

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, February 18, 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 18th day of February, 2016 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, FEBRUARY 18, 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, MARCH 21, 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. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE BY 2PM.

CAROLYN B. WELSH, SHERIFF

INDEX

Location	Defendant	Page
Borough of Downingtown	Linda K. Ferguson a/k/a Linda Day Tomlinson and Edward Nathan Ferguson	7
Borough of Elverson	Elizabeth M. Young	59
Borough of Oxford	Rodney L. Rice a/k/a Rodney Lee Rice	39
Borough of Parkesburg	David J. Brandt	48
Borough of Parkesburg	Joseph Rzonca	42
Borough of Phoenixville	Elizabeth H. Manning	10
Borough of Phoenixville	Joanne Sacks and Charles R. Sacks	29
Borough of Phoenixville	Robert Venable, in his Capacity as Administrator CTA of the Estate of Tommie L. Dean, Sr. a/a Tommie Dean, Sr.	33

Continued

INDEX

Location	Defendant	Page
Borough of Spring City	Sheila M. McClaren and Steven N. McClaren	30
City of Coatesville	Vance Brown	47
City of Coatesville	Hernando Espinosa	13
City of Coatesville	William Scott Jones, Carl L. Jones and The United States of America	67
City of Coatesville	Jodi L. Ritter and Donald Thomas Ritter a/k/a Donald TI Ritter	58
Birmingham Township	Susan M. Gorgone	16
Birmingham Township	Jessica Miller	65
Caln Township	James S. Hopkins	14
Caln Township	James H. McGuire, Jr. a/k/a James McGuire a/k/a James H. McGuire and Mary J. McGuire	49
Charlestown Township	John E. Beekman	66
East Brandywine Township	Robert E. Coffman a/k/a Robert Coffman and Kathy Y. Coffman a.k.a Kathy Coffman	46
East Brandywine Township	Kenneth J. Klinger and Lindsay Ryan and Coutney Ryan	32
East Coventry Township	Stephani A. Zdrzil	34
East Goshen Township	Robert Chamness and Deborah Chamness	20
East Goshen Township	Michael Sharff and Janel Sharff	6
East Goshen Township	Julie E. Summers	64
East Nottingham Township	Jeffrey A. Boyle	23
East Nottingham Township	Amy Jarrett-DeFeo a/k/a Amy Jarrett DeFeo and William E. Jarrett a/k/a William Jaararett	38
Easttown Township	Rocco Desiderio and Paula Desiderio	40
Easttown Township	United States of America, Carol Littleton a/k/a Caol A. Littleton	51
East Vincent Township	Patrick J. Roach	9
East Whiteland Township	Virginia J. Hutchinson and Carroll W. Hutchinson	55
Franklin Township	Nary V. McVeigh	56
Franklin Township	Vernon A. Ginn a/k/a Vernon A. Ginn, II and Diane M. Ginn	19
Honey Brook Township	Daniel M. Hamilton and Kimberly A. Hamilton	37
Kennett Township	David J. Cranston	57
Kennett Township	Yvonne B. Murrey	24
New London Township	Christopher M. Sitter and Shannon Kl. Sitter	43
North Coventry Township	Roland Oris	53
PennTownship	Andrea Arroyol Barrios and Pedro Barrios Mondragon	15
PennTownship	John M. Swirsding and Joann M. Swirsding and United States of America	21
Schuylkill Township	Edgar Gottshall, III and Carole Gottshall	45
South Coventry Township	Harry A. Martin, Sr. and Kimberly M. Martin	35
Tredyffrin Township	Julia A. Aceto and Mark C. Aceto	54
Tredyffrin Township	Anthony Dilucia	31
Upper Oxford Township	Maureen C. Deitz	4
Uwchlan Township	Garvey Jonassaint and Tracy Rock Jonassaint	26
Valley Township	Nick Anagnostopoulos and Vasiliki Anagnostopoulos	27
Valley Township	Tayjha Brown	61
Valley Township	Robert Elliott	12
Valley Township	Michael & Kristin Gallahan	8
Valley Township	J. Alfred Lemire and Suzanne L. Lemire	18
Wallace Township	Mark S. Eberhardt	28
West Bradford Township	Jean-Pierre Paul Ngo a/k/a Jean-Pierre Ngo and Denise Pierre Ngo a/k/a Denise B. Povernick	17
West Bradford Township	Blair Wilkins	41
West Brandywine Township	Fares Abiricha and Samira Abiricha	22
West Caln Township	Deborah E. Cordery and Richard A. Maggio, Jr. and Greta M, Taylor	44

Continued

INDEX

Location	Defendant	Page
West Caln Township	Edward J. Morris, Jr. and Shirley A. Morris	11
West Goshen Township	Christine Hagan and George M. Hagan	50
West Goshen Township	Mark Johann and Ann Marie Johann a/k/a Ann M. Johann	5
West Goshen Township	Keith S. Smith a//a Keith Smith and Susan C, Smith a/k/a Susan Smith	36
Westtown Township	Marie Allsman, Executrix of the Estate of Gerard L. Lafond Deceased Mortgagor and Real Owner	52
Westtown Township	Martin J. Byczek	60
Westtown Township	Denise Revelle Parkhill	62
West Whiteland Township	Bonnie Schultz	25
Willistown Township	Donald C. Tollefson	63

Sheriff's Sale of Real Estate

SALE NO: **16-2-61**

DEBT- **\$285,085.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07446 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 shown in Plan Book #7965, situate un Upper Township, Chester County, PA, and being more fully bounded and described as follows, to wit:

BEGINNING at a point in centerline of Route 896, known as Newark Road, the southeastern corner of herein premises; thence leaving said Route 896, and along other lands of Ephraim Hershey the 2 following courses and distances, viz:

- 1) S 70° 28' 16" W, 395.82' to a point; and
- 2) N 13° 38' 51" w, 350.79' to a point;

THENCE along lands of Barry D. Deel, Sr., N 70° 28' 16" E, 95.82' to an iron pin; thence along lands of Leon D. Kauffman, the 2 following courses and distances, viz:

- 1) S 13° 38' 51" E, 150.79' to an iron pin; and
- 2) N 70° 28' 16" E, 300.00' to a point in centerline of Route

896;

THENCE along centerline of Route 896, S 13° 38' 51" E, 200.00' to the point and place of beginning.

CONTAINING 2.138 acres.

BEING Parcel #57-07-0013.010

BEING UPI #57-7-13.1

BLR# 57-7-13.1

BEING the same premises which Howard J. Deitz and Maureen C. Deitz, husband and wife, granted and conveyed unto Maureen C. Deitz by Deed dated March 4, 2010 and recorded March 16, 2010 in Chester County Record Book 7882, Page 996 for the consideration of \$1.00.

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

VS

DEFENDANT: **MAUREEN C. DEITZ**

SALE ADDRESS: 3555 Newark Road, Cochranville, PA 19330

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-62**

DEBT- **\$225,818.39**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06345 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Goshen Township, Chester
County, Pennsylvania
BLR# 52-1P-139
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **MARK JOHANN and ANN MARIE JOHANN a/k/a ANN M. JOHANN**

SALE ADDRESS: 1071 East Boot Road a/k/a, 1071 Boot Road, West Chester, PA 19380-3604

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: **16-2-63**

DEBT- **\$133,646.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03179 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land together with the buildings and improvements thereon erected, being a portion of Lot Number 17 of the development known as Milltown Manor, situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide avenue known as Park Avenue at a distance of 950.3 feet measured north 82 degrees 58 minutes east, from an iron pin the middle of the Township Line Road; thence extending by other land of Grantees and passing over an iron pin set on the north side of Park Avenue north 7 degrees 2 minutes west, 220 feet to an iron pin in line of Lot 6; thence extending by Lot 6 north 82 degrees 58 minutes east, 62.5 feet to an iron pin; thence extending by land of the Grantors south 7 degrees 2 minutes east, 220 feet in the middle of Park Avenue afore-said; thence extending along the middle of Park Avenue south 82 degrees 58 minutes west, 62.5 feet to the first mentioned point and place of beginning.

BEING UPI #53-6-47

BEING the same premises which M. Grant Everhart, by Deed dated 10/12/99 and recorded 11/3/99 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4661 Page 556 Instrument #0088527, granted and conveyed unto Michael Sharff and Janet Sharff, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **MICHAEL SHARFF and JANET SHARFF**

SALE ADDRESS: 1321 Park Avenue, West Chester, Pa. 19380

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 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: **16-2-64**

DEBT- **\$417,946.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09721 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot or tract of land situate on the south side of Prospect Avenue, Downingtown, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in Prospect Avenue at a corner of land formerly of Daniel J. McAlner; thence along the same south 4 degrees east, 470.84 feet to a corner of land formerly of this tract, sold to the Pennsylvania Railroad Company; thence along said Railroad Company's land south 85 degrees east, 198.1 feet to a point in line of land formerly of Matthew Bowman; thence along said Bowman's land north 4 degrees west, 513.1 feet to another point in the said Prospect Avenue; thence along said Avenue south 79 degrees west, 67.3 feet to a corner of land conveyed to John W. Gallagher and wife to Frank Terriman and wife; thence along said land the next three courses and distances; south 4 degrees east, 144 feet; south 79 3/4 degrees west, 66 feet; north 4 degrees west 144 feet to another point in the said Prospect Avenue; thence along the said Avenue south 79 3/4 degrees west, 66 feet to the place of beginning.

CONTAINING 1 acre 158.72 perches of land, more or less.

EXCEPTING and reserving thereout all that certain lot or tract of land situate on the south side of Prospect Avenue aforesaid, conveyed by Frank Terriman and wife to Joseph P. Terriman and Nellie M. Terriman, his wife, by Deed dated 04/04/1928 as of record in the Recorder's Office of Chester County in Deed Book R-17, vol.

414, page 407, bounded and described as follows:

BEGINNING at a point in the south line of Prospect Avenue in the line of land of Luigi Sarmenti, thence along the said Sarmenti's land south 4 degrees east, 100 feet to a corner of the remaining land of the said Frank Terriman and wife; thence along the said remaining land, north 79 degrees 45 minutes east, 50 feet; thence still along the same land, north 4 degrees west, 100 feet to another point in the south line of the said Prospect Avenue; thence along the south line thereof, south 79 degrees 45 minutes west, 50 feet to the place of beginning.

CONTAINING 5,000 square feet of land, more or less.

AND also included in this conveyance all that certain lot or tract of land situate on the south side of Prospect Avenue, in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of the said Prospect Avenue 66 feet eastward from the corner of Daniel McAlner's land; thence along land now or formerly of Annie Gallagher being tract described herein the next three courses and distances: south 4 degrees east 144 feet; north 79 3/4 degrees east, 66 feet; north 4 degrees west, 144 feet to another point in the middle of the said Prospect Avenue; thence along the middle of the same south 79 3/4 degrees west, 66 feet to the place of beginning.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **LINDA K. FERGUSON aka LINDA DAY TOMLINSON and EDWARD NATHAN FERGUSON**

SALE ADDRESS: 246 Prospect Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PARKER McCAY, 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: **16-2-65**

DEBT- **\$169,922.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03762 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Record Plan for Valley Crossing made by Medveszky Associates, Ltd., Land Planners and Engineers, Exton, PA., dated 9/21/1988 and last revised 7/28/1993 and recorded in Chester County 6/21/1994 as Plan #12542, as follows, to wit:

BEGINNING at a point on the northerly right of way line of Jenville Court, said point being the mutual corner of Lot #4 and Lot #5 (the herein described lot) thence leaving said beginning point and passing through a utility and access easement and along Lot #4, north 59 degrees 53 minutes 29 seconds west 156.78 feet to a point in line of lands of others, thence along said lands of others, north 69 degrees 59 minutes 20 seconds east 97.35 feet to a point, a corner of Lot #6, thence along Lot #6, and passing through a utility and access easement, the two following courses and distances, (1) south 19 degrees 53 minutes 28 seconds east 70.00 feet and (2) south 39 degrees 14 minutes 71 seconds east 52.52 feet to a point on the northerly right of way line of Jenville Court, thence along said right of way line on the arc of a circle curving to the left, having a radius of 102.00 feet the arc distance of 14.01 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #5 as shown on said Plan.

BEING UPI #38-4-24

BEING the same premises which Amy A. McCoy by Deed 1727, granted and conveyed unto Michael A. Gallahan and Kristein M. Gallahan, husband and wife.

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **MICHAEL & KRISTIN GALLAHAN**

SALE ADDRESS: 341 Jenville Place, assessed as 341 Jenville Court-Coatesville, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 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: **16-2-66**

DEBT- **\$232,860.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-06926 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 East Vincent, County of Chester, State of Pennsylvania, and described according to a Plan of Lots for Five Brooks Corp., "Section #1" said plan made by Earl R. Ewing, Registered Surveyor dated 8/24/1961 as follows, to wit:

BEGINNING at a point on the title line in the bed of Pughtown-Kimberton Road (L.R. #15071) (a road leading from Pughtown and Route #100 to Kimberton) at the distance of 157.01 feet measured on a bearing of south 51 degrees 44 minutes east along the said title line through the bed of Pughtown-Kimberton Road from its point of intersection with the extension of the southeasterly side of Wilson Road (50 feet wide); thence extending from said point of beginning north 37 degrees 42 minutes east crossing the northeasterly side of Pughtown-Kimberton Road 306.22 feet to a point in line of Lot #4; thence extending partly along lines of Lots #4, No. 73 and No. 74 south 52 degrees 18 minutes east 242.14 feet

to a point in line of land now or late of James Patrozi; thence extending along the last mentioned land south 59 degrees 10 minutes west recrossing the northeasterly side of Pughtown-Kimberton Road 330.33 feet to a point on the title line in the bed of Pughtown-Kimberton Road aforesaid; thence extending north 51 degrees 44 minutes west along the said title line through the bed of Pughtown-Kimberton Road 121.26 feet to the first mentioned point and place of beginning.

BEING Lot #5 as shown on the above mentioned plan.

BEING UPI #21-7C-31

BEING the same premises which Isolde W. Chen, by Deed dated 8/28/06 and recorded 9/6/06 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6945, Page 616, and Instrument #10683482, granted and conveyed unto Patrick J. Roach, in fee.

PLAINTIFF: Wilmington Trust National Association

VS

DEFENDANT: **PATRICK J. ROACH**

SALE ADDRESS: 351 Pughtown Road, Spring City, Pa. 19475

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 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: **16-2-67**

DEBT- **\$255,805.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00075 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Phoenixville, Chester County, Pennsylvania, described according to a Survey and Plan thereof made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pa., on August 2, 1954 described as follows, to wit:

BEGINNING at a point on the northwest side of Monroe Avenue which point is measured on the arc of a circle curving to the left having a radius of 13.89 feet the arc distance of 18.04 feet from a point on the northeast side of Tyler Avenue (50 feet wide); thence extending along the northwest side of Monroe Avenue north 59 degrees 05 minutes east 45.67 feet to a point; thence extending north 30 degrees 55 minutes west 125 feet to a point; thence extending south 59 degrees 05 minutes west 91.11 feet to a point on the north-

east side of Tyler Avenue; thence extending along the northeast side of Tyler Avenue south 46 degrees 31 minutes east 119.24 feet to a point of curve; thence extending along the arc of a circle to the left having a radius of 13.89 feet the arc distance of 18.04 feet to a point on the northwest side of Monroe Avenue, the first mentioned point and place of beginning.

BEING Lot 131 Monroe Avenue.

BEING UPI Number 15-16-1

PARCEL No.: 15-16-1

BEING KNOWN AS: 1240 Tyler Avenue, Phoenixville, PA 19460

BEING the same premises which Carole J. Foster, now known as Carole J. Foster Guerra, by Deed dated April 30, 2009 and recorded May 1, 2009 in and for Chester County, Pennsylvania in Deed Book 7654, Page 563, granted and conveyed unto Elizabeth H. Manning.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ELIZABETH H. MANNING**

SALE ADDRESS: 1240 Tyler Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-2-68**

DEBT- **\$191,316.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-11895 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Caln Township, Chester
County, Pennsylvania
BLR# 28-05-0067.060
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **EDWARD J. MORRIS, JR. and SHIRLEY A. MORRIS**

SALE ADDRESS: 100 Cazillo Lane, Coatesville, PA 19320-1074

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: **16-2-69**

DEBT- **\$212,176.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-00211 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester
County, Pennsylvania
BLR# 38-2F-1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT ELLIOTT**

SALE ADDRESS: 11 Pinckney Drive, Coatesville, PA 19320-5927

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: **16-2-70**

DEBT- **\$146,056 .99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06877 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, 4th, Chester
County, Pennsylvania
BLR# 16-7-235
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **HERNANDO ESPINOSA**

SALE ADDRESS: 118 South 11th Avenue, Coatesville, PA 19320-3814

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: **16-2-71**

DEBT- **\$126,204.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06655 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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# 39-2-63
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC
VS

DEFENDANT: **JAMES S. HOPKINS**

SALE ADDRESS: 19 Parkside Avenue, Downingtown, PA 19335-1964

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: **16-2-72**

DEBT- **\$220,150.96**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07057 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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
Penn, Chester County, Pennsylvania
TAX Parcel No.: 58-03-0024.050

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **ANDREA ARROYO BARRIOS and PEDRO BARRIOS MONDRAGON**

SALE ADDRESS: 194 South Jennersville Road, West Grove, PA 19390

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: **16-2-73**

DEBT- **\$214,563.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-03226 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Birmingham
Township, Chester County, Pennsylvania
TAX Parcel No.: 65-4-290

PLAINTIFF: PNC Bank, N.A.

VS

DEFENDANT: **SUSAN M. GORGONE**

SALE ADDRESS: 1319 Vale Drive, West Chester, PA 19382

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: **16-2-74**

DEBT- **\$202,158.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09737 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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# 50-5B-137
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JEAN-PIERRE PAUL NGO a/k/a JEAN-PIERRE NGO and DENISE P. NGO a/k/a DENISE B. POVERNICK**

SALE ADDRESS: 1306 Walnut Ridge Drive, Downingtown, PA 19335-3738

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: **16-2-75**

DEBT- **\$145,061.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06367 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Valley Township
TAX Parcel #38-05C-0061
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank, N.A., Successor Trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE7, Asset-Backed Certificates Series 2007-HE7

VS

DEFENDANT: **J. ALFRED LEMIRE and SUZANNE L. LEMIRE**

SALE ADDRESS: 1014 Charles Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-76**

DEBT- **\$38,723.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01911 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Franklin Township, Chester County, Pennsylvania, shown as Lot No. 2, on a preliminary/final subdivision plan of Kay Ginn Property, prepared by Hillcrest Associates, Inc., dated April 29, 1998, last revised July 28, 1998, and recorded in the Office of the Recorder of Deeds in and for Chester County as Plan No. 14646. Being more particularly bounded and described as follows, to wit:

BEGINNING at a point in line of land now or formerly of Equine Enterprise, Ltd., said point being on the northerly right-of-way line of Lewisville-Chesterville Road (PA Route 841, 33 feet wide right-of-way); thence by said right-of-way line, the following two courses and distances: (1) S. 82° 41' 40" W., 329.97 feet to a point; (2) N. 85° 13' 37" W., 429.68 feet to a point on the easterly right-of-way line of Schoolhouse Road (T-378, 33 feet wide right-of-way); thence by said right-of-way line, the following two courses and distances: (1) N. 12° 50' 2" E., 669.96 feet to a point of curve; (2) by the arc of a circle curving to the right with a radius of 1,378.77 feet, an arc length of 158.19 feet, with a chord of N. 16° 7'

15" E., 158.11 feet to a point and corner of land now or formerly of Kenneth Weaverling, Jr.; thence by said land, the following two courses and distances: (1) S. 72° 2' 17" E., 296.64 feet to a point; (2) N. 18° 57' 19" E., 282.70 feet to a point and corner of Lot No. 1; thence by Lot No. 1, N. 84° 54' 5" E., 344.56 feet to a point and corner of land now or formerly of Equine Enterprise, Ltd.; thence by said land, S. 8° 43' 57" W., 1,017.21 feet to the first mentioned point and place of beginning.

CONTAINING 14.894 acres of land to be the same more or less.

BEING known as 663 Old Schoolhouse Road, Landenberg, PA 19350

BEING the same premises which Kay J. Ginn, by Deed dated 4/12/2000 and recorded 5/24/2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4758, Page 2001, granted and conveyed unto Vernon A. Ginn, II and Diane M. Ginn, his wife.

PARCEL No.: 72-5-8.1A

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania
VS

DEFENDANT: **VERNON A. GINN a/k/a VERNON A. GINN, II and DIANE M. GINN**

SALE ADDRESS: 663 Old Schoolhouse Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, LLC, 215-942-9690**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-2-77**

DEBT- **\$559,619.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04829 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan for "Goodwin Acres" prepared by Robert O. Drake and Associates, Consulting Engineers and Land Surveyors, dated 9/29/1994, recorded in Plan No. 14021, as follows, to wit:

BEGINNING at a point on the westerly side of Reservoir Road, said point being a corner of Lot No. 6-A; thence extending from said beginning point along Reservoir Road south 13 degrees 19 minutes 0 seconds east, crossing over a 20 feet wide sanitary sewer easement, 214.01 feet to a point in line of land of Gerald V. Ruffenbach; thence extending along the same south 60 degrees 27 minutes 0 seconds west 385.74 feet to a point, a corner of land of Phillip Price, Jr.; thence extending along the same north 28 degrees 8 minutes 0 seconds west 445.63 feet to a point, a corner of Lot No. 6-A; thence extending along same the (3) following courses and distances: (1) north 60 degrees 57 minutes 59 seconds east 214.71 feet to a point (2) north 81 degrees 8 minutes 57 seconds east, crossing over a 20 feet wide sanitary sewer easement 176.59 feet to a point and (3) north 60 degrees 39 minutes 22 seconds east 117 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Robert B. Chamness and Deborah M. Chamness, husband and wife by Deed from Lung-Lung Shen Chiang and Tao-Pin Chiang by Attorney in Fact Lung-Lung Shen Chiang by Power of Attorney dated 07/03/1998 and recorded 07/09/1998 in the Chester County Recorder of Deeds in Book 4379, Page 1200.

PLAINTIFF: The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments II Inc. Mortgage Pass-Through Certificates Series 2005-AR2

VS

DEFENDANT: **ROBERT CHAMNESS AND DEBORAH CHAMNESS**

SALE ADDRESS: 508 Reservoir Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-78**

DEBT- **\$342,175.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-06905 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Penn, County of Chester and Commonwealth of PA, bounded and described according to Final Subdivision Plan of the Estates at London Brook, prepared by Crossan-Raimato, Inc., dated 10/16/2002, last revised 2/11/2003 and recorded in Chester County as Plan No. 16700, Instrument No. 10286187 as follows, to wit:

BEGINNING at a point on the westerly side of Dartmouth Lane, a corner of Lot #13 as shown on said Plan; thence from said point of beginning, along the said side of Dartmouth Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 71.12 feet to a point of reverse curve (2) on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 18.73 feet to a corner of Lot #11; thence along Lot #11 north 75 degrees 09 minutes 05 seconds west 209.70 feet to a point in line of Open Space "A";

thence along Open Space "A" the two following courses and distances: (1) north 00 degrees 36 minutes 05 seconds west 45.00 feet (2) north 60 degrees 24 minutes 39 seconds east 122.84 feet to a corner of Lot #13; thence along Lot #13 south 52 degrees 22 minutes 44 seconds east, through a sanitary sewer easement, 122.04 feet to the first mentioned point and place of beginning.

BEING Lot #12

BEING UPI #58-3-383

BLR# 58-3-383

BEING the same premises which NVR Inc trading as Ryan Homes granted and conveyed unto John M. Swirsding and Joanne M. Swirsding, husband and wife, by Deed dated September 29, 2005 and recorded October 4, 2005 in Chester County Record Book 6639, Page 2160 for the consideration of \$491,370.00.

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

VS

DEFENDANT: **JOHN M. SWIRSDING and JOANNE M. SWIRSDING and UNITED STATES OF AMERICA**

SALE ADDRESS: 420 Dartmouth Lane, West Grove, PA 19390

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: **16-2-79**

DEBT- **\$204,411.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-04346 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PREMISES "A"

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake along the Horse Shoe Pike, a corner of Park and Floy A. Hughes land; thence along the said Pike, west 116.50 feet to a stake; thence in a northerly direction of land of Eliza J. McClure's land and land of Elmer and Hattie Forrest, 375.00 feet to a line of land of Morse Garwood; thence by land of the said Garwood, in a easterly direction, 116.50 feet to a stake in line of Park and Floy A. Hughes; thence along the said Hughes' land, in a southerly direction, 375.00 feet to the point and place of beginning.

CONTAINING 1.00 acre and 18 perches of land, more or less.

PREMISES "B"

ALL THAT CERTAIN piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances situate in West Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake, a corner of other lands of Robert Lang; thence along the Horse Shoe Pike, north 51 degrees 15 minutes west, 76.00 feet to a stake; thence by other lands of the grantor, north 21 degrees 44 minutes east, 393.20 feet to a stake in line of land of Morse Garwood; thence south 61 degrees 52 minutes east, 76.00 feet to a stake, a corner of other land of Robert Lang; thence by the same south 21 degrees 55 minutes west, 410.00 feet to the place of beginning.

CONTAINING 111.30 perches of land, more or less.

BEING Parcel #29-04-0021

BEING UPI #29-4-21

BLR# 29-4-21

BEING the same premises which Amy W. Homan, now known as Amy H. Balian, granted and conveyed unto Fares Abiricha and Samira Abiricha, husband and wife, by Deed dated November 5, 1996 and recorded December 9, 1996 in Chester County Record Book 4116, Page 261 for the consideration of \$117,500.00.

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

VS

DEFENDANT: **FARES ABIRICHA and SAMIRA ABIRICHA**

SALE ADDRESS: 1671 Horseshoe Pike, Glenmoore, PA 19343

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: **16-2-80**

DEBT- **\$231,642.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01776 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of real property, hereditaments and appurtenances, situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, according to the Subdivision Plan prepared by Brandywine Valley Engineers, Inc., 2423 Third Avenue, Boothwyn, Pennsylvania, identified as Project No. 1383-00, Drawing No. 79-1383-00, dated 03/23/1988, as recorded in the Recorder of Deeds Office of Chester County after final approval by East Nottingham Township and more particularly described as follows:

BEGINNING at a point which is the northeast corner of the herein conveyed lot, which is the same point at which the right of way lines of L.R. 15010 and Township Road T-315 intersect and thence proceeding along the eastern boundary of this Lot No. 1, south 6 degrees 25 minutes 41 seconds west for a distance of 146.35 feet to the southeast corner of this herein described lot also adjoining other lands of C. Edward Lawrie and about to be conveyed to T. Jean Lawrie; thence proceeding along the southern boundary of this Lot No. 1, south 83 degrees 34 minutes 19 seconds west for a dis-

tance of 272.87 feet to the southwest corner of this herein described Lot No. 1; thence proceeding along the western boundary of this Lot No. 1, north 11 degrees 36 minutes 53 seconds east for a distance of 220.39 feet to the northwest corner of this Lot No. 1 also lying at the edge of the right of way of Township Road T-315 being 25 feet from the center line of Township Road T-315; thence proceeding along the northern boundary of this Lot No. 1, south 79 degrees 15 minutes 48 seconds east for a distance of 214.14 feet to the point of beginning.

TAX ID / Parcel No. 69-06-0067.020 and UPI No. 69-6-67.2

BEING the same premises which Anthony J. Slezak and Patricia A. Slezak, husband and wife, by Deed dated 8/31/11 and recorded 9/20/11 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8249 Page 2161 and Instrument #11124040 granted and conveyed unto Jeffrey A. Boyle, a single individual, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **JEFFREY A. BOYLE**

SALE ADDRESS: 538 5th Street, Oxford, Pa. 19363

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 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: **16-2-81**

DEBT- **\$168,677.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08243 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Kennett Square Borough, Chester
County, Pennsylvania
BLR# 3-4-137
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Newlands Asset Holding Trust
VS

DEFENDANT: **YVONNE B. MURREY**

SALE ADDRESS: 413 Meredith Street, Kennett Square, PA 19348-3227

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: **16-2-82**

DEBT- **\$163,713.18**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05468 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 improvement thereon erected, hereditaments and appurtenances, situate in West Whiteland Township, County of Chester and State of Pennsylvania, bounded and described according to a plan made for Exton Woods Partnership, by Yerkes Associates, Inc., dated 10/5/1977 and last revised 9/8/1978, as follows, to wit:

BEGINNING at an interior point, a corner of No. 299 Anglesey Terrace West, said point being located the two (2) following courses and distances from a point on the center line of East Belvidere Circle, known as point 37+84.35: (1) north 73 degrees 32 minutes 04 seconds west 252.99 feet to a point and (2) south 68 degrees 14 minutes 50 seconds west, 40.67 feet; thence extending from said point of beginning, south 68 degrees 14 minutes 50 seconds west, 20 feet to a corner of No. 301 Anglesey Terrace West; thence extending along the same, north 21 degrees 45 minutes 10 seconds east, 100 feet to a point; thence extending north 68 degrees 14 minutes 50 seconds east, 20 feet to a corner of No. 299 Anglesey

Terrace West; thence extending along the same, south 21 degrees 45 minutes 10 seconds east, 100 feet to the first mentioned point and place of beginning.

BEING No. 300 Anglesey Terrace West, Building Group M. Unit 64.

CONTAINING 2,000 square feet.

UNDER and subject to a Declaration of Covenants, Conditions and Restrictions as in Miscellaneous Deed Book 390 Page 254.

BEING UPI# 41-5Q-74.

BLR# 41-5Q-74

BEING the same premises which David L. Flamer and James D. Hay Jr. granted and conveyed unto Bonnie Schultz by Deed dated March 3, 2005 and recorded March 8, 2005 in Chester County Record Book 6428, Page 354 for the consideration of \$198,000.00

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

VS

DEFENDANT: **BONNIE SCHULTZ**

SALE ADDRESS: 300 Anglesey Terrace a/k/a 300 Anglesey Terrace West, Building Group M, Unit 64, West Chester, PA 19380

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: **16-2-83**

DEBT- **\$141,334.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05092 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Uwchlan
TAX Parcel #33-4-83
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **GARVEY JONASSAINT and TRACY ROCK JONASSAINT**

SALE ADDRESS: 519 West Uwchlan 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: **16-2-84**

DEBT- **\$410,237.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09660 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Valley Township, County, of Chester and State of Pennsylvania, bounded and described according to Phase 1 final plan of hill farm age qualified residential community, made by Gilmore & Associates, Inc., consulting engineers & land surveyors, dated December 20, 2001 last revised November 5, 2002 and recorded as Plan File #16537 as follows, to wit:

BEGINNING at a point on the southwesterly side of Kendig Lane cul-de-sac, a corner of Lot No. 429 on said Plan; thence extending from said beginning point, along Kendig Lane the four following courses and distances, (1) south 73 degrees 00 minutes 49 seconds east, 31.34 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 28.36 feet to a point of reverse curve; (3) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 8.74 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 28.82 feet to a point, a corner of Lot No. 427; thence leaving the

said side of Kendig Lane, along Lot No. 427, south 30 degrees 14 minutes 45 seconds west, 117.15 feet to a point; thence extending north 73 degrees 00 minutes 49 seconds west, 66.28 feet to a point, a corner of Lot No. 429; thence extending along same north 16 degrees 59 minutes 11 seconds west, 127 feet to a point on the southwesterly side of Kendig Lane, being the first mentioned point and place of beginning.

BEING Lot No. 428 as shown on the aforementioned Plan. CONTAINING 10,136 square feet of land, be the same

more or less.

PREMISES being: 213 Kendig Road, Coatesville, PA 19320

PARCEL No. 61-5-152.1

BEING the same premises which Realen Homes, L.P., a Pennsylvania limited partnership by Deed dated September 21, 2004 and recorded September 30, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6293 Page 1631, granted and conveyed unto Nick Anagnostopoulos and Vasiliki Anagnostopoulos.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-5 by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **NICK ANAGNOSTOPOULOS and VASILIKI ANAGNOSTOPOULOS**

SALE ADDRESS: 213 Kendig Road, 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: **16-2-85**

DEBT- **\$414,094.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05737 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, shown as Lot 15 on a Final Subdivision Plan for Marshall Pond, dated February 2, 1998 and last revised August 3, 1998 prepared by Commonwealth Engineers, Inc., Uwchland, PA and being more fully described as follows:

BEGINNING at a point in the cul-de-sac forming the northerly terminus of Messner Lane, typically 50 feet wide, which point is measured the following five courses and distances along the west line of Messner Lane from a point at the northerly terminus of the radius return curve forming the intersection of Messner Lane with Messner Circle as shown on said Plan; (1) on a curve to the right, having a radius of 145.00 feet an arc distance of 180.69 feet and a chord which bears north 22 degrees 19 minutes 40 seconds east 169.22 feet to a point of tangency; (2) north 58 degrees 01 minute 33 seconds east 100.00 feet to a point of curvature; (3) on a curve to the left having a radius of 475.00 feet the arc distance of 143.45 feet and a chord which bears north 49 degrees 22 minutes 28 seconds east 142.90 feet to a point of compound curvature; (4) on a curve to the left having a radius of 35.00 feet an arc distance of 33.89 feet and a chord which bears north 12 degrees 58 minutes 58 seconds east 32.58 feet to a point of reverse curvature; (5) on a curve to the right having a radius of 60.00 feet an arc distance of

105.18 feet to the point of beginning; thence from the point of beginning along the east line of Lot 14 as shown on said Plan, north 04 degrees 19 minutes 04 seconds west 188.24 feet to a point in the south line of Greenway Area as shown on said Plan thence along the south line of Greenway Area the following two courses and distances; (1) north 71 degrees 50 minutes 32 seconds east 50.72 feet to point; (2) south 54 degrees 49 minutes 00 seconds east 193.97 feet to a north corner of Lot 16 as shown on said Plan; thence along the northwest line of Lot 16, south 51 degrees 07 minutes 43 seconds west 181.53 feet to a point in the cul de sac in the northern terminus in Messner Lane; thence along said line along a curve to the left, having a radius of 60.00 feet an arc distance of 58.06 feet and a chord which bears north 66 degrees 35 minutes 41 seconds west 55.82 feet to the point of beginning.

CONTAINING 0.617 acres be the same more or less.

PREMISES being: 150 Messner Lane, Glenmoore, PA 19343

PARCEL No. 31-4-129.15

BEING the same premises which Mark S. Eberhardt and Elizabeth P. Eberhardt, husband and wife, by Deed dated October 14, 2005 and recorded October 27, 2005 in the Office of the Recorder of Deeds in and for the Chester County in Deed Book B-6663 Page 2277, granted and conveyed unto Mark S. Eberhardt.

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS17 c/o Ocwen Loan Servicing LLC
VS

DEFENDANT: **MARK S. EBERHARDT**

SALE ADDRESS: 150 Messner Lane, Glenmoore, PA 19343

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: **16-2-86**

DEBT- **\$195,325.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07490 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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, Chester
County, Pennsylvania
BLR# 15-16-18
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JOANNE SACKS and CHARLES R. SACKS**

SALE ADDRESS: 1218 Tyler Avenue, Phoenixville, PA 19460-4334

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: **16-2-87**

DEBT- **\$85,009.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03964 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Spring City
TAX Parcel #14-7-67
IMPROVEMENTS: a residential dwelling.
SOLD AS THE PROPERTY OF: Sheila M. McClaren and
Steven N. McClaren

PLAINTIFF: Secretary of Housing and Urban Development

VS

DEFENDANT: **SHEILA M. McCLAREN and STEVEN N. McCLAREN**

SALE ADDRESS: 220 Pikeland Avenue, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-88**

DEBT- **\$118,265.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-07668 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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# 43-6A-253
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **ANTHONY DILUCIA**

SALE ADDRESS: 53 Drummers Lane, Wayne, PA 19087-1511

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: **16-2-89**

DEBT- **\$366,956.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-03600 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Brandywine Township,
Chester County, Pennsylvania
BLR# 30-6-27
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **KENNETH J. KLINGER and LINDSAY RYAN and COURTNEY RYAN**

SALE ADDRESS: 191 Dowling Forge Road, a/k/a 191 Dowlin Forge Road, Downingtown, PA 19335

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: **16-2-90**

DEBT- **\$156,468.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06769 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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# 15-5-534.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT VENABLE, IN HIS CAPACITY as ADMINISTRATOR CTA of the ESTATE OF TOMMIE L. DEAN, SR a/k/a TOMMIE DEAN, SR.**

SALE ADDRESS: 104 Dayton Street, Phoenixville, PA 19460-3213

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: **16-2-91**

DEBT- **\$352,034.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11687 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Coventry Township, Chester
County, Pennsylvania
BLR# 18-1-389
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **STEPHANI A. ZDRAZIL**

SALE ADDRESS: 218 South Savanna Drive, Pottstown, PA 19465-6603

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: **16-2-92**

DEBT- **\$346,082.37**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-013374 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the South Coventry Township,
Chester County, Pennsylvania
BLR# 20-3-4.1, 20-03-0004.020
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **HARRY A. MARTIN, SR. and KIMBERLY M. MARTIN**

SALE ADDRESS: 3180 Chestnut Hill Road, Pottstown, PA 19465-8561

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: **16-2-93**

DEBT- **\$262,589.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05529 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Goshen Township, Chester
County, Pennsylvania
BLR# 52-5C-199
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **KEITH S. SMITH a/k/a KEITH SMITH and SUSAN C. SMITH a/k/a SUSAN SMITH**

SALE ADDRESS: 300 North 5 Points Road, West Chester, PA 19380-4737

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: **16-2-94**

DEBT- **\$145,273.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07203 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Honey Brook Township, Chester
County, Pennsylvania
BLR# 22-8-70.14
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **DANIEL M. HAMILTON and KIMBERLY A. HAMILTON**

SALE ADDRESS: 116 Goldfinch Lane, Honey Brook, PA 19344-8635

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: **16-2-95**

DEBT- **\$230,311.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00058 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Nottingham Township, Chester County, Pennsylvania, bounded and described according to a final plan of Wiltshire at Oxford, drawn by Lake Roeder Hillard & Beers, dated December 9, 1996 and last revised June 26, 1998 said Plan recorded in Chester County as Plan No. 14559, as follows, to wit:

TAX I.D. #: 69-3-64.55

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **AMY JARRETT-DeFEO, a/k/a AMY JARRETT DeFEO and WILLIAM E. JARRETT, a/k/a WILLIAM JARRETT**

SALE ADDRESS: 834 Slate Hill Drive, 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: **16-2-96**

DEBT- **\$227,260.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05528 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Oxford
TAX Parcel #06-04-0139
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **RODNEY L. RICE a/k/a RODNEY LEE RICE**

SALE ADDRESS: 69 North 3rd Street, Oxford, PA 19363

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: **16-2-97**

DEBT- **\$447,976.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03757 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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# 55-2-73
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROCCO DESIDERIO and PAULA DESIDERIO**

SALE ADDRESS: 330 Abbey Road, Berwyn, PA 19312-1873

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: **16-2-98**

DEBT- **\$129,664.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2010-15080 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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# 50-5A-221
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

VS

DEFENDANT: **BLAIR WILKINS**

SALE ADDRESS: 1421 Witherspoon Drive, Downingtown, PA 19335-3562

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: **16-2-99**

DEBT- **\$121,283.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-09961 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, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Parkesburg Borough, Chester
County, Pennsylvania
BLR# 08-05-0014
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JOSEPH M. RZONCA**

SALE ADDRESS: 8 Chestnut Street, Parkesburg, PA 19365-1220

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: **16-2-100**

DEBT- **\$459,154.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11577 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 London Township, Chester
County, Pennsylvania
BLR# 71-3-19.43
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **CHRISTOPHER M. SITTER and SHANNON K. SITTER**

SALE ADDRESS: 330 Clearfield Drive, Lincoln University, PA 19352-9007

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: **16-2-101**

DEBT- **\$85,039.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02596 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Caln
TAX Parcel #28-09-0048.010
IMPROVEMENTS: a residential dwelling
SOLD AS PROPERTY OF: Deborah E. Cordery, Richard
A. Maggio, Jr. and Greta M. Taylor

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **DEBORAH E. CORDERY and RICHARD A. MAGGIO, JR., and GRETA M. TAYLOR**

SALE ADDRESS: 599 Wagontown Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-102**

DEBT- **\$270,014.55**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07423 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Schuylkill, County of Chester and State of Pennsylvania bounded and described according to a Plan of A.K. Development, made by Yerkes Associates, Inc., dated 9/15/1978, last revised 3/7/1979 and recorded in Chester County in Plan No. 2444, as follows, to wit:

BEGINNING at a point on the north side of Ferry Lane, said point of beginning being a corner of Lot No. 3 as shown on said Plan; thence extending from said point of beginning, extending along the north side of Ferry Lane south 67 degrees 30 minutes west 100 feet to a point a corner of Lot No. 1; thence along Lot No. 1 north 22 degrees 30 minutes west 232.94 feet to a point in line of the lands of the Forge Valley Subdivision; thence along said Forge Valley Subdivision north 67 degrees 28 minutes east 100 feet to a point, a corner of Lot No. 3; thence along Lot No. 3 south 22 degrees 30 minutes east 233 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan

BEING Parcel No. 27-6-93.1B

BEING the same premises which John P. Clark and Fiora P. Clark, husband and wife, by Deed dated 7/30/03 and recorded 8/12/03 in the Office of the Recorder of Deeds in and for the county of Chester, in Deed Book 5835 Page 1151 Instrument #10286004, granted and conveyed unto Carole Gottshall and Edgard Gottshall, III, wife and husband, as tenants by the entirety, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **EDGAR GOTTSALL, III and CAROLE GOTTSALL**

SALE ADDRESS: 10 Ferry Lane, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-103**

DEBT- **\$301,486.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-03139 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Brandywine Township,
Chester County, Pennsylvania
BLR# 30-6-14
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **ROBERT E. COFFMAN a/k/a ROBERT COFFMAN and KATHY Y. COFFMAN a/k/a KATHY COFFMAN**

SALE ADDRESS: 504 Rock Raymond Road, Downingtown, PA 19335-1466

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: **16-2-104**

DEBT- **\$117,516.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03204 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester County,
Pennsylvania
BLR# 16-7-48
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank, National Association, as Trustee for Bear Stearns Asset-Backed Securities Trust 2004-Ac4 Asset-Backed Certificates, Series 2004-Ac4

VS

DEFENDANT: **VANCE BROWN**

SALE ADDRESS: 1236 East Lincoln Highway, Coatesville, PA 19320-3544

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: **16-2-105**

DEBT- **\$156,076.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05707 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Parkesburg Borough, Chester
County, Pennsylvania
BLR# 8-5-316
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAVID J. BRANDT**

SALE ADDRESS: 513 4th Avenue, Parkesburg, PA 19365-1411

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: **16-2-106**

DEBT- **\$200,196.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05470 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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# 39-04E-0050
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust
VS

DEFENDANT: **JAMES H. McGUIRE, JR. a/k/a JAMES McGUIRE a/k/a JAMES H. McGUIRE and MARY J. McGUIRE**

SALE ADDRESS: 231 Seltzer Avenue, Coatesville, PA 19320-2345

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: **16-2-107**

DEBT- **\$406,894.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2009-08308 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 hereditaments and appurtenances, thereon.

SITUATE in the township of West Goshen, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Lots called "Caswallen" Section "A" made for Goshen Wood Development Corp., made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated January 19, 1960 and last revised May 6, 1960 as follows, to wit:

TAX I.D. #: 52-02R-0026

PLAINTIFF: U.S. Bank National Association, as Trustee for the LXS 2006-10N

VS

DEFENDANT: **CHRISTINE HAGAN and GEORGE M. HAGAN**

SALE ADDRESS: 116 Caswallen Drive, West Chester, Pennsylvania 19380

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: **16-2-108**

DEBT- **\$140,486.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-11339 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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
East Town, Chester County, Pennsylvania:
PARCEL Number: 55-3E-27
IMPROVEMENTS: residential property

PLAINTIFF: U.S. Bank National Association, as Trustee for the Certificateholders of the Mortgage Pass-Through Certificates 1997-R2

VS

DEFENDANT: **CAROL LITTLETON a/k/a CAROL A. LITTLETON and UNITED STATES OF AMERICA**

SALE ADDRESS: 214 Devon State Road, Devon, PA 19333

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: **16-2-109**

DEBT- **\$373,906.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-03904 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 building and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Westtown, County of Chester and State of Pennsylvania, sounded and described to a plan thereof made by Henry S. Conray, Inc. Division of Chester Valley Engineers, Paoli, Pennsylvania, dated July 2, 1964 and last revised August 10, 1965 as follows, to-wit:

TAX I.D. #: 67-02L-0043

PLAINTIFF: Sun West Mortgage Company, Inc

VS

DEFENDANT: **MARIE ALLSMAN, EXECUTRIX of the ESTATE of GERARD L. LAFOND, DECEASED MORTGAGOR and REAL OWNER**

SALE ADDRESS: 1426 Ponds Edge Road, 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: **16-2-110**

DEBT- **\$303,378.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09138 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 North Coventry, County of Chester, Commonwealth of Pennsylvania described according to Subdivision Plan for "Daisy Meadows" made by Kent Surveyors, Oley, Pennsylvania, dated April 3, 1993, last revised August 7, 1996, and recorded as Plan File No. 13874 drawn and described as follows, to wit:

BEGINNING at a point on the southwesterly side on Daisy Lane, a corner of Lot No. 3 on said Plan, thence extending along said side of Lot No. 3 south 38° 20' 14" west, 348.38 feet to a point and corner of lands now or late of Peter T. and Debra A. Risko, thence extending along said side of lands now or late of Peter T. and Debra A. Risko and also lands now or late of Albert R. and Maryanne Krepps, north 56° 13' 48" west, 493.14 feet to a point and corner of lands N/L of Milton Aronver, thence extending along said side of lands N/L of Milton Aronver north 68° 21' 21" west, 94.67 feet to a point on the southeasterly side of ultimate right of way line of Hanover Street, thence extending along said side of Hanover Street north 23° 38' east, 18.89 feet to a point on the southwesterly side of Daisy Lane, thence extending along said side of Daisy Lane

the following four (4) courses and distances: 1) south 66° 22' east, 22.35 feet to a point of curve; 2) along the arch of a circle curving to the left having a radius of 275 feet the arch distance of 179.42 feet to a point of tangent; 3) north 76° 15' 3" east, 279.42 feet to a point of curve; 4) along the arch of a circle curving to the right having a radius of 155 feet the arch distance of 151.45 feet to a point of tangent, said point being the first mentioned point and place of beginning.

CONTAINING 1.947 acres more or less.

BEING Lot No. 1 on said Plan.

BEING known as: 80 Brianna Circle, Pottstown, PA 19465

BEING the same premises which Tax Claim Bureau of

Chester County, by Deed dated 12/19/2013 and recorded 12/19/2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8863, Page 389, granted and conveyed unto Roland Oris.

PARCEL No.: 17-3-324.3

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **ROLAND ORIS**

SALE ADDRESS: 80 Brianna Circle, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, LLC, 215-942-9690**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-2-111**

DEBT- **\$757,505.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00568 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, being shown as Lot No. 20 on a plan of subdivision for Monteith dated January 27, 1983 and last revised March 10, 1983 by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA and being more fully described as follows, to wit:

BEGINNING at a point of intersection of a radius return curve forming a portion of the east line of Monteith Drive with the north line of Pugh Road T-425, as widened 25.00 feet north of and parallel with the centerline thereof; thence from the point of beginning along the east line of Monteith Drive the 3 following courses and distances: (1) along a curve to the right having a radius of 25.00 feet and a chord bearing north 66° 50' 23" west, 32.73 feet an arc distance of 35.69 feet to a point of tangency; (2) north 25° 56' 47" west, 84.02 feet to a point of curvature; (3) along a curve to the right

having a radius of 1,475.00 feet and a chord bearing north 24° 26' 51" west 77.16 feet an arc distance of 77.17 feet to a point of tangency, being the southwest corner of Lot 19; thence leaving the east line of Monteith Drive, along the south line of Lot 19, north 67° 03' 05" east 180.00 feet to the northwest corner of Lot 21; thence along the west line of Lot 21, south 25° 09' 42" east 203.15 feet to a point in the widened north line of Pugh Road; thence along the same, south 73° 41' 10" west 151.75 feet to a point of curvature; thence continuing along the same, along a curve to the left having a radius of 325.00 feet and a chord bearing south 72° 58' 35" west 8.05 feet, an arc distance of 8.05 feet to the point of beginning.

TITLE to said premises vested in Mark C. Aceto and Julia A. Aceto, husband and wife, as tenants by entireties by Deed from John H. Thompson and Sandra K. Thompson dated 09/29/1986 and recorded 10/02/1986 in the Chester County Recorder of Deeds in Book 467, Page 339.

PLAINTIFF: The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2006-6 c/o Green Tree Servicing LLC
VS

DEFENDANT: **JULIA A. ACETO and MARK C. ACETO**

SALE ADDRESS: 801 Monteith Drive, Wayne, PA 19087

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: **16-2-112**

DEBT- **\$250,376.41**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00814 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Whiteland Township
TAX Parcel 42-4R-40.1
IMPROVEMENTS: a residential dwelling.
SOLD AS PROPERTY OF: Virginia J. Hutchinson and
Carroll W. Hutchinson

PLAINTIFF: Nationstar Mortgage, LLC d/b/a Champion Mortgage Company

VS

DEFENDANT: **VIRGINIA J. HUTCHINSON and CARROLL W. HUTCHINSON**

SALE ADDRESS: 62 Spring Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-113**

DEBT- **\$575,758.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-12529 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Franklin Township, Chester
County, Pennsylvania
BLR# 72-7-37
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **MARY V. McVEIGH**

SALE ADDRESS: 3250 Appleton Road, Landenberg, PA 19350-1243

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: **16-2-114**

DEBT- **\$555,772.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-00913 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Kennett, Chester
County, Pennsylvania
BLR# 62-4-745
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID J. CRANSTON**

SALE ADDRESS: 203 Blue Spruce Drive, Kennett Square, PA 19348-4108

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: **16-2-115**

DEBT- **\$120,005.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03476 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester County,
Pennsylvania
BLR# 16-7-177
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JODI L. RITTER and DONALD THOMAS RITTER a/k/a DONALD T. RITTER**

SALE ADDRESS: 1152 Stirling Street, Coatesville, PA 19320-3525

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: **16-2-116**

DEBT- **\$25,720.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2001-03873 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 buildings and improvements thereon erected, situate at the south side of Chestnut Street, Elverson Borough, Chester County, Pennsylvania and all that certain tract of land formerly situate in West Nantmeal Township, now the Borough of Elverson, Chester County, Pennsylvania.

TAX Parcel No. 13-4-91

PLAINTIFF: Municipal Authority of the Borough of Elverson

VS

DEFENDANT: **ELIZABETH M. YOUNG**

SALE ADDRESS: 115 S. Chestnut Street, Elverson, Pennsylvania 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-117**

DEBT- **\$2,709.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-07063 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece or parcel of land, situate, lying
and being in Westtown Township, Chester County, Pennsylvania.
TAX Parcel No. 67-4L-37

PLAINTIFF: Westtown Township

VS

DEFENDANT: **MARTIN J. BYCZEK**

SALE ADDRESS: 1120 Fielding Drive, West Chester, Pennsylvania 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-118**

DEBT- **\$217,139.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-03214 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Valley
TAX Parcel #38-1-240
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency, Pursuant to a Trust Indenture dated as of April 1, 1982)

VS

DEFENDANT: **TAYJHA BROWN**

SALE ADDRESS: 358 Larose Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-119**

DEBT- **\$2,552.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-09394 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Westtown, County of Chester and State of Pennsylvania.
TAX Parcel No. 67-3-311

PLAINTIFF: Westtown Township

VS

DEFENDANT: **DENISE REVELLE PARKHILL**

SALE ADDRESS: 205 Cumbrian Court, West Chester, Pennsylvania 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-120**

DEBT- **\$425,612.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01305 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Willistown, County of Chester and State of PA, bounded and described according to a Plan thereof, made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, PA, dated 2/21/1959 and last revised 12/7/1959 as follows, to wit:

BEGINNING at a point on the southeasterly side of Powder Horn Lane cul-de-sac (formerly Greenhill Lane cul-de-sac) which point is measured the four following courses and distances from a point of curve on the southwesterly side of Dutton Mill Road (50 feet wide): (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) south 63 degrees 24 minutes 20 seconds west 405.13 feet to a point of curve (3) on a line curving to the left, having a radius of 25 feet, the arc distance of 21.03 feet to a point of reverse curve and (4) on a line curving to the right having a radius of 50 feet, the arc distance of 45.29 feet to the point and place of beginning; thence extending from said beginning point south 22 degrees

53 minutes east, 184.45 feet to a point; thence extending south 68 degrees 15 minutes 40 seconds west, 213.85 feet to a point in line of lands now or late of Otto Fruh; thence extending along same, north 22 degrees 53 minutes west, 230.18 feet to a point; thence extending north 67 degrees 7 minutes east, through the bed of a 50 feet wide easement reserved for a future right of way 163.81 feet to a point on the southwesterly side of said Powder Horn cul-de-sac (formerly Greenhill Lane cul-de-sac); thence extending along the southwesterly, southerly side of said Powder Horn Lane cul-de-sac (formerly Greenhill Lane cul-de-sac) on a line curving to the left, having a radius of 50 feet, the arc distance of 78.54 feet to the first mentioned point and place of beginning.

BEING Lot No.16 as shown on said Plan.

BEING UPI No.: 54-8-35.5.

FEE simple title vested in Donald H. Tollefson by Deed from, Susan Hillyer Squailia, a/k/a Susan North Hillyer, dated 3/15/2002, recorded 4/3/2002, in the Chester County Recorder of Deeds in Book 5244, Page 2352.

UPI# 54-8-35.5

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB not in its individual capacity but as Trustee of ARLP Trust 5

VS

DEFENDANT: **DONALD H. TOLLEFSON**

SALE ADDRESS: 5 Powderhorn Lane, Newton Square, PA 19073

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: **16-2-121**

DEBT- **\$461,105.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-10682 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 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 Goshen Township, Chester
County, Pennsylvania
BLR# 53-4Q-52
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: National City Real Estate Services, LLC (sbm) Successor by Merger to National City Mortgage Inc. (fka) formerly known as National City Mortgage CO.

VS

DEFENDANT: **JULIE E. SUMMERS**

SALE ADDRESS: 1609 Bow Tree Drive, West Chester, PA 19380-6401

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: **16-2-122**

DEBT- **\$222,225.67**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07487 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BEING at a point on the exterior face of a wall marking a corner of this about to be described Unit and being measured the three following courses and distances from a point marking the intersection of the westerly side of a 50 foot wide road known as the Lea with the northerly side of a 50 feet wide road known as the Knolls, to wit: (1) on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 14.90 feet to a point; (2) north 00 degrees 49 minutes 08 seconds east 99.98 feet to a point; (3) north 89 degrees 10 minutes 52 seconds west, 21.04 feet to the said point of beginning; thence leaving the said point of beginning and along the exterior face of a wall the four following courses and distances; (1) south 00 degrees 49 minutes 08 seconds west 20 feet to a point; (2) north 89 degrees 10 minutes 52 seconds west 22 feet to a point; (3) north 00 degrees 49 minutes 08 seconds east 10 feet to a point; (4) north 89 degrees 10 minutes 52 seconds west 5 feet to a point on the edge of a porch; thence along the same, the three following courses and distances; (1) south 00 degrees 49 minutes 08 seconds west 5 feet to a point; (2) south 45 degrees 49 minutes 08 seconds west, 5 feet to a point (2) south 45 degrees 49 minutes 08 seconds west 2.83 feet to a point; (3) north 89 degrees 10 seconds 52 seconds west 2 feet to a point on the exterior face of a wall; thence along the

same the three following courses and distances; (1) south 00 degrees 49 minutes 08 seconds west 10 feet to a point; (2) north 89 degrees 10 minutes 42 seconds west, 1 foot to a point; (3) south 00 degrees 49 minutes 08 seconds west 1 foot to a point in the center of a party wall marking a corner of Unit 90B thence along Unit 90B and along the center of the said party wall, north 89 degrees 10 minutes 52 seconds west 37 feet to a point on the exterior face of the wall; thence along the same, north 00 degrees 49 minutes 08 seconds east 14 feet to a point on the edge of a deck; thence along the same, the three following courses and distances, (1) north 89 degrees 10 minutes 52 seconds west 3 feet to a point; (2) north 44 degrees 10 minutes 52 seconds west 2.83 feet to a point; (3) north 00 degrees 49 minutes 08 seconds east 12 feet to a point marking a corner of Unit 90D; south 89 degrees 10 minutes 52 seconds east 10 feet to a point on the exterior face of a wall at the center of a party wall; thence continuing along Unit 90D and along the center of the party wall, south 89 degrees 10 minutes 52 seconds east 52 feet to a point on the exterior face of a wall; then along the same, south 89 degrees 10 minutes 52 seconds east 12 feet to the first mentioned point and place of beginning.

PLAINTIFF: Ventures Trust 2013-I-H-R by MCM Capital

VS

DEFENDANT: **JESSICA MILLER**

SALE ADDRESS: 351 Lea Drive, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-123**

DEBT- **\$1,203,541.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07714 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

BEGINNING at a limestone in a public road and in a line of lands now or late of David R. Hartman; hence by the same, south seventy seven degrees west, twenty four perches and one tenth perches to a limestone, a corner of land now or late of Issac Fimples; thence by the same, south forty-eight degrees east, thirty five perches and three tenths perches to a corner in a public road now vacated; thence along other land of the Grantor, north twenty seven and one half degrees east, twenty seven perches and seven tenths perches to a corner in the first mentioned road; thence along said road, north seventy three and one half degrees west, sixteen perches to the place of beginning.

CONTAINING three acres, eighty three perches of land, be the same more or less.

AND ALL THAT CERTAIN, parcel of land, situate in the Township of Charlestown, County of Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech, is bounded and described as follows, to wit:

BEGINNING at an iron pin in the bed of the public road leading from Chester Springs to Devault, a corner of other land

belonging to Thomas M. and Cora J. Aiken; thence extending by the bed of the said road, north sixty three degrees, eleven minutes west, twenty feet to an iron pin, a corner of other land belonging to Harry K. Ott; thence by said Ott's land, south seventy six degrees, ten minutes west, two hundred fifty six feet and two tenths feet to an iron pin in line of land belonging to the said Thomas M. and Cora J. Aiken, said iron pin being one hundred forty six feet eastward from a stone marking a corner of the said Aiken property; thence extending by said Aiken's land, north seventy eight degrees, fifty five minutes east, two hundred seventy one feet and seven tenths feet to the first mentioned point and place of beginning.

CONTAINING thirty eight one-thousandths acres of land more or less.

BEING UPI No.: 35-4-35

BEING the same premises which Katherine R. Shaw, by Deed dated 05/07/1993 and recorded 06/09/1993 at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 3568 Page 934 granted and conveyed unto John E. Beekman

BEING commonly known as: 2167 Pikeland Road, Malvern, PA 19355

PLAINTIFF: Citibank, N.A. as Trustee for WAMU Asset-Backed Certificates WAMU Series 2007-HE4
VS

DEFENDANT: **JOHN E. BEEKMAN**

SALE ADDRESS: 2167 Pikeland Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **WARREN WOLF, ESQ., 856-651-1600**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-2-124**

DEBT- **\$318,747.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04794 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 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, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BEGINNING at a point in the south curb line of Stirling Street one hundred eighty feet, more or less, westward from the intersection thereof with the west curb line of Eleventh Avenue, thence southward along the west line of Lot No. 129, upon said plan, one hundred and sixty eight feet, more or less, to the north line of Buttonwood Street thence westward along the north line of Buttonwood Street, sixty feet, more or less, to the southeast corner of Lot No. 127 upon said plan, thence northward along the east line of Lot No. 127, one hundred sixty eight feet, more or less, to the south curb line of Stirling Street, thence eastward along the south curb line of Stirling Street, sixty feet, more or less, to the place of the beginning.

PLAINTIFF: Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its trustee
VS

DEFENDANT: **WILLIAM SCOTT JONES, CARI L. JONES and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 1016 Stirling Street, Coatesville, PA 19320-3523

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

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

CAROLYN B. WELSH, SHERIFF