567**

DEBT- **\$27,630.58**

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

## Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of West Nantmeal, County of Chester and State of Pennsylvania, bounded and described according to a survey thereof made April 29, 1949, revised August 24, 1949, by Howard H. Ranck, Registered Surveyor, as follows to wit, situate on the northerly side of Langoma Avenue (thirty-three feet wide) at the distance of 300 feet westwardly from the westerly side of Oak Lane (thirty-three feet wide)

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

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

PLAINTIFF: Bank of America, N.A.

VS

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

SALE ADDRESS: 25 Langoma Road, Elverson, PA 19520

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-7-569**

DEBT- **\$134,020.11**

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

## Thursday, July 16, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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

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

## Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Marlborough, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Dewson Construction Company, made by Chester Valley Engineers, Inc. C.E. & Land Surveyors, Paoli, Pa. Dated 12/23/2003, last revised 1/18/2005 and record in Plan #17517, as follows to wit:

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

UPI# 61-2-132.6C

PLAINTIFF: Capital One, N.A.

VS

DEFENDANT: **RONALD SIMONETTI and JENNIFER SIMONETTI**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$320,459.74**

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

## Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Highlands, drawn by Hillcrest Associates, Inc., dated June 4, 1997, and last revised November 24, 1997, and Plan recorded in Chester County as Plan No. 14334, as follows, to wit:

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

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

BEING Lot 27 as shown on the above mentioned Plan.

UPI 72-3-88

BEING Parcel #72-03-0088

BLR# 72-3-88

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

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

VS

DEFENDANT: **PABLO M. DEMUCHA**

SALE ADDRESS: 3 Victorian Lane, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$576,810.57**

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

## Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or parcel of land, being Lot No. 30, with the hereditaments and appurtenances thereon, situate in Westtown Park, Township of Westtown, Chester County, PA which according to a survey made by T.G. Colesworthy, county surveyor, is bounded and described as follows, to wit:

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

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

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

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

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

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE2

VS

DEFENDANT: **DANIEL T. BAUMEISTER**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-7-578**

DEBT- **\$278,059.98**

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

## Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot of land situate in Township of  
Franklin, Chester County, Pennsylvania  
TAX Parcel No.: 72-04L-0004.010

PLAINTIFF: PNC Bank, National Association  
VS

DEFENDANT: **RACHEL A. McCULLIN**

SALE ADDRESS: 205 Fox Run Ln, Lincoln University, PA 19352

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-7-579**

DEBT- **\$13,266,351.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02647 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, July 16, 2015

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

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

IMPROVEMENTS: Single family homes  
TAX Parcel Nos.: 28-6-73 and 28-6-72.3

PLAINTIFF: M&T Bank, also known as Manufacturers and Traders Trust Company, as assignee from Wilmington Trust FSB, a federal savings bank, successor in interest by virtue of the merger of Wilmington Trust of Pennsylvania with and into Wilmington Trust FSB

VS

DEFENDANT: **CS II/CRANE, L.P.**

SALE ADDRESS: 116 and 118 Creamery Road, West Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **GREENBERG TRAUIG, LLP, 215-988-7800**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-7-585**

DEBT- **\$147,244.35**

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

## Thursday, July 16, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$233,974.04**

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

## Thursday, July 16, 2015

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

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

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

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

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

TOGETHER with the free and uninterrupted use, liberty

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

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

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

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

PARCEL No.: 36-3-4.10

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LARRY STINE**

SALE ADDRESS: 125 Moore Lane, Gap, PA 17527

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$336,828.11**

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

## Thursday, July 16, 2015

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

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

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

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

VS

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

SALE ADDRESS: 92 Arden Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-7-599**

DEBT- **\$127,563.80**

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

## Thursday, July 16, 2015

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

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

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

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

PLAINTIFF: Urban Financial of America, LLC

VS

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

SALE ADDRESS: 131 Martins Corner Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-7-600**

DEBT- **\$231,888.23**

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

## Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Coventry Mews, prepared by Conver and Smith Engineering, Inc., dated 4/21/99 and recorded as Plan No. 15400, revised 3/16/2000, as follows, to wit:  
TAX I.D. #: 18-4-136.10

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **EILEEN K. SLEMMER**

SALE ADDRESS: 35 Meadow Lane, Pottstown, Pennsylvania 19465

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$264,429.00**

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

## Thursday, July 16, 2015

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

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

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

PLAINTIFF: Reverse Mortgage Solutions, Inc.  
VS

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

SALE ADDRESS: 610 Whiteland Hunt Road, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$145,614.80**

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

# Thursday, August 20, 2015

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$229,511.83**

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

# Thursday, August 20, 2015

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

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

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

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

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

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

COUNTY Parcel Number 43-10K-256

BLR# 43-10K-256

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

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

VS

DEFENDANT: **WILLIAM B. SKLAROFF**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$739,151.66**

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

# Thursday, August 20, 2015

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

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

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

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

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

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

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

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

BLR # 72-2-19.2

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

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

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

DEFENDANT: **JOSEPH FLINN**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$302,590.48**

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

# Thursday, August 20, 2015

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

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

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

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

THE improvements thereon being known as No. 217 North

New Street.

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

TAX ID: 1-8-129

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

PLAINTIFF: Generation Mortgage Company

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$114,378.62**

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

# Thursday, August 20, 2015

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

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

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

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

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

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

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$259,491.32**

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

# Thursday, August 20, 2015

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

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

ALL THAT CERTAIN tract or piece of ground.

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

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

PARCEL No. 41-5M-206

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$169,467.96**

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

# Thursday, August 20, 2015

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

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

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

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

VS

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

SALE ADDRESS: 71 Anderson Road, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$194,849.40**

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

# Thursday, August 20, 2015

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

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

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

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

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

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

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

PARCEL No.: 39-4J-34

IMPROVEMENTS: Residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **ELIZABETH SYLVESTER**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$264,891.75**

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

# Thursday, August 20, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, NA

VS

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

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

1301

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$673,827.29**

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

# Thursday, August 20, 2015

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **MARY ELLEN ERICKSON**

SALE ADDRESS: 4243 Howells Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$483,301.28**

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

# Thursday, August 20, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$152,913.51**

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

# Thursday, August 20, 2015

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

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

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

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

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

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

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

UPI No. 27-5D-17

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

19460

PARCEL No.: 27-5D-17

IMPROVEMENTS: residential property.

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

DEFENDANT: **KURT ZERBE**

SALE ADDRESS: 40 Russell Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$156,922.86**

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

# Thursday, August 20, 2015

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

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

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

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

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

BEING Parcel Number 3-6-13

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

BLR# 3-6-13

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$350,518.66**

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

# Thursday, August 20, 2015

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

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

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

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

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

CONTAINING 1.7349 acres of land, more or less.

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

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

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

PARCEL No.: 62-4-175

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **ALMA M. SURRATT**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$242,040.16**

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

# Thursday, August 20, 2015

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

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

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

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

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

BEING UPI #52-3Q-310

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

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

PLAINTIFF: Jagger Investments, LLC

VS

DEFENDANT: **JACQUELINE VIGNOLA**

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$287,317.89**

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

# Thursday, August 20, 2015

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$201,063.48**

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

# Thursday, August 20, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-680**

DEBT- **\$496,498.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-00014 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester, State of Pennsylvania bounded and described according to a plan of subdivision for Dominic J. Spizozzi and Edward L. Mellor, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., Paoli, Pennsylvania dated 8-10-1984 last revised 6-26-1985 recorded 7-17-1985, as Plan File #5682, as follows, to wit:

BEGINNING at a point on the westerly side of Paoli Pike (LR 143) (40 feet wide) said point of beginning also being a corner Lot #4; thence extending from said beginning point and along the westerly side of Paoli Pike, south 15 degrees 10 minutes west, 150.52 feet to a point a corner of land now or late of Walter J. Savoumin, Jr.; thence extending along same and partly along lands now of late of Timothy A. and Mary Geary, north 79 degrees 34 minutes 30 seconds west, 339.46 feet to a point a corner of Lot #4; thence extending along same the 2 following courses and distances: (1) north 46 degrees 41 minutes 10 seconds east, 186.03 feet to a point and (2) south 79 degrees 34 minutes 30 seconds east, 241.87 feet to the first mentioned point and place of beginning.

BEING Lot #3 as shown on said Plan.

CONTAINING 1.001 acres, more or less.

TITLE to said premises vested in Harry H. Pennewell, III by Deed from Dominic J. Spinozzi & Rosalie N. Spinozzi dated 10/03/1986 and recorded 10/28/1986 in the Chester County Recorder of Deeds in Book 497, Page 316.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **HARRY H. PENNEWELL, III**

SALE ADDRESS: 1701 Paoli Pike, 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 by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-682**

DEBT- **\$398,735.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10885 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel or tract of land, known as Lot No. 64 in the Development of Barton's Meadows, situate on the southern side of Wade Drive, bounded on the east by Lot No. 63; bounded on the south by property belonging to Sidney L. Smith; bounded on the west by Lot No. 65 as shown on a set of plans prepared by C.L. Frantz and Associates, Inc., situate in East Vincent Township, Chester County and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin on the southern right of way line of Wade Drive, said point being the northeastern corner of the herein described tract; thence leaving Wade Drive and along the common property line of Lot No. 63, south 38 degrees, 47 minutes, 12 seconds west, a distance of 566.50 feet to a steel pin; thence along property belonging to Sidney L. Smith, north 64 degrees, 57 minutes, 58 seconds west, a distance of 249.07 feet to a steel pin;

thence along the common property line of Lot No. 65, north 38 degrees, 57 minutes, 49 seconds east, a distance of 626.80 feet to a steel pin on the southern right of way line of Wade Drive; thence in and along said right of way south 50 degrees, 57 minutes, 15 seconds east, a distance of 240 feet to the first mentioned point and place of beginning.

BEING Lot No. 64 as shown on said Plan.

BEING Parcel No. 21-4-169.

CONTAINING 3.300 acres of land, more or less.

BEING the same premises which Michael Colliluori and Ann M. Colliluori, husband and wife, by Deed dated 12/16/1996 and recorded 1/6/1997 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4126 and Page 1231, granted and conveyed unto Christian N. Devol and Joyce R. Devol, husband and wife.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **CHRISTIAN DEVOL a/k/a CHRISTIAN N. DEVOL and JOYCE DEVOL a/k/a JOYCE R. DEVOL**

SALE ADDRESS: 56 Wade Drive, 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 by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-685**

DEBT- **\$201,910.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09932 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with improvement thereon situate in Newlin Township, Chester County, Pennsylvania, more particularly bounded and described according to a Subdivision Plan of Edgar Haub, Registered Surveyor, dated January 19, 1979;

BEGINNING at a spike in Creek Road (T-373) in line of lands of the Chester County Industrial Development Authority; thence by said Chester County Industrial Development Authority, north twenty-three degrees east, two hundred fifty-four and sixty-eight wall the following three courses and distance: (1) south eighty-one degrees forty-seven minutes ten seconds east, eighty-four and twenty-seven one-hundredths feet to a stone; thence (2) north seven degrees fifteen minutes twenty seconds east, one hundred thirty and sixty-eight one-hundredths feet to a point, another corner of said graveyard; (3) north seventy-one degrees twenty minutes twenty seconds west, forty-six and six one-hundredths feet to an iron pin in line of lands of the Chester County Industrial Development Authority; thence by said Chester County Industrial Development Authority, north twenty-three degrees east, one hundred twenty-one and ninety three hundredths feet to an iron pipe and southwest corner of lands now or late of the Chester County

Industrial Development Authority; thence south seventy-six degrees fifteen minutes twenty second feet, two hundred sixty and thirty-two hundredths feet to an iron pipe and northwest corner of lands now or late of Donna P. Sullivan and Edward Sullivan, Jr.; thence by said lands of Sullivan south sixteen degrees thirty-two minutes fifty seconds west, one hundred twenty-five and forty-one hundredths feet to the northwest corner of lands now or late of James A. Lee and Carol A. Lee; thence by said lands of Lee the following two courses and distances; (1) north eighty-five degrees fifty-nine minutes west, one hundred twenty and fifty-nine hundredths feet; thence (2) south twelve degrees forty-seven minutes forty seconds west, three hundred forty feet to a spike in Creek Road; thence by said road, north eighty-four degrees sixteen minutes west, two hundred twenty-seven and sixty-six hundredths feet to the point of beginning.

CONTAINING 2.2256 acres of land, be the same more or less.

TITLE to said premises vested in Mark A. Lee and Bonnie M. Lee, his wife by Deed from Robert E. Lee, Jr. and Dorothy M. Lee, his wife dated 05/29/1984 and recorded 05/31/1984 in the Chester County Recorder of Deeds in Book L63, Page 576.

PLAINTIFF: U.S. Bank National Association, as Trustee for PROF-2013-S3 REMIC Trust, II  
VS

DEFENDANT: **BONNIE M. LEE and MARK A. LEE**

SALE ADDRESS: 901 Laurel Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-692**

DEBT- **\$152,891.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06630 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the building 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 July 6, 1984 and last revised December 7, 1984 and recorded as Plan No. 5391 and Plan No. 5392 as more fully described as follows, to wit:

BEGINNING at a point on the southerly side of Katherine Lane (50.00 feet wide) said point also marking a corner of Lot No. 50 on said Plan; thence from said beginning point along the southerly side of Katherine Lane the two (2) following courses and distances: (1) north 79 degrees 59 minutes 30 seconds east, 28.19 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius of 300.00 feet, the arc distance of 62.66 feet to a point; thence along Lot No. 48 on said Plan, south 01 degrees

57 minutes 30 seconds west, 102.38 feet to a point; thence south 79 degrees 59 minutes 30 seconds west, 69.17 feet to a point; thence along Lot No. 50 on said Plan, north 10 degrees 00 minutes 30 seconds west, 106.67 feet to the first mentioned point and place of beginning.

BEING UPI Number 39-3H-49

BLR No.: 39-3H-49

BEING known as: 207 Katherine Lane, Coatesville, PA

19320.

BEING the same premises which Stephen L. John and Christiana M. John, husband and wife, by Deed dated August 26, 2003 and recorded October 8, 2003 in and for Chester County, Pennsylvania, in Deed Book Volume 5928, Page 466, granted and conveyed unto David E. Grove and Charmaine Grove, husband and wife.

PLAINTIFF: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3

VS

DEFENDANT: **DAVID E. GROVE**

SALE ADDRESS: 207 Katherine Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-693**

DEBT- **\$100,796.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02563 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, with the frame dwelling thereon erected, situate on the north side of and known as No. 48 Walnut Street, in the Borough of Phoenixville, County of Chester, State of Pennsylvania, bounded and described according to a survey made by William Magarity, Jr., C.E., March 4, 1930, as follows:

BEGINNING at a point on the north side of Walnut Street (laid out 50 feet wide) said point being 452.67 feet in an easterly direction from Jackson Street; thence along the north side of said Walnut Street, north 80 degrees, 24 minutes east 19.64 feet to a point in line of other land of the grantor; thence along the latter land, north 09 degrees, 36 minutes west 90 feet to a point on the south side of an alley; thence along the said side of said alley, south 80 degrees, 24 minutes west 19.64 feet to a point in line of other land of the grantor; thence along the latter land and through the center of an outside toilet and through the partition wall of the herein conveyed dwelling and like adjoining dwelling south 09 degrees, 36 minutes east 90 feet to a point on the north side of Walnut Street, the place of beginning.

TITLE to said premises vested in Ronald P. Paster and Helen B. Paster, his wife by Deed from Mary Kachmar, widow dated 11/29/1977 and recorded 12/7/1977 in the Chester County Recorder of Deeds in Book D52, Page 309.

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE5, Asset-Backed Certificates Series 2007-HE5

VS

DEFENDANT: **HELEN B. PASTER**

SALE ADDRESS: 48 Walnut Street, 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 by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-694**

DEBT- **\$243,597.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10033 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece or portion of land situate in Caln Township, Chester County, Commonwealth of Pennsylvania, designated as Building No. 3, Unit No. 123W, Bailey Station Subdivision, bound and described as follows to wit:

BEGINNING at a point in or on the building line of Building No. 3, said point being a distance of 246.40 feet on a course of north 24 degrees 01 minutes 51 seconds west from the centerline intersection of Shelburne Road with the centerline intersection of Stockley Lane, as shown on a Plan entitled Preliminary/Final Overall Title Plan", prepared by D.I. Howell & Associates, Inc. dated 8-21-02, last revised 6-14-04, and from said point of beginning running thence; 1) south 14 degrees 03 minutes 13 seconds east a distance of 19.87 feet, to a point; 2) thence south 75 degrees 55 minutes 47 seconds west a distance of 2.92 feet, to a point; 3) thence

south 14 degrees 03 minutes 05 seconds east a distance of 4.00 feet, to a point; 4) thence south 76 degrees 36 minutes 24 seconds west a distance of 37.10 feet, to a point; 5) thence north 14 degrees 04 minutes 13 seconds west a distance of 23.10 feet, to a point; 6) thence north 75 degrees 27 minutes 25 seconds east a distance of 40.03 feet, to the point and place of beginning.

TAX ID Parcel No. 39-4-527

BEING the same premises which B. Station Mews, LLC, a Pennsylvania limited liability company, by Deed dated May 15, 2007 and recorded in the Chester County Recorder of Deeds Office on May 21, 2007 in Deed Book 7164, Page 989, granted and conveyed unto Benjamin F. Richards and Dolores Richards, husband and wife.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: DOLORES RICHARDS

SALE ADDRESS: 2715 Stockley Lane, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-9-696**

DEBT- **\$177,157.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-01604 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, Chester County, Pennsylvania, bounded and described according to a Final Plan prepared for Phoenixville Homes, by Jeffrey P. Turner, Professional Land Surveyor, dated May 10, 1996 and last revised March 17, 1997, said Plan recorded in Chester County in Plan Book \_\_, Page \_\_ as follows, to wit:

BEGINNING at a point on the northwesterly side of Wilson Street (40 feet wide) said point being a corner of Lot No. 10 on said Plan; thence extending from said point of beginning along Lot No. 10 north 15 degrees 04 minutes 03 seconds west 222.11 feet to a point in line of lands now or late of housing authority of Chester County; thence extending along said lands north 76 degrees 09 minutes 50 seconds east 36.50 feet to a point, a corner of Lot No. 8 on said Plan; thence extending along same south 15 degrees 04 minutes 03 seconds east 221.33 feet to a point on the northwesterly side of Wilson Street; thence extending along same south 74 degrees 55 minutes 57 seconds west 36.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the abovementioned Plan.

BEING known as 517 Wilson Street, Phoenixville, PA.

PAREL No. 15-04-0668

BEING the same premises which Phoenixville Homes by Deed dated February 20, 1997, and recorded March 12, 1998, in Book 4315, Page 986, granted and conveyed unto Daryl B. Moats, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, et al.

VS

DEFENDANT: **DARYL B. MOATS**

SALE ADDRESS: 517 Wilson Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-699**

DEBT- **\$333,409.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00946 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Fallowfield Township  
TAX Parcel #47-6-61.6/47-06-0061.060  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **KEITH E. GIBSON and ELLEN M. GIBSON**

SALE ADDRESS: 105 Sawmill Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-700**

DEBT- **\$230,623.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04882 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

PROPERTY situate in Sadsbury Township, Chester  
County, Pennsylvania  
BLR# 37-4-53.58  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nvr Mortgage Finance, Inc.

VS

DEFENDANT: **RANDY A. NICHOL a/k/a RANDY A. NICHOLE**

SALE ADDRESS: 612 Bedrock Road, Coatesville, PA 19320-1674

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-703**

DEBT- **\$420,055.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02569 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

PROPERTY situate in Township of East Whiteland  
TAX Parcel #42-04Q-0178  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as Trustee for Gold Creek Title Trust 2013-RP1

VS

DEFENDANT: **MARK W. KEILBAUGH**

SALE ADDRESS: 3 Forest Way, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-707**

DEBT- **\$330,533.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-03999 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 17, 2015

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

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

ALL THAT CERTAIN message and tract of land, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALSO ALL THAT CERTAIN tract or piece of land, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, known as Lot 1-A on Plan of Property for Susie M. Lee by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated October 24th, 1958 and last revised November 5th, 1959 as follows, to wit:

BEGINNING at a point in line of land of Susie M. Lee and William Jones, said point being along said line, south twenty two degrees, twenty two minutes, no seconds east, thirty five and five one-hundredths feet from a point in the title line of Old Lancaster Road, which point is along the title line of Old Lancaster Road, the two following courses from a point marking the intersection of the title line of Old Lancaster Road with the center line of Warren Road, south seventy five degrees, thirty seven minutes east, four hundred seventy six and three one-hundredths feet, south seventy five degrees, twelve minutes, thirty seconds east, three hundred thirty eight and fifty two one-hundredths feet; thence from said point of

beginning and along line of land of Susie M. Lee and partly along line of land of William Jones and partly along the line of William S. Shockley, south twenty two degrees, twenty two minutes, no seconds east, two hundred thirty four and seventy two one-hundredths feet to a point; thence along and through land of Susie M. Lee, north seventy five degrees, twelve minutes, thirty seconds west, one hundred forty one and seventy eight one-hundredths feet to a point, the southeasterly corner of Lot #1; thence along the southeasterly line of Lot #1, north fourteen degrees, forty seven minutes, thirty seconds east, one hundred eighty seven and seven one-hundredths feet to the point of beginning.

TAX ID: 42-4-349

BEING the same property conveyed to Nathaniel L.

Williams and Ella Atreva Williams from Eddie L. Jones by Deed dated November 24, 1975, and recorded on December 2, 1975, in Book 246, Page 137, among the Land Records of Chester County, Pennsylvania.

TITLE to said premises is vested in Nathaniel L. Williams, by Deed from Nathaniel L. Williams and Ella Atreva Williams, dated 02/19/2009, recorded 03/18/2009, in Book 7616, Page 519.

PLAINTIFF: Generation Mortgage Company  
VS

DEFENDANT: **NATHANIEL L. WILLIAMS, LAST RECORD OWNER; ELLA A. WILLIAMS, KNOWN HEIR TO THE ESTATE OF NATHANIEL L. WILLIAMS, DECEASED LAST RECORD OWNER; MARION LA VERNE, KNOWN HEIR TO THE ESTATE OF NATHANIEL L. WILLIAMS, DECEASED LAST RECORD OWNER; PERRY WILLIAMS; KNOWN HEIR TO THE ESTATE OF NATHANIEL L. WILLIAMS, DECEASED LAST RECORD OWNER; AND THE UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF NATHANIEL L. WILLIAMS, DECEASED LAST RECORD OWNER**

SALE ADDRESS: 50 Old Lancaster Road, Malvern, PA 19355

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 by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-708**

DEBT- **\$257,116.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00516 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property belonging to West Chester Mennonite church made by J. Vernon Keech, Registered Surveyor, West Chester, Pennsylvania dated July 23, 1958, as follows, to wit:

BEGINNING at a point on the northwesterly side of Lexington Avenue (40 feet wide) which point is at the distance of 270.20 feet measured south 63 degrees 31 minutes west from a point formed by the intersection of the same with the certain line of State Highway leading from West Chester to Wilmington (Legislative Route #135); thence extending from said beginning point along the said side of Lexington Avenue, south 63 degrees 31 minutes west 100 feet to a point; thence extending north 26 degrees 29 minutes west 180 feet to a point; thence extending north 63 degrees 31 minutes east 100 feet to a point; thence extending south 26 degrees 29 minutes east 180 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on said Plan.

TITLE to said premises vested in Joyce Lawrence by Deed from Joyce Lawrence and Maryellen Derr dated 07/31/2006 and recorded 08/08/2006 in the Chester County Recorder of Deeds in Instrument No. 10675056.

PLAINTIFF: Deutsche Bank National Trust Company Americas, as Trustee for Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7

VS

DEFENDANT: **JOYCE LAWRENCE**

SALE ADDRESS: 5 Lexington Avenue, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-712**

DEBT- **\$331,581.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05915 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, being Lot No. 396 as shown on plans entitled, "Record Plan, Record Easement Plan, Whiteland Woods", sheets no. 3 through 12 of 109 dated July 24, 1997 last revised June 6, 2001, prepared by Eastern States Engineering, Inc. Huntingdon Valley, Pa. more particularly described as follows:

BEGINNING at a common corner of Lots No. 395 and 396 on the southerly side of a Fringetree Drive (50' R.O.W.); thence

1. ALONG Lot No. 395 and passing through a common party wall, south 21 degrees 26 minutes 06 seconds east, a distance of 101.00 feet to a corner on line of Open Space No. 3; thence

2. ALONG Open Space No. 3, south 68 degrees 33 minutes 54 seconds west, a distance of 29.00 feet to a corner; thence

3. CONTINUING along Open Space No. 3, north 21 degrees 26 minutes 06 seconds west, a distance of 101.00 feet to a corner on the aforesaid side of Fringetree Drive; thence

4. ALONG the southerly side, north 68 degrees 33 minutes

54 seconds east, a distance of 29.00 feet to the first mentioned point and place of beginning.

CONTAINING 2,929 square feet or 0.067 acres of land.

SUBJECT to Declaration of Covenants in Record Book 3949 Page 1523.

DECLARATION of Planned Community of Whiteland Woods in Record Book 4871 Page 109.

FIRST Amendment of Declaration of Covenants, Conditions and Restrictions in Record Book 5044, Page 109.

SECOND Amendment of Declaration of Covenants, Conditions and Restrictions in Record Book 5337, Page 732.

BEING the same premises which Whiteland Woods, L.P., by Deed dated January 6, 2004 and recorded on February 2, 2004, with the Chester County Recorder of Deeds Office as Deed Book 6054, Page 1627, granted and conveyed unto Jung Kim and Meena Lee.

BEING UPI #41-5L-182

PLAINTIFF: Citizens Bank of Pennsylvania  
VS

DEFENDANT: **JUNG KIM and MEENA LEE**

SALE ADDRESS: 130 Fringetree Drive, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-713**

DEBT- **\$151,021.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01618 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

ALL THAT CERTAIN tract of ground being Lot #4 on plan of property owned by John Warrell, hereditaments and appurtenances, situate in the Township of Lower Oxford, County of Chester and State of Pennsylvania according to a survey made by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors dated August 3, 1971 last revised April 26, 1973, bounded and described as follows, to wit:

BEGINNING at a point in the title line of Forge Road measured on a course of north 17 degrees 42 minutes 10 seconds west, 225.00 feet from a corner of land of Leroy N. Dunlap; thence along the title line of Forge Road north 17 degrees 42 minutes 10 seconds west, 75.00 feet to a corner of Lot 5; thence along the same and leaving the road north 72 degrees 17 minutes 50 seconds east, 225.00 feet crossing a 20 feet wide private right of way or roadway to a corner of land of Theodore D. Paxson; thence along the same south 17 degrees 42 minutes 10 seconds east, 75.00 feet to a corner of Lot 3; thence along the same south 72 degrees 17 minutes 50 seconds west, re-crossing said 20 feet wide private right of way or road 225.00 feet to the point and place of beginning.

BEING Lot #4 on said survey.

BEING the same premises which Marilyn D. Vega by Deed dated 7/11/2013 and recorded 7/15/2013 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8766 and Page 1113, granted and conveyed unto Matthew T. Downward.

PLAINTIFF: Financial Bank, NA

VS

DEFENDANT: **MATTHEW T. DOWNWARD**

SALE ADDRESS: 4675 Forge Road, Nottingham, PA 19362

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-9-715**

DEBT- **\$226,265.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12489 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, September 17, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Sadsbury Township,  
Chester County, Pennsylvania  
BLR# 36-4-31.24  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **NEIL D. MACKENZIE and SARAH MACKENZIE**

SALE ADDRESS: 494 Cygnet Drive, Atglen, PA 19310-1741

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-717**

DEBT- **180.087.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 1015-02377 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Coventry Glen, prepared by Gilmore Associates, Inc., Consulting Engineers and Land Surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan #17957, as follows to wit:

BEING Lot #326, as shown on said Plan

BEING Parcel #18-1-521

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated 8/15/2008 and recorded 8/29/2008, in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7507 and Page 1073, granted and conveyed unto Shane Garrison, unmarried man and Tara M. Dolan, unmarried woman.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **SHANE GARRISON & TARA M. DOLAN**

SALE ADDRESS: 31 Bayberry Lane, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-719**

DEBT- **\$204,303.16**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04073 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester  
County, Pennsylvania  
BLR# 38-04-0131  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **JAMES L. MATTSON, JR. and KELLY S. HAYES**

SALE ADDRESS: 32 Cynthia Road, Coatesville, PA 19320-2718

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-720**

DEBT- **\$657,336.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-00447 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

BEGINNING at a point on the northerly side of Southwinds Lane, a corner of Lot #2 on said Plan; thence extending along said side of Lot #2 north 02 degrees 05 minutes 21 seconds west, 398.59 feet to a point on the southerly side of White Horse Road (SR1003); thence extending along side of White Horse Road, the next two following courses and distances; (1) north 68 degrees 00 minutes 01 seconds east, 169.87 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.17 feet to a point on the westerly side of Southwinds Lane; thence extending along said side of Southwinds Lane the next four following courses and distances: (1) south 21 degrees 59 minutes 59 seconds east, 115 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 300 feet the arc distance of 174.40 feet to a point of curve; (3) along the arc of circle curving to the right having a radius of 200 feet the arc distance of 232.14 feet to a point of tangent; (4) south 77 degrees 48 minutes 43 seconds west, 101.10 feet to the first mentioned point and place of beginning.

PLAINTIFF: Mercantile Refinance, L.P.

VS

DEFENDANT: **CHRISTOPHER M. WOLFINGTON and DARLENE M. WOLFINGTON**

SALE ADDRESS: Two South Winds Lane, Malvern, Pennsylvania 19355

PLAINTIFF ATTORNEY: **MICHAEL J. SHAVEL, ESQ., 215-579-7700**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-721**

DEBT- **\$429,252.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02776 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

CALN Twp, Cty of Chester & Cmwltth of PA. HET a dwg  
k/a 1571 Telegraph Road, Honey Brook, PA 19344.  
PARCEL No. 28-2-43.1B.

PLAINTIFF: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2013-NPL1

VS

DEFENDANT: **DAVID M. EDWARDS, JR., FRANCES EDWARDS, DAVID M. EDWARDS, III, DIANNE L. EDWARDS and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 1571 Telegraph Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **LOUIS P. VITTI, ESQ., 412-281-1725**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$151,288.93**

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

# Thursday, September 17, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LINDA I. BODDY**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-726**

DEBT- **\$393,954.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08963 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a Plan of Wellington Hunt, drawn by Edward B. Walsh & Associates, Civil Engineers, dated 2/28/90, and last revised 9/24/96, said Plan recorded in Chester County as Plan No. 13594, as follows, to wit:  
TAX I.D. #: 47-06-0061.110

PLAINTIFF: PennyMac Holdings, LLC

VS

DEFENDANT: **DAVID G. KEECH, SUSAN D. KEECH and and UNITED STATES OF AMERICA, c/o UNITED STATES ATTORNEY of the EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 300 Martingale Circle, East Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-727**

DEBT: **\$105,349.55-**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-15026 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

PROPERTY situate in the Kennett Township, Chester  
County, Pennsylvania  
BLR# 62-4-124  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **SUSAN TWADDELL**

SALE ADDRESS: 625 Rosedale Road, Kennett Square, PA 19348-2519

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-9-729**

DEBT- **\$7,918.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05775 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

ALL THAT CERTAIN tract or parcel of land with buildings and improvements erected thereon, situate in the Township of Tredyffrin, County of Chester, State of Pennsylvania.  
TAX Parcel No. 43-10N-27

PLAINTIFF: Tredyffrin/Easttown School District  
VS

DEFENDANT: **KATHRYN A. STOERI**

SALE ADDRESS: 1415 Berwyn Paoli Road, Berwyn, Pennsylvania 19312

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-730**

DEBT- **\$1,374.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05515 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of land, situate in East  
Fallowfield Township, Chester County, Pennsylvania.  
TAX Parcel No. 47-5A-26

PLAINTIFF: East Fallowfield Township  
VS

DEFENDANT: **JESS R. MOORE**

SALE ADDRESS: 3 Jane Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-9-733**

DEBT- **\$7,597.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09103 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot in piece off ground, situate in  
Easttown Township, Chester County, Pa.  
TAX Parcel No. 55-1R-198

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **KATHRYN R. BUCKLEY**

SALE ADDRESS: 208 Pheasant Run Road, Paoli, Pennsylvania 19301

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$3,221.16**

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

# Thursday, September 17, 2015

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

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

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

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

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

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$187,437.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02950 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, October 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Avondale  
TAX Parcel #4-3-11.35/04-03-0011.350  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

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

SALE ADDRESS: 14 Miller Drive, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-759**

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

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00118 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, October 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit designated as unit A-3 being a unit in Crofton Court condominium, situate in the Borough of West Grove, County of Chester and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Crofton Court dated April 23, 1982 and recorded in the Office of the Recorder of Deeds of Chester County on May 12, 1982 in Misc. Deed Book 555 Page 61 and First Amendment thereto dated July 20, 1982 and recorded on July 27, 1982 in Misc. Deed Book 563 Page 391 and plat and plans for Crofton Court Condominium dated June 12, 1982 in exhibitio n of the Declaration of Condominium of Crofton Court in Misc. Deed Book 555 Page 61.

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

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **ANTHONY RODRIGUEZ**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$201,987.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08296 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, October 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land known as Lot No. 12 on a plan of lots of Elizabeth Doan Moor, known as Meadow View situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania bounded and described according to a new survey made by J.W. Harry, Civil Engineer dated 7/26/48 as follows, to wit:

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

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

BEING premises 1298 Kings Highway

BEING UPI# 39-3-65

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

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

VS

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

**NELSON and UNITED STATES OF AMERICA**

SALE ADDRESS: 1298 Kings Highway, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-774**

DEBT- **\$94,061.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03158 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, October 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$192,182.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03486 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, October 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Valley  
TAX Parcel #38-02P-00370000  
IMPROVEMENTS: a residential dwelling.

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

VS

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

SALE ADDRESS: 1214 Willow Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-10-785**

DEBT- **\$420,364.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00582 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, October 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Chester Borough, Chester  
County, Pennsylvania  
BLR# 1-2-24.3  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **HARRY E. BURNS, MARCELLA A. BURNS and AURELIA L. GARZIA**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$194,327.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01276 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, October 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF