

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, JANUARY 21, 2016 @ 11 AM

### 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 21ST day of January, 2016 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JANUARY 21, 2016 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, FEBRURY 22, 2016 DISTRIBUTION WILL BE MADE 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: **16-1-1**

DEBT- **\$367,234.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-01765 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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, Commonwealth of Pennsylvania being:

UNIT Number: 58 in Brook Crossing, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowner Association for Brook Crossing, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891.

BEING Tax ID No. 47-4-579

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

VS

DEFENDANT: **ROBERT REED**

SALE ADDRESS: 103 Hydrangea Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP, 215-8**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-1-2**

DEBT- **\$338,514.79**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04497 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 Sadsbury Township, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan for Stephen A. Devereux, Jr., made by Berger and Hayes Consulting Engineers dated 10/18/96, recorded in Chester County as Plan No. 13769, as follows, to wit:

BEGINNING at a point on the south side of Petka Road a corner of Lot No. 5 as shown on said Plan; thence from said point of beginning along Petka Road on the arc of a circle curving to the right a radius of 2840 feet the arc distance of 217.59 feet to a point a corner of lands n/l of Evan C. Warner; thence along the same south 5 degrees 37 minutes 56 seconds west, 105.95 feet to a point a corner of Lot No. 3; thence along Lot No. 3 south 2 degrees 46 minutes 50 seconds west, 284.26 feet to a point a corner of Lot No.7; thence along Lot No. 7 south 86 degrees 45 minutes 52 seconds west, 178.25 feet to a point a corner of Lot No. 5; thence along Lot No. 5 the 2 following courses and distances: (1) north 3 degrees 14 minutes 8 seconds east, 238.06 feet to a point; (2) north 14 degrees 0 minutes 54 seconds west, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

BEING UPI No. 37-2-18.10

TITLE to said premises vested in Francis M. Trader and Marie E. Trader, as tenants by the entirety by Deed from David J. Carr, Jr. and Jean E. Carr dated 06/29/2004 and recorded 07/07/2004 in the Chester County Recorder of Deeds in Book 6211, Page 511. PLAINTIFF: Capital One, N.A.

PLAINTIFF: Capital One, N.A.

VS

DEFENDANT: **FRANCIS M. TRADER a/k/a FRANCIS TRADER and MARIE E. TRADER a/k/a MARIE TRADER**

SALE ADDRESS: 50 Old Mill 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.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-3**

DEBT- **\$270,203.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09546 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Willistown Township, Chester  
County, Pennsylvania  
BLR# 54-8-849  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as  
Trustee for Vm Trust Series 3, a Delaware Statutory Trust

VS

DEFENDANT: **BARBARA A. GAFFNEY**

SALE ADDRESS: 508 Worington Drive, West Chester, PA 19382-6602

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: **16-1-4**

DEBT- **\$383,073.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12484 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the New Garden Township, Chester  
County, Pennsylvania  
BLR# 60-4-96  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: LOREN HOPKINS TAYLOR a/k/a LOREN TAYLOR, IN HER CAPACITY AS EXECUTRIX and DEVISEE OF THE ESTATE OF LOUIS E. HOPKINS, THE HOPKINS FAMILY PROPERTY TRUST, TARYN LINDSAY ALBERT a/k/a TARYN ALBERT, IN HER CAPACITY AS BENEFICIARY OF THE ESTATE OF LOUIS E. HOPKINS, BRADFORD E. HOPKINS a/k/a BRAD HOPKINS, IN HIS CAPACITY AS BENEFICIARY OF THE ESTATE OF LOUIS E. HOPKINS, UNKNOWN BENEFICIARIES OF THE HOPKINS FAMILY PROPERTY TRUST

SALE ADDRESS: 101 Interlachen Court, Avondale, PA 19311-9747

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: **16-1-5**

DEBT- **\$257,294.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-02018 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in New London Township, County of Chester, Commonwealth of Pennsylvania, described according to a Plan of "Steep Meadows." Made by George E. Register Jr. & Sons, C.C., Kennett Square, PA., dated 9-2-1986, last revised 12-4-1986, recorded at West Chester in the Office of the Recorder of Deeds in Plan File #6951, as follows:

BEGINNING at a point of curve in the bed of Saginaw Road (LR 15238), a corner of Lot #4 on said Plan: thence extending from said beginning point through the bed of said road and along the arc of a circle curving to the right having a radius of 485.00 feet, the arc distance of 129.94 feet to a point of tangent, thence extending north 86 degrees 42 minutes 18 seconds east, 32.40 feet to a point, thence extending south 76 degrees 25 minutes 39 seconds east, 5.98 feet to a point; thence extending south 76 degrees 54 minutes 07 seconds east, 67.40 feet to a point, a corner

of Lot #6 on said Plan; thence leaving the bed of said road and extending along line of Lot #6 and Lot #7 on said Plan; south 04 degrees 32 minutes 04 seconds west, 253.20 feet to a point, a corner degrees 32 minutes 56 seconds east, 120.28 feet to a point, another corner of Lot #4; thence extending along line of Lot #4, north, 18 degrees 38 minutes 42 seconds west 315.68 feet to the first mentioned point and place of beginning.

CONTAINING 1.153 acres of land more or less.

BEING Lot #5 as shown on said Plan.

BEING UPI #71-3-14.5

BEING the same premises which William J. Meinzer & Margaret A. Meinzer, by Deed dated 11/29/96 and recorded 12/5/96 in the County of Chester in Deed Book 4114, Page 1678, granted and conveyed unto Michael P. McGarvey, Jr. and Virginia S. McGarvey, husband and wife, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **MICHAEL P. MCGARVEY, JR. and VIRGINIA S. MCGARVEY**

SALE ADDRESS: 711 Saginaw Road, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-6**

DEBT- **\$209,878.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02028 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, January 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Pennsylvania  
BLR# 11-8-200  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc. s/b/m to Abn Amro Mortgage Group, Inc.

VS

DEFENDANT: **ELIZABETH ALEXANDER a/k/a ELIZABETH V. ALEXANDER**

SALE ADDRESS: 302 Washington Avenue, Downingtown, PA 19335-2916

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: **16-1-7**

DEBT- **\$236,303.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-03498 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 North Coventry,  
Chester County, Pennsylvania  
UPI# 17-3B-10  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **CLYDE E. MYERS**

SALE ADDRESS: 777 Fisher Avenue, Pottstown, PA 19465-6945

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: **16-1-9**

DEBT- **\$153,963.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-02643 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No. 11-02643  
OWNERS of property situate in the Township of East  
Bradford, Chester County, Pennsylvania, being 833 Brandywine  
Road, Downingtown, East Bradford Township, Pennsylvania 19335  
UPI No. 51-2-170.1  
IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: Estate of Sarah P. DeLiberty  
VS

DEFENDANT: **STEPHEN A. D'ALESSANDRO**

SALE ADDRESS: 833 Brandywine Road, Downingtown, East Bradford Township, Chester County  
Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-10**

DEBT- **\$686,056.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-11852 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of South Coventry  
TAX Parcel #20-1-9.2H  
IMPROVEMENTS: a residential dwelling.  
SOLD AS THE PROPERTY OF: Kristen B. Jenkins and  
Raymond P. Jenkins

PLAINTIFF: U.S. Bank, National Association, as Trustee for the Holders of the GSR Mortgage Loan Trust 2006-7F C/O Nationstar Mortgage

VS

DEFENDANT: **KRISTEN B. JENKINS and RAYMOND P. JENKINS**

SALE ADDRESS: 170 Horseshoe Lane, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-11**

DEBT- **\$277,280.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02379 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 Honeybrook County of Chester and State of Pennsylvania bounded and described according to a Final Subdivision Plan of "Waynesboro Village" made by John D. Stapleton, III dated 4/24/1984 and last revised 6/9/1986 and recorded as Chester County Plan #7020 as follows, to wit:

BEGINNING at a point on the ultimate right of way line of Park Road (T 364); said point being measured north 35 degrees 29 minutes 00 seconds west 124.45 feet from a point a corner of lands now or late of S. Lawrence Levengood; thence from said beginning point and along said Park Road north 35 degrees 29 minutes 00 seconds west 115.25 feet to a point a corner of Lot #3 of said Plan; thence along the same north 57 degrees 55 minutes 00 seconds east 189.11 feet to a point on the southwest side of Anthony Lane cul-de-sac; thence along the same the two following courses and distances

(1) south 32 degrees 5 minutes 00 seconds east 24.16 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 52.33 feet to a point on the east side of a 20 feet wide utility easement for Lot #1 and a corner of Lot #18 on said Plan; thence along the same south 2 degrees 2 minutes 50 seconds east 49.89 feet to a point a corner of Lot #1 on said Plan; thence along the same leaving the bed of said easement south 56 degrees 31 minutes 54 seconds west 182.33 feet to the first mentioned point and place of beginning.

BEING Lot No.2 on said Plan  
COUNTY Parcel No. 22-7-71.2

BEING the same premises which Ramona Wilt, by Deed dated 9/17/2008 and recorded 9/26/2008 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7521 and Page 993, granted and conveyed unto Darrell O. Rowland and Lisa M. Rowland, as tenants by the entirety.

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

VS

DEFENDANT: **DARRELL O. ROWLAND and LISA M. ROWLAND**

SALE ADDRESS: 80 Anthony Lane, Honey Brook, PA 19344

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-12**

DEBT- **\$162,159.89**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11751 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Malvern Borough, Chester  
County, Pennsylvania  
BLR# 02-01-0030  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation f/k/a PHH Mortgage Services  
VS

DEFENDANT: **MELISSA M. MORRISON**

SALE ADDRESS: 252 Miner Street, Malvern, PA 19355-2528

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: **16-1-13**

DEBT- **\$229,892.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12478 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 ground, situate in East Marlborough Township, Chester County, Pennsylvania, more particularly bounded and described by a recent survey made by George E. Regester, Jr. and Sons, R.S. as follows, to wit

BEGINNING at a point set in the title line in the bed of a public road known as State Route #82 leading from Kennett Square to Unionville, said point being a corner of this and the northwesterly corner of lands of E.C. Stabley; thence, leaving said point of beginning and by the title line in said road, north 4 degrees 00 minutes east 247.30 feet to a point a corner of this and lands of William Gentry and the Rakestraw Pyle Company, of which this was a part, thence leaving said State Route #82 and by lands of the said Rakestraw-Pyle Company of which this was a part the following two courses and distances to wit: south 87 degrees 36 minutes 20 seconds east 195.09 feet to an iron pin and south 3 degrees 52 minutes west; 210.35 feet to an iron pin set in line of lands fronting on Locust Lane; thence, by lands fronting on the said Locust Lane and also lands of the first mentioned E.C. Stabley, south 81 degrees 45 minutes 10 seconds west 199.96 feet to the first mentioned point and place of beginning..

PREMISES being: 610 Unionville Road, Kennett Square, PA 19348

PARCEL No. 61-5-152.1

BEING the same premises which Jack B. Francisco and Janet P. Francisco, his wife by Deed dated March 25, 1998 and recorded April 7, 1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4328 Page 1050, granted and conveyed unto Scott C. Franco.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Banj, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **SCOTT C. FRANCO**

SALE ADDRESS: 610 Unionville Road, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-14**

DEBT- **\$511,422.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03216 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 Vincent Township, Chester County, Pennsylvania, bounded and described according to a Plan, Barton Meadows, made by C.L. Frantz & Associates, Inc. Engineers, Surveyors-Land Planners, dated 1/22/1987 and last revised 10/13/1988 and recorded in the Recorder of Deeds Office, Chester County as Plan #8776-8783 as follows, to wit:-

TAX I.D. #: 21-004-0183

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA2

VS

DEFENDANT: **CYNTHIA J. TAYLOR and THOMAS N. TAYLOR**

SALE ADDRESS: 107 Nottingham Drive, Spring City, Pennsylvania 19475-3420

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-15**

DEBT- **\$591,773,63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06242 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of New Garden  
TAX Parcel #60-4-20.9  
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-17

VS

DEFENDANT: **ANITA A. POWELL and MARVIN J. POWELL**

SALE ADDRESS: 229 Honey Locust 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: **16-1-16**

DEBT- **\$886,967.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-05967 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 Tredyffrin County of Chester, and State of Pennsylvania, bounded and described according to a Subdivision Plan of Glenhardie north made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated April 18, 1967 and last revised February 27, 1970 as follows, to wit:

BEGINNING at a point on the northwesterly side of North Thomas Road (50 feet wide) which point is measured the four (4) following courses and distances from a point of curve on the northerly side of Gulph Road (various widths) (as shown on said Plan): (1) extending from said point of curve on a line curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) north degrees, 15 minutes, 50 seconds west, 53.37 feet to a point of curve; (3) on a line curving to the right having a radius of 218.83 feet the arc distance of 258.56 feet to a point of tangent; and (4) north 58 degrees, 26 minutes east, 202 feet to the point and place of beginning; thence extending from said beginning point north 31 degrees, 34 minutes west, 200 feet to a point in line

of land now or late of Valley Forge State Park; thence extending along the same north 58 degrees, 26 minutes east, 150 feet to a point; thence extending south 31 degrees, 34 minutes east, 200 feet to a point on the northwesterly side of North Thomas Road; thence extending along the same south 58 degrees, 26 minutes west, 150 feet to the first mentioned point and place of beginning.

CONTAINING 30,000 square feet of land, be the same more or less.

BEING Lot No. 10 as shown on said Plan.

PREMISES being: 623 Thomas Jefferson Road, Wayne, PA 19087

PARCEL No. 43-1R-24

BEING the same premises which Raymond J. Perez and Randi F. Perez by Deed dated August 15, 2003 and recorded September 23, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5903 Page 715, granted and conveyed unto Mukesh Chandulal Savani and Harsha Mukesh Savani as tenants by the entireties.

PLAINTIFF: Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of November 1, 2006 Securitized Asset Back Receivable LLC Trust 2006-WM3 Mortgage Pass-Through Certificate Series 2006-WM3

VS

DEFENDANT: **HARSHA MUKESH SAVANI and MUKESH CHANDUAL SAVANI**

SALE ADDRESS: 623 Thomas Jefferson Road, Wayne, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-17**

DEBT- **\$107,805.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-10441 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of land situate in East Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots as laid out for Robert D. Taylor and Janet H. Taylor, and W. Howard Montgomery and Carol H. Montgomery, as of April 3, 1965, by Ralph E. Shaner & Son Engineering Co., and more fully described as follows, to wit:

BEGINNING at a corner lands Edward John, Jr., said point being in the middle of School House Road (legal width of 33 feet, given width by Lot Plan of 50 feet); thence along the middle of said School House Road by lands formerly owned by Knute T. Rondum north 43 degrees 11 minutes east 250.00 feet to a corner other lands of the grantor; thence along the same south 46 degrees 49 minutes east 261.36 feet to a corner and south 43 degrees 11 minutes west 251.52 feet to a corner of line lands Edward John, Jr.; thence along the same north 46 degrees 29 minutes west 261.36 feet to a corner and place of beginning.

CONTAINING 1.50 acres of land and being all of Lot #32 of a Plan of Lots as laid out by Robert D. Taylor and Janet H. Taylor, his wife, and W. Howard Montgomery and Carol R. Montgomery, his wife, as of April 3, 1965 and recorded in the Court House, West Chester, Pennsylvania, in Plan Book No. 21, Page No. 30, as of September 2, 1965.

BEING Chester County Tax Parcel 18-4-103.32

BEING the same premises which Barry E. Shuman and Sandra R. Shuman by Deed dated March 6, 1982 and recorded May 24, 1993 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 3558, Page 2009, granted and conveyed unto Sandra R. Shuman.

TO be sold as the premises of Sandra R. Shuman a/k/a Sandra R. Sinclair.

IMPROVEMENTS to property: residential dwelling

PLAINTIFF: Susquehanna Bank by its successor in interest Branch Banking and Trust Company  
VS

DEFENDANT: **SANDRA R. SHUMAN aka SANDRA R. SINCLAIR**

SALE ADDRESS: 643 Schoolhouse Road, East Coventry Township, Pottstown, PA

PLAINTIFF ATTORNEY: **WILLIAM F. COLBY, JR., ESQ., 610-898-7155**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-1-18**

DEBT- **\$294,169.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2012-13323 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Nottingham Township,  
Chester County, Pennsylvania  
BLR# 69-6-472.6  
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: **BEVERLY FOX-SMITH and JAMES L. SMITH**

SALE ADDRESS: 343 Yorklyn Road, Oxford, PA 19363-2426

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: **16-1-19**

DEBT- **\$279,493.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-05079 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 erected, situate 239 West Union Street in West Chester Borough, Chester County, Pennsylvania, bounded and described, as follows, to wit:  
TAX I.D. #: 01-09-0641.020

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America

VS

DEFENDANT: **DIANNE E. HORVATH and JAMES F. HORVATH**

SALE ADDRESS: 239 W Union Street, West Chester, Pennsylvania 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-20**

DEBT- **\$20,724.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06566 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 South Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Coventry Meadows, prepared by Bursich Associates, Inc., dated 9/12/2003, revised 3/31/2004 and recorded as Plan No. 17021, as follows, to wit:

BEGINNING at a point on the northwesterly side of Horseshoe Lane, a corner of Lot No. 10 on said Plan; thence from said beginning point, leaving Horseshoe Lane and extending along Lot 10 north 01 degree 05 minutes 26 seconds west 192.35 feet to a point in line of lands now or formerly of Piper on said Plan; thence extending along same and along land now or formerly of Fleck on said Plan, south 87 degrees 31 minutes 02 seconds east 287.15 feet to a point, a corner of Lot No. 8 on said Plan; thence extending along Lot 8 south 31 degrees 14 minutes 12 second west 231.02 feet to a point on the northeasterly side of Horseshoe Lane aforesaid; thence extending along Horseshoe Lane the 2 following courses and distances, viz: (1) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 75.64 feet to a point of tangent; thence (2) south 88 degrees 54 minutes 34 seconds west 90.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 on said Plan.

BEING UPI #20-1-9.2H

BEING the same premises which Rotelle Development-Coventry Meadows, L.P., a Pennsylvania Limited Partnership, by Indenture bearing date 4/28/2005 and recorded 5/19/2005 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 6496 Page 493 etc., granted and conveyed unto Raymond P. Jenkins and Kristen B. Jenkins, in fee.

PLAINTIFF: Keystone Federal Credit Union

VS

DEFENDANT: **RAYMOND P. JENKINS and KRISTEN JENKINS**

SALE ADDRESS: 170 Horseshoe Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **MacELREE HARVEY, LTD., 610-436-0100**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-21**

DEBT- **\$126,914.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-08663 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with the improvements erected thereon, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania.

PARCEL/UPI No. 8-5-222

BEING the same premises which Federal Home Loan Mortgage Corporation by Kamiel Houston, Attorney in Fact by Power of Attorney granted and conveyed unto Milton C. Burrell and Yvonne V. Burrell by Deed dated December 9, 2004 and recorded February 28, 2005 in the Office of the Recorder of Deeds for Chester County, Pennsylvania in Deed Book 6421, Page 935.

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **MILTON C. BURRELL and YVONNE V. BURRELL**

SALE ADDRESS: 408 West 2nd Avenue, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-22**

DEBT- **\$119,936.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11447 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Kennett Square  
TAX Parcel #03-04-0250  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **RAFAEL CAMACHO and TERESA CAMACHO**

SALE ADDRESS: 717 Lafayette Street, Kennett Square, PA 19348

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

**A.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-1-23**

DEBT- **\$165,501.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09938 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Phoenixville  
TAX Parcel #15-13-396  
SOLD AS THE PROPERTY OF: John Haile (deceased)  
IMPROVEMENTS: a residential dwelling and lot

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company  
VS

DEFENDANT: **JOHN F. HAILE, JR., ADMINISTRATOR OF THE ESTATE OF JOHN F. HAILE, SR.,  
MORTGAGOR AND RECORD OWNER AND THE UNITED STATES OF AMERICA**

SALE ADDRESS: 236 First Avenue, Phoenixville, PA 19460

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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-24**

DEBT- **\$543,349.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-00226 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Pennsylvania  
BLR# 60-4-20.4  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MICHAEL S. CHANDLER and LISA M. DINORSCIA**

SALE ADDRESS: 219 Honey Locust Drive, Avondale, PA 19311-0000

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: **16-1-25**

DEBT- **\$127,593.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07327 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO (2) CERTAIN messuages, tenements and tracts of land, with the buildings and improvements thereon erected, situate in Elk Township, Chester County, Pennsylvania, bounded and described as follows:

TRACT #1 – Beginning at a stake in the west side of a public road in a line of land formerly of William Anderson, now Frank Carr; thence by the same south 26 1/2 degrees east 25.8 perches to a stake; thence by land now or late of Carleton Abernathy, south 74 degrees west 57.3 perches to a stake in line of land now or late of William T. Scott; thence by the same north 9 1/4 degrees east 46.3 perches to a stake in said line; thence by land now or late of Maurice Hickey south 82 1/2 degrees east 35.7 perches to a stake; the place of beginning.

CONTAINING 9 3/4 acres, more or less.

TRACT #2 – Beginning at a stone on the westerly side of an unimproved dirt road leading to Hickory Hill; thence leaving said road and by land of Raymond R. Lindsey, et ux, south 70 1/2 degrees west 100 feet to a point; thence by the same north 25 1/2 degrees west 75.09 feet to a point in line of other land of Andrew J. Maze; thence by the same north 70 1/2 degrees east 100 feet to a point in the westerly side of the first mentioned road; thence along said road south 25 1/2 degrees east 75.09 feet to the first mentioned point and place of beginning.

CONTAINING 7,590 square feet of lane, more or less.

BEING known as 1003 Kings Row Road, Oxford, PA

19363

PLAINTIFF: Presbyterian Homes, Inc., d/b/a Ware Presbyterian Village  
VS

DEFENDANT: **BETTY LEE EVANS, B. DOUGLAS EVANS and JOSEPH M. EVANS, III**

SALE ADDRESS: 1003 Kings Row Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SCOTT A. DIETTERICK, ESQ., 717-533-3280**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-1-26**

DEBT- **\$127,786.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-06495 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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, name- and identified as Glenhardie Condominium, in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA S.S. 3101, et seq. by the recording in the Office of the Recorder of Deeds in and for the County of Chester, of a Declaration, including the Plans attached thereto as an Exhibit, dated June 17, 1981 and recorded in Miscellaneous Deed Book 519, Page 423, and the Amendment to Declaration dated July 21, 1981 and recorded July 22, 1981 in Miscellaneous Deed Book 523, Page 114, and a Second Amendment thereof dated 10/19/1981 and recorded 11/17/1981 in Miscellaneous Deed Book 534, Page 307, and a Third Amendment thereof dated 6/10/1983 and recorded 7/14/1983 in Miscellaneous Deed Book 594, Page 486, being and designated as Unit No. 142, together with a proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments, thereto.

PARCEL #43-6A-342

BLR# 43-6A-342

BEING the same premises which W.D.K. Associates, II granted and conveyed unto Jeanne B. Begley by Deed dated September 30, 1988 and recorded October 5, 1988 in Chester County Record Book 1308, Page 183 for the consideration of \$103,500.00

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

VS

DEFENDANT: **JEANNE B. BEGLEY**

SALE ADDRESS: 142 Drummers Lane, Wayne, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-27**

DEBT- **\$414,418.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09961 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Easttown Township, Chester  
County, Pennsylvania  
BLR# 55-3E-40  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Suntrust Mortgage, Inc.

VS

DEFENDANT: **CHARLES S. GRETH**

SALE ADDRESS: 132 West Conestoga Road, a/k/a 130-132 Conestoga Road, Devon, PA 19333-

1402

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-28**

DEBT- **\$272,793.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07384 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,  
Pennsylvania  
BLR# 39-4D-90  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Corp.

VS

DEFENDANT: **GUISEPPE D'ANGELO**

SALE ADDRESS: 247 Park Drive, Downingtown, PA 19335-2167

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: **16-1-29**

DEBT- **\$430,920.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08301 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-6E-39  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **CRAIG DAVIDSON and MARIA DAVIDSON**

SALE ADDRESS: 1291 Thomas Road, Wayne, PA 19087-1448

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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-30**

DEBT- **\$272,031.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11760 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Marlborough Township,  
Chester County, Pennsylvania  
BLR# 61-6-361  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **LISA HOYLE**

SALE ADDRESS: 208 Cherry Lane, Kennett Square, PA 19348-4709

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: **16-1-31**

DEBT- **\$203,628.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10524 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

BEGINNING at a post in the middle of the State Road leading from Pottstown and the Coventry Road, thence along the said State Road and by land the Jonas Guale now of Sarah S. Melman, S 7.25 W 11.25 perches to a point in the middle of the State Road aforesaid; thence by the improved land of Theodore Neiman N. 67 W 10 perches to a point in the middle of the road leading to Coventryville aforesaid N. 35.75 E 12 Perches leading to a post in fork of said roads to the point and place of beginning.

BEING designated as Parcel Number 17-03-0265.  
TAX ID: 17-03-0265

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Certificateholders of the LMT 2006-9 Trust  
c/o Specialized Loan Servicing LLC

VS

DEFENDANT: **DOROTHY LAWRENCE**

SALE ADDRESS: 400 Neiman Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-596-8900**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-32**

DEBT- **\$740,742.73**

**BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09659 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Charlestown Township, Chester  
County, Pennsylvania  
BLR# 35-7-51  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **FRANCIS SCOTT FOLCARELLI and LISA J. FOLCARELLI**

SALE ADDRESS: 42 Lady Kirby Lane, Malvern, PA 19355-1001

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: **16-1-33**

DEBT- **\$234,667.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05758 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Chester Borough  
TAX Parcel #1-9-947  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: CP-SRMOF II 2012-A Trust

VS

DEFENDANT: **RUSSELL W. LAMBING**

SALE ADDRESS: 118 East Union 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: **16-1-34**

DEBT- **\$207,096.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-05472 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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  
BLR# 50-5D-29  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ANDREW J. KACZMARSKI and AMELIA M. KACZMARSKI**

SALE ADDRESS: 1213 New Hampshire Lane, West Bradford, PA 19335-3804

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: **16-1-35**

DEBT- **\$542,412.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10517 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 Tredyffrin, Chester County, Pennsylvania:  
BEING known as 107 Darby Road, Paoli, PA 19301  
PARCEL Number: 43-09R-0047  
IMPROVEMENTS: residential property

PLAINTIFF: OneWest Bank, N.A.

VS

DEFENDANT: **JOSEPH LIVEZEY a/k/a JOSEPH LIVEZEY, III a/k/a JOSEPH C. LIVEZEY a/k/a JOSEPH C. LIVEZEY, III**

SALE ADDRESS: 107 Darby Road, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-36**

DEBT- **\$133,076.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07633 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN brick message and lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the City of Coatesville, Chester County, Pennsylvania, bounded and described, as follows, to wit:  
TAX I.D. #: 16-4-163

PLAINTIFF: LSF8 Master Participation Trust  
VS

DEFENDANT: **GUISEPPE D'ANGELO, a/k/a GIUSEPPE D'ANGELO**

SALE ADDRESS: 212 West Lincoln Highway, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-37**

DEBT- **\$183,305.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04290 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situate to the east of Timacula Road in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Subdivision Plan for Steven D. and Katherine H. Sensenig prepared by Howard W. Doran Engineering & Surveying, a Division of Conner and Smith Engineering, Inc. Newtown Square, Pennsylvania, dated October 7, 2002, last revised July 1, 2003, Plan No. E-FAL-8663-02  
TAX I.D. #: 47-3-28 and part of 47-3-46-.3A

PLAINTIFF: Harlesville Savings Bank

VS

DEFENDANT: **JOHN SCOTT SENSENIG**

SALE ADDRESS: 74 Timacula Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-38**

DEBT- **\$83,710.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04255 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 on the south side of Elm or 3rd Avenue in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

TAX I.D. #: 08-05-0293

PLAINTIFF: EverBank

VS

DEFENDANT: **JENNIFER HATTON**

SALE ADDRESS: 414 West 3rd Street, Parkesburg, Pennsylvania 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-39**

DEBT- **\$614,578.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-14685 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, Downingtown, PA dated 06/20/2000 and last revised 09/10/2002, and recorded in Plan #16751 as follows, to wit:

TAX I.D. #: 28-5-222

PLAINTIFF: LSF8 Master Participation Trust, by Caliber Home Loans, Inc., solely in its capacity as servicer

VS

DEFENDANT: **DARLENE BATTLE and GEORGE R. BATTLE**

SALE ADDRESS: 101 Captiva Way, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-41**

DEBT- **\$150,666.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-01795 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, 15th,  
Chester County, Pennsylvania  
BLR# 15-9-5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Trust 2011-Npl1

VS

DEFENDANT: **DARREN BARBER and DEBBIE BARBER**

SALE ADDRESS: 566 West High Street, Phoenixville, PA 19460-3060

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: **16-1-42**

DEBT- **\$155,770.16**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-09698 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Ward of the Borough of  
Downingtown  
TAX Parcel #11-007-0393.0000  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank, N.A. as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-CH1 Asset Backed Pass-Through Certificates, Series 2006-CH1

VS

DEFENDANT: **CASSIE M. WOODWARD and WAYNE R. WOODWARD**

SALE ADDRESS: 228 Highland Avenue, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-43**

DEBT- **\$256,676.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-12062 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 West Whiteland Township, County of Chester, Commonwealth of Pennsylvania, and more particularly shown on a Plan titled "Record Plan - Phase 4B" prepared by Pennoni Associates Inc. dated 9/11/1996 as follows to wit:

BEGINNING at a point being the northwest corner of said Unit 20, said point being located the following 7 courses and distances from the intersection of the centerline of Metro Court with the centerline of North Pullman Drive (1) south 11 degrees 00 minutes 22 seconds east 124.15 feet (2) south 09 degrees 46 minutes 00 seconds west 10.67 feet (3) south 80 degrees 14 minutes 00 seconds east 225.50 feet (4) south 64 degrees 25 minutes 00 seconds east 46.82 feet (5) south 19 degrees 38 minutes 00 seconds east 105.99 feet (6) north 70 degrees 22 minutes 00 seconds east 55.39 feet (7) south 19 degrees 38 minutes 00 seconds east 18 feet, thence from said point of beginning along a line dividing Units 19 and 20, north

70 degrees 22 minutes 00 seconds east 36 feet (2) south 19 degrees 38 minutes 00 seconds east 22 feet (3) along a line dividing Units 21 and 20 south 70 degrees 22 minutes 00 seconds west 36 feet (4) north 19 degrees 38 minutes 00 seconds west 22 feet to the point and place of beginning.

BEING Unit 20 Metro Court

BEING UPI No. 41-5-1501.

BEING the same premises which Gary P. Walker, Administrator of the Estate of Mary S. Jacobs, by Deed dated May 26, 2005 and recorded June 7, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6511, Page 1385, Instrument #10540183, granted and conveyed unto Gary P. Walker BEING known as: 680 Metro Court, West Chester, PA 19380

PARCEL No.: 41-5-1501

IMPROVEMENTS: Residential property.

PLAINTIFF: U.S. Bank National Association  
VS

DEFENDANT: **GARY P. WALKER**

SALE ADDRESS: 680 Metro Court, 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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-44**

DEBT- **\$292,123.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01099 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Whiteland Township,  
Chester County, Pennsylvania  
BLR# 41-8D-27  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **VINCENT L. DEPAUL, III a/k/a VINCENT L. DEPAUL and MICHELLE R. DEPAUL**

SALE ADDRESS: 104 Twin Oaks Lane, West Chester, PA 19380-1214

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: **16-1-45**

DEBT- **\$153,547.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2015-04661 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Phoenixville  
TAX Parcel #15-13-194  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CHRISTOPHER ROHLOFF**

SALE ADDRESS: 401 1st Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-46**

DEBT- **\$153,942.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00093 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 Upper Uwchlan, County of Chester and Commonwealth of Pennsylvania, described according to a final subdivision plan (Section I) "Marsh Harbour" Phase Two, made by Nepo Associates, Inc. Consulting Civil Engineers 127 Willowbrook Lane, West Chester, Pa. 19382, dated 10/13/1989, last revised on 10/14/1993 and recorded in Chester County Recorder of Deeds as Plan File #12280, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Meadow Lark Drive (unknown width) a corner of Lot #262 on said Plan; thence extending along said side of Meadow Lark Drive south 72 degrees, 55 minutes, 28 seconds east 20.00 feet to a point and corner of Lot #264 on said Plan, thence extending along said Lot #264 south 17 degrees, 84 minutes, 32 seconds west 100.00 feet to a point and corner of lands of open space, thence along said land of open

space north 72 degrees, 55 minutes 28 seconds west 20.00 feet to a point and corner of Lot #262 on said Plan, thence extending along said side of Lot #262 north 17 degrees, 04 minutes, 32 seconds east 100.00 feet to a point on the southerly side of Meadow Lark Drive, said point being the first mentioned point and place of beginning.

BEING the same premises which Jafar Jeff Salavitabar and Kathleen Bocinec Salavitabar by Deed dated 1/31/05 and recorded 02/14/05 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6409, Page 1945, Document ID # 10505346 granted and conveyed unto Patricia A Evans.

BEING known as: 109 Harbour Ridge Lane, Downingtown, PA 19335 a/k/a 109 Harbour Ridge, Uwchlan Township, PA 19335

PARCEL No.: 32-3Q-263

IMPROVEMENTS: residential property.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **PATRICIA A. EVANS**

SALE ADDRESS: 109 Harbour Ridge Lane, Downingtown, PA 19335 a/k/a 109 Harbour Ridge, Uwchlan Township, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-47**

DEBT- **\$176,129.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10038 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 Valley Township, Chester County,

Pennsylvania bounded and described according to a Final Subdivision Plan of Meadowbrook made by G.D. Houtman and Son, Inc dated 5/30/1995 last revised 1/18/2002 and recorded in Chester County as Plan No.16456 as follows to wit:

BEGINNING at a point on the southerly side of Meadowbrook Drive corner of Lot 22 on said Plan, thence extending along said Lot, south 06 degrees 14 minutes 46 seconds west crossing a 10 feet wide utility easement, 105.00 feet to a point in line of Lot 44, thence extending along same and partly along Lot 43, the two following courses and distances: (1) north 83 degrees 45 minutes 14 seconds west 70.81 feet to a point (2) north 82 degrees 42 minutes 43 seconds west, 11.01 feet to a point a corner of Lot 24, thence extending along said Lot, north 07 degrees 17 minutes 17 seconds east re-crossing said 10 feet wide utility easement, 105.00 feet to a point on the southerly side of Meadowbrook Drive, thence

extending along same, the two following courses and distances: (1) south 82 degrees 42 minutes 43 seconds east, 10.06 feet to a point; (2) south 83 degrees 45 minutes 14 seconds east 69.86 feet to the first mentioned point and place of beginning.

CONTAINING 8491 square feet more or less.

BEING Lot 23 on said Plan

BEING the same premises which DHLP-Meadowbrook, LP, a Pennsylvania Limited Partnership, by Deed dated August 30, 2004 and recorded December 6, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6351, Page 1138, granted and conveyed unto Edward J. Virgilio, Jr. and Kimberly A. Virgilio.

BEING known as: 716 Meadowbrook Drive, Coatesville, PA 19320

PARCEL No.: 38-2-129.25

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **EDWARD J. VIRGILIO, JR. and KIMBERLY A. VIRGILIO**

SALE ADDRESS: 716 Meadowbrook Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-49**

DEBT- **\$160,323.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04676 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 Associated, 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.

PREMISES being: 35 Village Way, Malvern, PA 19355

PARCEL No. 42-004-0335.0200

BEING the same premises which Wilhelmina Pollard, a widow by Deed dated July 3, 2006 and recorded July 10, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6892 Page 1885, granted and conveyed unto Wilhelmina Pollard and Carol Y. Pollard-Hatcher as joint tenants with right of survivorship and not as tenants in common

PLAINTIFF: HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-3, by its Servicer Ocwen Loan Servicing, LLC  
VS

DEFENDANT: **WILHELMINA POLLARD and CAROL Y. POLLARD-HATCHER**

SALE ADDRESS: 35 Village Way, Malvern, PA 19355

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 215-572-811**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-1-50**

DEBT- **\$108,984.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05522 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 City of Coatesville, County of Chester and State of Pennsylvania, described according to a Plat of Poplar Heights Subdivision, FJZ Development, Inc., made by Chester Associates, Inc., West Chester, PA dated May 4, 1989 and last revised March 27, 1998 in Plan No. 18374 as follows, to wit:

BEGINNING at a point on the northwesterly side of Coates Street a corner of Lot 7, as shown on said Plan; thence extending from said beginning point and along the northwesterly side of Coates Street south 80 degrees 21 minutes west, 14.16 feet to a point; thence leaving same north 09 degrees 49 minutes west crossing a sanitary sewer easement 81 feet to a point on the southeasterly side of Johnson Alley (20 feet wide); thence extending along the same north 80 degrees 11 minutes east, 14.16 feet to a point; thence leaving said alley south 89 degrees 49 minutes east recrossing the aforesaid easement 81 feet to the first mentioned point and place of beginning. Being Lot #6 as shown on said Plan containing 1147 square feet.

PARCEL No.16-02-0353

BEING the same premises which Valerie A. Gilliam n/k/a Valerie A. Campbell, by Deed dated June 29, 2005 and recorded September 26, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6631 Page 1700, granted and conveyed unto Valerie A. Campbell, a sole owner.

PLAINTIFF: U.S. Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-AMC1, c/o Ocwen Loan Servicing, LLC  
VS

DEFENDANT: **VALERIE A. CAMPBELL**

SALE ADDRESS: 841 Coates Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-51**

DEBT- **\$269,051.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05055 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lots or pieces of ground situate in North Coventry Township, Chester County, Pennsylvania, bounded and described to a Final Plan of Subdivision of Kenneth F. Tyson, drawn by Ralph E. Shaner & Son Engineering Company, dated February 27, 1989 and last revised March 17, 1993, said plan recorded in Chester County in Plan File 312077, as follows, to wit:

BEGINNING at a point on the southeasterly side of South Keim Street (55 feet wide), said point being a corner of lands now or late of William A. Ohlinger; thence extending from said point of beginning along said lands now or late of William A. Ohlinger the three following courses and distances, (1) south 41 degrees 22 minutes east 102.00 feet to a point, a corner (2) north 48 degrees 38 minutes east 32.00 feet to a point, a corner and (3) south 41 degrees 22 minutes east 48.00 feet to a point in line of said lands the two following courses and distances (1) south 49 degrees 8 minute west 26.09 feet to a point, a corner and (2) south 40 degrees 52 minutes east 33.23 feet to a point, a corner of Lot No. 1 on said plan, thence extending along same south 48 degrees 38 minutes west 105.62 feet to a point, a corner of Lot No. 2 on said Plan; thence extending along same north 41 degrees 22 minutes west 183.00 feet to a point on the southeasterly side of South Keim Street, thence extending along same north 48 degrees 38 minutes east 100.00 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Jason S. Meyers and Christine L. Meyers a/k/a Christine Meyers, husband and wife by Deed from Simson Alex and Indira Unnikrishnan dated 09/08/2003 and recorded 09/16/2003 in the Chester County Recorder of Deeds in Book 5891, Page 1968.

PLAINTIFF: Capital One, N.A.

VS

DEFENDANT: **JASON S. MEYERS and CHRISTINE L. MEYERS a/k/a CHRISTINE MEYERS**

SALE ADDRESS: 854 South Keim Street, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-52**

DEBT- **\$259,120.93**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-11854 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final plan made for Wayne E. and Mary A. Reisler by N. M. Lake and Associates, Inc., Civil Engineers and Land Surveyors, dated September 30, 1987, last revised March 23, 1988 and recorded in Chester County Recorder of Deeds Office as Plan No. 8195 as follows, to wit:  
TAX I.D. #: 69-7-27.7

PLAINTIFF: Fifth Third Mortgage Company

VS

DEFENDANT: **NICHOLAS B. COLLINS and NICOLE L. QUILLEN**

SALE ADDRESS: 661 5th Street, Oxford, Pennsylvania 19363

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-53**

DEBT- **\$414,589.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03550 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of West Goshen  
TAX parcel #52-5L-28  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: LSF9 Master Participation Trust  
VS

DEFENDANT: **SHAWN M. RUTHERFURD**

SALE ADDRESS: 505 South Concord Road, 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: **16-1-54**

DEBT- **\$468,555.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03378 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 land, situate in the Township of Kennett, County of Chester and State of Pennsylvania, described according to a Plan of Property of a Final Subdivision Plan of Phase II of Cross Creek for Joseph and Carol Grace, made by Regester Associates, dated 9-19-1989 last revised 8-23-1994 recorded 9-30-1994 at West Chester in the Office of the Recorder of Deeds in Plan File #12672, as follows:

BEGINNING at a point on the northwesterly terminus of Walnut Valley Road at its point of intersection with the southerly terminus of a certain 50 feet wide future right of way (to be offered for dedication) thence extending from said beginning point and along the easterly side of said right of way the 4 following courses and distances (1) north 58 degrees 53 minutes 33 seconds west, 76.05 feet to a point of curve (2) along the arc of a circle curving to the right having a radius of 225.00 feet the arc distance of 91.68 feet to a point of tangent (3) north 35 degrees 32 minutes 45 seconds west, crossing over a 50 feet wide stream and drainage easement, 305.30 feet to a point of curve and (4) along the arc of a circle curving to the right having a radius of 245.00 feet the arc distance of 117.34 feet to a point in line of lands now or late of Route 52 Associates; thence extending along last mentioned lands, north 87 degrees 05 minutes 56 seconds east, 413.65 feet to a point, a corner of Lot 26 as shown on said Plan; thence extending along line of Lot No. 26, south 28 degrees 02 minutes 14 seconds east, recrossing the aforesaid stream and drainage easement, 340.78 feet to a point at the

northwesterly terminus of a certain 50 feet wide private right of way; thence extending along same, south 41 degrees 46 minutes 47 seconds west, 221.41 feet to a point on the northeasterly terminus of Walnut Valley Road cul-de-sac, aforesaid; thence extending along the side of said cul-de-sac along the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 83.61 feet to the first mentioned point and place of beginning.

BEING Lot No. 25 on said Plan.

BEING Parcel No. 62-5-67.61.

TOGETHER with and under subject to the free and common use, right, liberty and privilege of the aforesaid 50 feet wide private right of way, as and for a driveway, passageway and watercourse 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.

SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter forever.

BEING the same premises which Dale R. Petrak and Susan E. Petrak by Deed dated June 24, 2005 and recorded July 11, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6544 Page 1656, as Instrument Number 10550900, granted and conveyed unto Susan E. Petrak and Helen Flanyak, as joint tenants with the right of survivorship, in fee.

UPI# 62-5-67.61

PLAINTIFF: Sun East Federal Credit Union  
VS

DEFENDANT: **SUSAN E. PETRAK and HELEN E. FLANYAK**

SALE ADDRESS: 25 Walnut Valley Road, Chadds Ford, PA 19317

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-55**

DEBT- **\$407,425.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-05176 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Record Plan of Parcel 21-1 at Chesterbrook, known as "Bradford Crossing", made by Yerkes Associates, Inc, Consulting Engineers, dated 2-14-1985 and last revised 2-20-1985 and recorded 4-26-1985 in Chester County in Plan File No. 5550-5551 as follows, to wit:

BEGINNING at a point on the northeast side of an unnamed roadway, at a corner of Lot No. 43 on said Plan; thence extending from said beginning point along Lot No.43, north 70 degrees, 52 minutes, 40 seconds east, 129.55 feet to a point in line of Lot No. 54; thence extending along the same, south 07 degrees, 26 minutes, 19 seconds east, 23.49 feet to a point, a corner of Lot No. 45; thence extending along the same, south 70 degrees, 52 minutes, 40 seconds west, 110.73 feet to a point on the northeast side of the unnamed property, aforesaid, thence extending along the same, the two following courses and distances: (1) north 19 degrees, 07 minutes, 20 seconds west, 8.20 feet to a point and (2) north 62 degrees, 39 minutes, 12 seconds west, 20.42 feet to the first mentioned point and place of beginning.

BEING No. 44 Woodstream Drive.

BEING UPI Number: 43-5J-55

BEING the same premises which Paul W. Gennett Jr. and Marilyn A. Gennett, husband and wife, by Deed dated December 15, 2008 and recorded in the Chester County Recorder of Deeds Office on December 17, 2008 in Deed Book 7560, Page 806, granted and conveyed unto Marcos B. De Arruda.

PLAINTIFF: U.S. Bank National Association not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I

VS

DEFENDANT: **MARCOS B. De ARRUDA**

SALE ADDRESS: 44 Woodstream Drive, Wayne, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-56**

DEBT- **\$193,850.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-11342 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situated in West Brandywine Township, Chester County, Pennsylvania, designated as Lot No. 15 on a plan of lots about to be recorded in the Recorder of Deeds Office of Chester County, Pennsylvania, and known as Cedar Wood Estate, bounded and described according to a survey made March 17, 1960 by Timothy Slack, P.E. as follows:

BEGINNING at an iron pipe in the intersection of the centerline as a public road (LR 13123) leading from Wagontown to Brandywine Manor with south side of Green Ridge Drive; thence along the center line of said public road south 12 degrees 13 minutes west, 111.31 feet to a railroad spike and a corner of Lot 16; thence along Lot 16 north 77 degrees 23 minutes west, 216.59 feet to an iron pipe in the line of Lot 17; thence along Lot 17 north 12 degrees 37 minutes east, 94.25 feet to an iron pipe in the south street line of Green Ridge Drive; thence along the south street line of Green Ridge Drive south 81 degrees 53 minutes east 217.35 feet to the

place of beginning.

BEING the same premises which Gerald O. Patton by Deed dated September 20, 1991 and recorded September 23, 1991 in the Recorder's Office in and for Chester County, Pa, in Record Book 2597, Page 395, granted and conveyed unto Gerald O. Patton, Jr, and Gwen Louise Andrew.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

PARCEL Number: UPI # 29-6-9.15.

BEING the same premises which Gerald O. Patton, Jr. and Gwen Louise Andrew, brother and sister, by Deed dated 4/6/00 and recorded 4/12/00 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4738 Page 1522, granted and conveyed unto Gerald O. Patton, Jr. and Theresa M. Patton, husband and wife, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **THERESA M. PATTON and GERALD O. PATTON, JR.**

SALE ADDRESS: 271 Hibernia Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-58**

DEBT- **\$230,911.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-04049 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. 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 Parkesburg, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Parkesburg Knoll, Phase I as made by Ruth Engineers dated 06/08/1987 and recorded in Chester County as Plan File No. 7432 as follows, to wit:

BEGINNING at a point in the south side of Fifth Avenue said point also by a corner of Lot 46 on said Plan, thence extending from said beginning point along Fifth Avenue north 73 degrees 10 minutes 58 seconds east 60 feet to a point, a corner of Lot No. 44 on said Plan; thence extending along same south 16 degrees 49 minutes 02 seconds east 150.00 feet to a point in line of Lot No. 65; thence extending along same and along Lot No. 64 south 73 degrees 10 minutes 53 seconds west 60.00 feet to a point in line of Lot No. 46; thence extending along same north 16 degrees 49 minutes 20 seconds west 150.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 45 on said Plan.

BEING the same premises which Ricky K. Kinney and Kim G. Carlin by Deed dated June 10, 1998 and recorded August 16, 1998 in the County of Chester in Deed Book 4403 Page 1612, conveyed to Rickey K. Kinney and Kimberlie G. Kinney, husband and wife.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **RICKEY K. KINNEY and KIMBERLE G. KINNEY**

SALE ADDRESS: 422 Fifth Avenue, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-59**

DEBT- **\$224,435.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05176 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in City of  
Coatesville, Chester County, Pennsylvania  
TAX Parcel No.: 16-04-0374

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates

VS

DEFENDANT: **CHERRI ANN GORING-JONES and PAUL JONES a/k/a PAUL D. JONES**

SALE ADDRESS: 112 Mayfield Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-1-60**

DEBT- **\$132,747.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-02373 DIRECTED TO CAROLYN B. 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 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the north curb line of Quarry Street, one hundred and seventy-seven and forty-seven hundredths feet eastward from the intersection of said curb line with the east curb line of Hope Avenue, and a corner of other land of Braunstein's, being opposite to the center of the dividing wall or partition of a double brick dwelling; thence passing through same, north thirteen degrees and five minutes west one hundred and sixty and fifty-six hundredths feet to the south line of Harmony Street; thence along the south line of Harmony Street, north seventy-six degrees and fifty-five minutes east twenty-one feet to a corner of land of Charles Hewes; thence along said Hewes land, south thirteen degrees and five minutes east one hundred and sixty and fifty-six hundredths feet to a point in the north curb line of Quarry Street; thence along said curb line south seventy-six degrees and fifty-five minutes west twenty-one feet to the place of beginning.

CONTAINING three thousand three hundred and seventy-four square feet of land, more or less.

BEING Parcel No. 16-9-42

BEING the same premises which Lance Leman and Adrienne Leman, his wife, by Deed dated 7/13/07 and recorded 7/23/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7218, Page 308, granted and conveyed unto Walter Benn and Branda Benn, infee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **WALTER BENN and BRENDA BENN**

SALE ADDRESS: 383 Charles Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF