

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, February 18, 2016 @ 11 AM

ADDENDUM

CONDITIONS OF SALE

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

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Sheriff's Sale of Real Estate

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

DEBT- **\$1,182.48**

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

Thursday, January 16, 2014

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

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

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

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

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

SALE ADDRESS: 207 Katherine Lane, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-4-353**

DEBT- **\$1,667,976,79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00773 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 17, 2014

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

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

ALL THAT CERTAIN lot or piece of ground; situate in the Township of Franklin, Chester County, Pennsylvania, bounded and described according to a Final Major Subdivision Plan of the Strawberry property made by Hillcrest Associates Inc., dated July 30, 1997, last revised November 17, 1998 and recorded in Plan No. 14423, as supplemented by Plan Sheets IB, IC and ID filed on March 15, 1999 as Plan #14849, as follows to wit:

BEGINNING at a point on the easterly right of way line of Strawbridge Lane (now known as Fairview Lane) (50 feet wide private right of way), said point being the northwesterly corner of Lot 5; thence by said right of way line, by the arc of a circle curving to the left having radius of 50.00 feet an arc length of 135.81 feet, with a chord of north 32 degrees 42 minutes 39 seconds west, 97.75 feet to a point and corner of Lot 3 in the center of a 20 feet wide utility easement; thence by Lot 3 and partly by the center of said easement, the following 3 courses and distances: (1) north 20 degrees 31 minutes 28 seconds west, 521.14 feet to a point; (2) north 47 degrees 44 minutes 35 seconds west, 352.04 feet to a point; (3) north 15 degrees 57 minutes 57 seconds west, 654.68 feet to a point in line of lands of the Brothers Riding Subdivision; thence by said land and by the northerly side of a 10 feet wide utility easement, south 76 degrees 06 minutes 58 seconds east, 810.26 feet to a point and cor-

ner of Lot 10; thence partly by Lots 10 through 6 and by the easterly side of a 10 feet wide utility easement the 4 following courses and distances: (1) south 14 degrees 59 minutes 59 seconds west, 494.44 feet to a point; (2) south 03 degrees 24 minutes 03 seconds east, 150.26 feet to a point; (3) south 35 degrees 02 minutes 23 seconds east, 302.14 feet to a point; (4) south 77 degrees 08 minutes 41 seconds east, 131.01 feet to a point and corner of Lot 5, thence by Lot 5 and by the center of a 20 feet wide utility easement the following 2 courses and distances; (1) south 12 degrees 51 minutes 19 seconds west, 294.97 feet to a point; (2) south 77 degrees 29 minutes 39 seconds west, 232.44 feet to the first mentioned point and place of beginning.

BEING Lot 4 on said Plan.

CONTAINING 13.700 acres more or less.

PARCEL #72-07-0004.040

UPI #72-7-4.4

BEING the same premises which Charles L. Wilkinson and Ellen E. Wilkinson, husband and wife by Indenture dated 11/16/2000 and recorded 12/7/2000 in Chester County in Record Book 4863, Page 35 granted and conveyed unto James R. Brown, Sr. and Elisa E. Brown, husband and wife, as tenants by the entireties.

PLAINTIFF: First Priority Bank

VS

DEFENDANT: **JAMES R. BROWN & ELISA E. BROWN, H/W**

SALE ADDRESS: 102 Fairview Lane, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **KERRY S. SCHUMAN, ESQ., 215-635-7200**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$247,231.02**

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

Thursday, March 19, 2015

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

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

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

PLAINTIFF: Wilmington Savings Fund Society, FSB

VS

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

SALE ADDRESS: 111 Grandview Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,682.47**

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

Thursday April 16, 2015

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

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

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

PLAINTIFF: West Bradford Township
VS

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

SALE ADDRESS: 1219 Delaware Lane, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$3,157.01**

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

Thursday May 21, 2015

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

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

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

PLAINTIFF: Township of Valley

VS

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

SALE ADDRESS: 905 Lafayette Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT-**\$258,884.58**

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

Thursday May 21, 2015

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **JOANNE D. KRATZ**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-730**

DEBT- **\$1,374.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05515 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of land, situate in East
Fallowfield Township, Chester County, Pennsylvania.
TAX Parcel No. 47-5A-26

PLAINTIFF: East Fallowfield Township
VS

DEFENDANT: **JESS R. MOORE**

SALE ADDRESS: 3 Jane Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-733**

DEBT- **\$7,597.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09103 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot in piece off ground, situate in
Easttown Township, Chester County, Pa.
TAX Parcel No. 55-1R-198

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **KATHRYN R. BUCKLEY**

SALE ADDRESS: 208 Pheasant Run Road, Paoli, Pennsylvania 19301

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-10-740**

DEBT- **\$162,182.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03429 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

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

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

PROPERTY situate in the City of Coatesville, Chester
County, Pennsylvania
BLR# 16-9-94.3B
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp.
2005-Opt2, Asset Backed Pass-Through Certificates, Series 2005-Opt2

VS

DEFENDANT: **BELVA M. NUGENT**

SALE ADDRESS: 14 West 6th Avenue, Coatesville, PA 19320-2904

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-10-743**

DEBT- **\$847.249.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03668 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine Township, Chester County and Commonwealth of Pennsylvania described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated 5-4-2004 last revised 6-15-2005 and recorded as Plan File No. 17557, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Penswick Drive a corner of Lot 46 on said Plan, thence extending along said Lot, south 07 degrees 25 minutes 36 seconds east 215.92 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1), south 85 degrees 57 minutes 38 seconds west 100.18 feet to a point on the northerly right-of-way line of Sunoco Pipeline L.P. easement, and (2) north 07 degrees 25 minutes 36 seconds west 210.00 feet to a point on the southerly side of Penswick Drive, thence extending along same, north 82 degrees 34 minutes 24 seconds east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 45 on said Plan.

TAX ID/Parcel No. #29-5-1.45

PREMISES being: 3 Penswick Drive, Downingtown, PA 19335-4922

BEING the same premises which Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its general partner, by Deed dated December 21, 2006 and recorded December 29, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7045 Page 1307 and Instrument # 10716629 granted and conveyed unto Jerard Brown.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JERARD BROWN**

SALE ADDRESS: 3 Penswick Drive, Downingtown, PA 19335-4922

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: **15-10-746**

DEBT- **\$158,580.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01149 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland, County of Chester and State of Pennsylvania bounded and described according to a subdivision of lands belonging to Heinhart-Lawley Associates made by Roland A. Dunlap dated July 9, 1980 and recorded in Chester County as Plan #3278 as follows, to wit:

BEGINNING at a point on the southerly side of Boot Road (LR 15095), a corner of Lot #3 on said Plan; thence from the beginning and extending along Boot Road, north 63 degrees 27 minutes 40 seconds east, 124.17 feet to a point in line of lands of Stephen Bennett; thence leaving Boot Road and extending along said lands, south 26 degrees 59 minutes 10 seconds east, 229.40 feet to a point, a corner of Lot #3, aforesaid; thence extending along said Lot, the four (4) following courses and distances: (1) south 63 degrees 00 minutes 50 seconds west, 116.95 feet to a point; (2) north 43 degrees

59 minutes 42 seconds west, 130.09 feet; (3) north 26 degrees 32 minutes 20 seconds west, 76.21 feet to a point of curve; and (4) extending along the arc of a circle curving to the right having a radius of 30.00 feet, the arc distance of 47.12 feet to the first mentioned point and place of beginning.

BEING the same premises which Roger E. Meinhart and Gene Lawley, Co-Partners, by Deed dated August 14, 1984 and recorded on August 14, 1984 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book Z63, Page 474, granted and conveyed unto Robert A. Boodey and Linda P. Boodey, his wife.

AND the said Robert A. Boodey, hereby departed this life on or about May 9, 2002, thereby vesting title solely in his wife, Linda P. Boodey.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **LINDA P. BOODEY**

SALE ADDRESS: 270 West Boot Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-10-748**

DEBT- **\$222,314.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02519 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

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

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

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

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **ROSS WAYNE and LAURA PARKE**

SALE ADDRESS: 2167 Strasburg Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-10-750**

DEBT- **\$149,048.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03030 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

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

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

ALL THAT CERTAIN tract or lot of land with the improvements thereon erected, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, and being known as Lot #1 as shown on a subdivision plan for George Gay, prepared by Berger & Hayes, Inc., Professional Engineers and Land Surveyors, Thorndale, PA, Plan #9177 (erroneously shown as Plan #4227-88 in Deed Book 5601 Page 588), dated 8/8/1988 and last revised 3/10/1989, as follows, to wit:

TAX I.D. #: 47-7-166

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **CLYDE R. HAILEY, III**

SALE ADDRESS: 38 Rokeby Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-10-752**

DEBT- **\$570,544.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00063 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Stonehenge, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated November 16, 1959 and last revised August 2, 1961, as follows, to wit:

BEGINNING at a point on the southwesterly side of Sugartown Road (as shown on said Plan) which point is measured the following two courses and distances from a point on the southeasterly side of Monument Road (as shown on the said Plan) viz: (1) along a curve to the right having a radius of 25 feet, the arc distance of 38.50 feet to a point on the southwesterly side of Sugartown Road, (2) along the said southwesterly side of Sugartown Road 22 degrees 07' east, 129.77 feet to the point and place of beginning; thence; extending from the said point of beginning along the said southwesterly side of Sugartown Road south 20 degrees 7' east, 155 feet to a point; thence extending along Lot 45 on the said plan south 57 degrees 53' west, crossing a 30 feet wide drainage easement, 252.05 feet to a point; thence extending partly along Lot No. 54 and 48 on the said plan; north 22 degrees 07' west, 155.00 feet to a point; thence extending along Lot 47 on the said plan north 67 degrees 53' recrossing the said 30 feet wide drainage easement, 282.06 feet to the first mentioned point and place of beginning.

TAX ID/PARCEL No. 54-02-0044.460

BEING the same premises which Donna J. Corazza, by Deed dated April 23, 2004 and recorded in the Chester County Recorder of Deeds Office on April 30, 2004 in Deed Book 6138, Page 233, granted and conveyed unto Ernest L. Worrell.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **ERNEST L. WORRELL**

SALE ADDRESS: 554 Sugartown Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-10-755**

DEBT- **\$253,336.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-01207 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

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

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

ALL THAT CERTAIN parcel of ground with the dwelling unit erected thereon, situate on the south side of Strasburg Road and on the north side of Bradford Terrace (50 feet wide), situate in East Bradford Township, Chester County, Commonwealth of Pennsylvania, being shown as Unit #263 of the recorded Plan of Bradford Square Phase 5, prepared by George Medveczky, Architect Drawing No. 2 dated January 20, 1985, pursuant to plan made by Ludgate Engineering Company, being more fully bounded and described as follows, to wit:

COMMENCING at a point on the southern side of a 30 feet wide Penndot grading easement a corner of the western right of way line of Bradford Terrace, thence along the aforesaid Penndot grading easement, north 84 degrees 17 minutes 34 seconds west 99.94 feet to a point thence south 05 degrees 42 minutes 26 seconds west 83.18 feet to a point a corner of Unit #267, thence along Unit #267, 266 and 265, north 75 degrees 26 minutes 30 seconds west 54.00 feet to a point a corner of Unit 265, thence along Unit #265, south 14 degrees 33 minutes 30 seconds west 6.00 feet to a point a corner of Unit #264, thence along Unit #264; north 75 degrees 26 minutes 30

seconds west 18.00 feet to a point the division line of Unit 263 and 264 the place of beginning; thence in the division line of Unit #263 and 264, south 14 degrees 33 minutes 30 seconds west 44.00 feet to a point on the southern face of Unit #263, thence along the southern face of Unit #263 north 75 degrees 26 minutes 30 seconds, west 18.00 feet to a point the division line of Unit #262 and #263, thence along the division line of Unit #262 and #263, north 14 degrees 33 minutes 30 seconds west 44.00 feet to a point on the northern face of Unit #263 thence along the northern face of Unit #263, south 75 degrees 26 minutes 30 seconds east 18.00 feet to a point the place of beginning.

COMMONLY known as 715 Bradford Terrace, Unit #263, West Chester, PA 19382

PARCEL ID: 51-05-0662

BEING the same premises which Thodoric K. Min, by Deed dated April 30, 2009 and recorded May 12, 2009 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 7663, Page 1208, granted and conveyed unto Jenna L. Herberger.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JENNA L. HERBERGER**

SALE ADDRESS: 715 Bradford Terrace, Unit 263, West Chester, PA 19382

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-270-6800**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-10-773**

DEBT- **\$151,183.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12594 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

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

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

PROPERTY situate in Borough of Parkesburg
TAX Parcel #37-004-0040.10B0
IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **KWAME S. BARNIEH**

SALE ADDRESS: 407 Fox Trail, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-10-779**

DEBT- **\$227,366.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-11892 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

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

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

ALL THAT CERTAIN tract of land situate in West Caln Township, Chester County, Pennsylvania, bounded and described more particularly according to a subdivision plan for Dr. Peter Patukas made by Berger & Hayes, Inc., Registered Surveyors, dated 1/7/88 and recorded as Plan 9200-9201, as follows, to wit:
TAX I.D. #: 28-04-0117.08K

PLAINTIFF: First Community Mortgage, Inc

VS

DEFENDANT: **JOHN E. NEY and LISA C. NEY**

SALE ADDRESS: 1260 West Kings Highway, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-10-784**

DEBT- **\$217,595.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00650 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances, thereon erected, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a final plan of property of Richard G. Kelly and Sons, Inc., known as Hilltop made by G.D. Houtman and Sons, Inc., Civil Engineers, Media, PA dated 8/19/1977 revised 4/4/1978 and recorded 5/18/1978 in Plan File #1690 and also by Plan last revised 5/14/1979 as follows, to wit:
TAX I.D. #: 42-03M-0132

PLAINTIFF: Weichert Financial Services

VS

DEFENDANT: **JANIE M. HORNING**

SALE ADDRESS: 56 Markel Road, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$72,329.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10752 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 19, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$205,413.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02896 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 19, 2015

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

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

PROPERTY situate in East Nottingham Township, Chester
County, Pennsylvania
BLR# 69-7-72
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$294,332.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10986 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 19, 2015

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

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

ALL THAT CERTAIN tract of land, together with the improvements thereon erected situate in Megargee Heights, Township of Caln, County of Chester and State of Pennsylvania more particularly bounded and described as follows:
TAX I.D. #: 39-03Q-0020.0000

PLAINTIFF: Household Finance Consumer Discount Co.

VS

DEFENDANT: **STACEY PAWLING and GERALD PAWLING**

SALE ADDRESS: 1321 Walnut Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$170,552.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02516 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 19, 2015

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

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

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

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-1-4**

DEBT- **\$383,073.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12484 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$209,878.16**

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

Thursday, January 21, 2016

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-1-9**

DEBT- **\$153,963.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-02643 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

BY virtue of a Writ of Execution No. 11-02643
OWNERS of property situate in the Township of East
Bradford, Chester County, Pennsylvania, being 833 Brandywine
Road, Downingtown, East Bradford Township, Pennsylvania 19335
UPI No. 51-2-107.1
IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: Estate of Sarah P. DeLiberty
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-1-19**

DEBT- **\$279,493.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-05079 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate 239 West Union Street in West Chester Borough, Chester County, Pennsylvania, bounded and described, as follows, to wit:
TAX I.D. #: 01-09-0641.020

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$126,914.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-08663 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

PARCEL/UPI No. 8-5-222

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

PLAINTIFF: LSF8 Master Participation Trust

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-1-54**

DEBT- **\$468,555.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03378 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

ALL THAT CERTAIN tract or piece of land, situate in the Township of Kennett, County of Chester and State of Pennsylvania, described according to a Plan of Property of a Final Subdivision Plan of Phase II of Cross Creek for Joseph and Carol Grace, made by Regester Associates, dated 9-19-1989 last revised 8-23-1994 recorded 9-30-1994 at West Chester in the Office of the Recorder of Deeds in Plan File #12672, as follows:

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

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

BEING Lot No. 25 on said Plan.

BEING Parcel No. 62-5-67.61.

TOGETHER with and under subject to the free and common use, right, liberty and privilege of the aforesaid 50 feet wide private right of way, as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

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

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

UPI# 62-5-67.61

PLAINTIFF: Sun East Federal Credit Union
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF