

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, APRIL 21, 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 21st day of April, 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, APRIL 21, 2016 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, MAY 23, 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

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Sheriff's Sale of Real Estate

SALE NO: **12-11-846**

DEBT- **\$1,113.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10-14017 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 15, 2012

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

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

ALL THAT CERTAIN lot or piece of land, together with
the improvements thereon erected, situate in the Township of Valley,
County of Chester and State of Pennsylvania.

TAX Parcel No. 38-2-233.1

PROPERTY address: 615 W. Lincoln Highway,
Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township OF
VS

DEFENDANT: **DONNA A. MORRIS**

SALE ADDRESS: 615 Old Lincoln Highway, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-3-162**

DEBT- **\$1,449.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-07181 DIRECTED TO CAROLYN B. 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 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 21, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of ground, hereditaments and appurtenances, situated and being in the Township of Valley in the County of Chester and State of Pennsylvania.
TAX Parcel No. 38-6A-3

PLAINTIFF: Township of Valley
VS

DEFENDANT: **SHAKIA BUTTERFIELD**

SALE ADDRESS: 61 Gap Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-79**

DEBT- **\$252,136.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-04391 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN message, being Number 128 and lot of land situate on the south side of Miner Street between Walnut and Matlack Streets in the Borough of West Chester, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south line of Miner Street opposite the middle of the partition wall between this and the adjoining message now or late of Francis Harold, on the east; thence southwardly by a line at right angles to said Miner Street and passing through the middle of said partition wall one hundred seventeen feet three inches to the north line of public alley; thence westwardly along the north line of said alley seventeen feet to a point a corner of message and lot now or late of Mrs. Lacey; thence northwardly by the same by a line parallel with the first mentioned line and passing through the middle of the partition wall between this and the said message of Mrs. Lacey, one hundred seventeen feet six inches to the south line of Miner Street aforesaid; thence eastwardly along the south line of said Miner Street, seventeen feet to the place of beginning.

BLR No. 1-9-523

BEING the same premises which Mildred A. Washington, by Indenture dated September 14, 2005 and recorded in Chester County in Record Book 6619, Page 1276, as Document No. 10574994, granted and conveyed unto Mildred A. Washington and Renee Karen Washington, in fee. The said Mildred A. Washington departed this life on November 14, 2008, thereby vesting title to the within described premises in the said Renee Karen Washington.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset-Backed Pass-Through Certificates

VS

DEFENDANT: **RENEE KAREN WASHINGTON, UNITED STATES OF AMERICA**

SALE ADDRESS: 128 E. Miner Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **FEDERMAN & ASSOCIATES, LLC, 215-572-5095**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-197**

\$178,784.91

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-009008 DIRECTED TO CAROLYN B. 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 the Township of West Caln, County of Chester and State of Pennsylvania bounded and described according to a final subdivision plan for Belderman Acres made by John D. Stapleton, III, Registered Surveyor Coatesville, PA, dated 7/8/1978 and last revised 6/13/1983 and recorded as Plan No. 4638, as follows, to wit: BEGINNING at a point on the southeasterly side of a (50.00 feet wide) private right-of-way, a corner of Lot 1 on said Plan; thence from beginning extending along said Lot south 56 degrees 10 minutes 30 seconds east 328.97 feet to a point in line of lands now or late of Hatfield Estate; thence extending along said lands and along lands now or late of Charles H. Thompson, Jr., south 49 degrees 28 minutes 00 seconds west 280.38 feet to a point, a corner of Lot 3 on said Plan; thence extending along said Lot north 56 degrees 10 minutes 30 seconds west 253.36 feet to a point on the southeasterly side of said (50.00 feet wide) private right-of-way; thence extending along same north 33 degrees 49 minutes 30 seconds east 270.00 feet to the first mentioned point and place of beginning.

BEING Lot 2 on said Plan.

TOGETHER with a 1/6 interest as tenants in common with the present and future owners of Lots 1, 2, 3, 4, 5 and 6 and together with an easement and right-of-way for ingress, egress, regress and utility service at all times hereafter, forever in common with the present and future owner and tenants and occupiers of Lots 1, 2, 3, 4, 5 and 6 in and to a certain 50.00 feet wide private right-of-way described as follows:

ALL THAT CERTAIN 50.00 feet wide strip of land. SITUATE in West Caln Township, Chester County, Pennsylvania being shown as a 50.00 feet wide private right-of-way on a final subdivision plan for Beideman Acres dated 7/8/78 and last revised 6/13/83 by John D. Dtapleton, III, Registered Surveyor (recorded as Plan No. 4638 in Chester County) and being more fully described along the sidelines thereof as follows: beginning at a point in the title line in Telegraph Road T-435 existing right-of way 33.00 feet wide at the northeast corner of land of William P. Jameson; THENCE along the title line in Telegraph Road north 86 degrees 41 minutes 40 seconds east 50.00 feet to the way line of Telegraph Road, partly along the west line of land of Vernon J. Ferguson, Jr. and partly along the west line of Lot 1, south 03 degrees 18 minutes 20 seconds east 516.79 feet to an angle point in the west line of land of Vernon J. Ferguson, Jr. and partly along the west line of Lot 1, south 03 degrees 18 minutes 20 seconds east 516.79 feet to an angle point in the west line of Lot 1; thence along the remainder of Lot 1 and Lot 2 and portion of Lot 3 south 33 degrees 49 minutes 30 seconds west 541.80 feet to the northeast corner of Lot 4; thence along a portion of the north line of Lot 4 being along the southerly terminus of herein described 50.00 feet wide strip, north 56 degrees 10 minutes 30 seconds west 50.00 feet to the southeast corner of Lot 5; thence along the east line of Lot 5 and Lot 6 north 33 degrees 49 minutes 30 seconds east 525.00 feet to the northeast corner of Lot 5 being the southeast corner of land of William P. Jameson; thence along the east line of said land of William P. James and crossing the

PLAINTIFF: U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ROBERT HOFFMAN**

SALE ADDRESS: 104 Beidiman Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-197X**

DEBT- **\$178,784.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09008 DIRECTED TO CAROLYN B. 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.

south right-of-way of Telegraph Road north 03 degrees 18 minutes 20 seconds west 500.00 feet to the point of beginning.

SUBJECT to the easement and right-of-way for ingress, egress, regress and utility service at all time hereafter, forever for the present and future owners, tenants and occupiers of Lots 1, 2, 3, 4, 5 and 6 in and to the above described 50.00 feet wide private right-of-way. And also subject to the duty to pay 1/6 of the cost of maintenance of the above described 50.00 feet wide private right-of-way, as mentioned in not 6B on above mentioned plan. Said maintenance shall include, but not limited to maintenance, repair, reconstruction and snow removal.

PREMISES being: 104 Beidiman Drive, Coatesville, PA 19320

BEING the same premises which Joseph E. Toner, III, by Deed dated April 29, 2005 and recorded May 16, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6492 Page 1376, granted and conveyed unto Robert Hoffman, as sole owner.

PARCEL NO. 28-2-84,10F

PLAINTIFF: U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3, by its servicer Ocwen Loan Servicing, LLC
VS

DEFENDANT: **ROBERT HOFFMAN**

SALE ADDRESS: 104 Beidiman Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-234**

DEBT- **\$2,465.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07260 DIRECTED TO CAROLYN B. 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 tract of land, with the hereditaments and appurtenances, thereon, situate in West Bradford Township, Chester County, Pennsylvania.
TAX Parcel No. 50-2-74.1

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **ADELLA SIMPSON**

SALE ADDRESS: 990 Glenside Road, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$462,300.76**

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

Thursday April 16, 2015

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

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

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

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

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

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

BEING known as 1510 State Road, Phoenixville, PA 19460

BEING Parcel #27-05-0046.010

BEING UPI #27-5-46.1

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

BLR# 27-05-0046.010

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **LOUISE SYMINGTON**

SALE ADDRESS: 1510 State Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$264,429.00**

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

Thursday, July 16, 2015

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

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

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

PLAINTIFF: Reverse Mortgage Solutions, Inc.
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **15-11-810**

DEBT- **\$234,084.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02375 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 19, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ALBERTA BROWN**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$367,234.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-01765 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania being:

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

BEING Tax ID No. 47-4-579

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

VS

DEFENDANT: **ROBERT REED**

SALE ADDRESS: 103 Hydrangea Way, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **16-1-14**

DEBT- **\$511,422.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03216 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground, situate in East Vincent Township, Chester County, Pennsylvania, bounded and described according to a Plan, Barton Meadows, made by C.L. Frantz & Associates, Inc. Engineers, Surveyors-Land Planners, dated 1/22/1987 and last revised 10/13/1988 and recorded in the Recorder of Deeds Office, Chester County as Plan #8776-8783 as follows, to wit:-

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

FILE NO: **16-1-17**

DEBT- **\$107,805.19**

VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-10441 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL
SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

BEGINNING at a corner lands Edward John, Jr., said point being in the middle of School House Road (legal width of 33 feet, then width by Lot Plan of 50 feet); thence along the middle of said School House Road by lands formerly owned by Knute T. Rondum with 43 degrees 11 minutes east 250.00 feet to a corner other lands of the grantor; thence along the same south 46 degrees 49 minutes west 261.36 feet to a corner and south 43 degrees 11 minutes west 152 feet to a corner of line lands Edward John, Jr.; thence along the same north 46 degrees 29 minutes west 261.36 feet to a corner of the place of beginning.

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

BEING Chester County Tax Parcel 18-4-103.32

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

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

IMPROVEMENTS to property: residential dwelling

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$272,793.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07384 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

PLAINTIFF: Pennymac Corp.

VS

DEFENDANT: **GUISEPPE D'ANGELO**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$83,710.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04255 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the south side of Elm or 3rd Avenue in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

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

PLAINTIFF: EverBank

VS

DEFENDANT: **JENNIFER HATTON**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-1-45**

DEBT- **\$153,547.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2015-04661 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CHRISTOPHER ROHLOFF**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$414,589.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03550 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

PLAINTIFF: LSF9 Master Participation Trust
VS

DEFENDANT: **SHAWN M. RUTHERFURD**

SALE ADDRESS: 505 South Concord Road, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-63**

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: **16-2-71**

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: **16-2-76**

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: **16-2-83**

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: **16-2-91**

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: **16-2-107**

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: **16-2-116**

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: **16-2-118**

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: **16-2-122**

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: **16-3-131**

DEBT- **\$304,747.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01241 DIRECTED TO CAROLYN B. 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 17, 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, April 18, 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 Valley, County of Chester and State of Pennsylvania, bounded and described according to a Tide Plan of Country Ridge made by Lester R. Andes, Professional Engineer, 6 Whisel Drive, Drawer C Thorndale, Pennsylvania, 19372, dated 02/15/1988 last revised 07/19/1988 and recorded in Plan #9993 as follows, to wit:

BEGINNING at a point on the north side of Arianna Lane, a corner of Lot No. 30; thence extending along same, north 4 degrees 18 minutes 11 seconds east 103.73 feet to a point in line of Lot No. 36; thence extending along same and Lot 35, south 85 degrees 41 minutes 49 seconds east 165.32 feet to a point in the line of Lot 33; thence extending along same and Lot 32, south 11 degrees 29 minutes 12 seconds west 111.00 feet to a point on Arianna Lane, aforementioned; thence extending along same, north 78 degrees 30 minutes 48 seconds west 40.18 feet to a point of curve; thence

extending along the arc of a circle curving to the left with a radius of 175.00 feet, the arc distance of 21.94 feet to a point of tangent; thence extending still along same, north 85 degrees 41 minutes 49 seconds west 90.02 feet to the point of beginning.

BEING Lot No. 31 on said Plan.

BEING the same premises which Kevin F. Hay and Lisa M. Groff-Hay, husband and wife, by Deed dated October 27, 2000 and recorded November 3, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4846, Page 794, granted and conveyed unto Michael P. Labranche.

BEING known as: 112 Arianna Lane, Coatesville, PA 19320

PARCEL No.: 38-2-433

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MICHAEL P. LABRANCHE**

SALE ADDRESS: 112 Arianna Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-135**

DEBT- **\$218,010.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03403 DIRECTED TO CAROLYN B. 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 17, 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, April 18, 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 tracts of land situate in West Nottingham Township, Chester County, PA.

PLAINTIFF: National Loan Investors, LP

VS

DEFENDANT: **JUDSON HAWTHORNE and THE UNITED STATES OF AMERICA**

SALE ADDRESS:

PREMISES "A": NS RT 1 – S of W Ridge Road (UPI No. 68-6-128.1)

PREMISES "B": SE corner of W Ridge and S. Quarry Road (UPI Nol 68-6-130)

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-143**

DEBT- **\$215,633.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2009-01947 DIRECTED TO CAROLYN B. 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 17, 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, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Lower Oxford Township, Chester
County, Pennsylvania
BLR# 56-4-56
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JESSICA L. PERYEA**

SALE ADDRESS: 1783 Baltimore Pike, Oxford, PA 19363-2500

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: **16-3-149**

DEBT- **\$2,327.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06524 DIRECTED TO CAROLYN B. 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 17, 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, April 18, 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 Valley, County of Chester and State of Pennsylvania.

TAX Parcel No. 38-5C-99.1M

PLAINTIFF: Township of Valley
VS

DEFENDANT: **MIRTA M. COLLAZO**

SALE ADDRESS: 916 Madison Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-159**

DEBT- **\$881,969.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11280 DIRECTED TO CAROLYN B. 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 17, 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, April 18, 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 unimproved land, situate in the Township of Easttown, County of Chester and State of Pa., bounded and described according to a survey and Plan thereof made of Luigi DeLuca, by Milton R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pa., on 1/25/1949, as follows, to wit:

BEGINNING at a point in the middle line of the Philadelphia and Lancaster Turnpike, said point being north 89 degrees 30 minutes west 405.07 feet from a spike in the middle lines of the intersection of the Philadelphia and Lancaster Turnpike and Highland Avenue; thence leaving the aforesaid point of beginning south 1 degree 18 minutes east 442.58 feet to an iron pin in the rear of the Pennsylvania Railroad Company's property; thence along the rear line of The Pennsylvania Railroad Company's property north 58 degrees 24 minutes west 89.29 feet to an iron pin; thence north 1 degree 18 minutes west 396.45 feet to a point in the middle line of

the said Philadelphia and Lancaster Turnpike; thence along the middle line of the Philadelphia and Lancaster Turnpike south 89 degrees 30 minutes east 75 feet to the first mentioned point and place of beginning.

BEING the same premises which Daniel E. Copeland and Rachel E. Barsky, by Deed dated 05/17/1999 and recorded 07/22/1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4604, Page 0840, granted and conveyed unto Eric Fox a/k/a Eric V. Fox and Agnes Fox a/k/a Agns A. Fox a/k/a Agnieszka A. Fox

BEING known as: 416 Old Lancaster Road, Berwyn, PA 19312

PARCEL No.: 55-2H-198

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N/A/ s/b/m to World Savings Bank, FSB
VS

DEFENDANT: **ERIC FOX a/k/a ERIC V. FOX and AGNES FOX a/k/a AGNS A. FOX a/k/a AGNIESZKA A. FOX and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 416 Old Lancaster Road, Berwyn, PA 19312

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-178**

DEBT- **\$136,875.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08372 DIRECTED TO CAROLYN B. 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 17, 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, April 18, 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 Borough of
Phoenixville, Chester County, Pennsylvania
TAX Parcel No.: 15-05-0366-0000

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **JOAN SIBERT**

SALE ADDRESS: 47 Emmett Street, Phoenixville, PA 19460

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: **16-3-202**

DEBT- **\$823,524.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-05089 DIRECTED TO CAROLYN B. 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 17, 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, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Pikeland Township
TAX Parcel #34-4-260
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **TRACY E. BEAVER-McKEON and MICHAEL McKEON**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

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