

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, MAY 19, 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 19th day of May,, 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, MAY 19, 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, JUNE 20, 2016 DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

N.B.—TEN PERCENT (10%) OF THE PURCHASE MONEY MUST BE PAID AT THE TIME AND PLACE OF SALE. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK OR MONEY ORDER PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE BY 2PM.

CAROLYN B. WELSH, SHERIFF

INDEX

Location	Defendant	Page
Borough of Elverson	Charles H. Ziegler	6
Borough of Kennett Square.....	Jesus Baeza Zavala a/k/a Jesus M. Baeza and Beatriz L. Cantoran a/k/a Beatriz L. Alvarea a/k/a Beatriz Inez Alvare ..	47
Borough of Parkesburg.....	Jennifer Hatton	25
Borough of Parkesburg.....	Gail E. Silverstein-Powell, in her Capacity as Heir of the Estate of Lewis E. Powell, Jr., Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations	

Continued

INDEX

Location	Defendant	Page
	Claiming Right, Title or Interest From or Under Lewis E. Powell, Jr. Deceased	17
Borough of Phoenixville	Darren Barber and Debbie Barber	26
Borough of Phoenixville	Helen B. Paster	11
Borough of Phoenixville	Christopher Rohloff	27
Borough of Phoenixville	Brian M. Varano	44
Borough of Spring City	E. June Blauser and Robert L. Blauser	15
Borough of West Chester	Richard Wolensky, Jr.	43
City of Coatesville.....	Vance L. Brown	40
City of Coatesville.....	Cherri Ann Goring-Jones and Paul Jones a/k/a Paul D. Jones	28
City of Coatesville.....	Unknown Heirs, Successors, Assigns, and All Persons, FIRms, or Associations, Claiming Right, Title or Interest From or Under, Mary A. Thomas, Deceased	55
Caln Township.....	David Grove a/k/a David E. Grove	4
Caln Township.....	James H. McGuire, Jr. a/k/a James McGuire a/k/a James H. McGuire and Mary J. McGuire	31
Charlestown Township	Francis Scott Folcarelli and Lisa J. Folcarelli	24
East Bradford Township.....	Stephen A. D’Alessandro	19
East Coventry Township	Sandra R. Shuman a/k/a Sandra R. Sinclair	21
East Fallowfield Township.....	Jess R. Moore	13
East Goshen Township	Lisa Anne Marcoai	58
East Goshen Township	Julie E. Summers	34
East Marlborough Township	Lisa Hoyle	23
East Nanrmeal Township	Valerie M. Reagan, In Her Individual Capacity as Real Owner and Mortgagot and In Her Capacity as Administratrix of the Estate Of John J. Reagan, Deceased, and The United States of America	41
East Nottingham Township	Scott Paletar a/k/a Scott E. Paletar and Asa Paletar	50
East Pikeland Township	Herlin B. Davis, Jr., Shirley J. Davis and Durand Davis	36
Easttown Township	Kathryn R. Buckley	14
Easttown Township	Diamond Development Group, LLC	48
East Vincent Township.....	Cynthia J. Taylor and Thomas N. Taylor	20
East Whiteland Township.....	Virginia J. Hutchinson and Carroll W. Hutchinson	33
East Whiteland Township.....	Nathaniel L. Williams, Last Record Owner; Ella A. Williams, Known Heir to the Estate of Nathaniel L. Williams, Deceased Last Record Owner; Marion La Verne, Known Heir to the Estate of Nathaniel L. Williams, Deceased Last Record Owner; Perry Williams; Known Heir to the Estate of Nathaniel L. Williams, Deceased Last Record Owner; and the Unknpwn Heirs, Devises and Personal Representatives of Nathaniel L. Williams, Deceased Last Record Owner	12
Elk Township.....	Betty Lee Evans, B. Douglas Evans and Joseph M. Evans, III	22
London Britain Township.....	Charlotte A. Cossaboon and Robert N. Cossaboon	49
London Britain Township.....	Gregory W. Miller	51
London Grove Township.....	Gregory P. Russell	37
New Garden Township.....	Loretta H. Evans and Steven Evans a/k/a Steven J. Evans	42
New London Township	Michael P. McGarvey, Jr. and Virginia S. McGarvey	18
New London Township	Christopher M. Sitter and Shannon K. Sitter	30
North Coventry Township.....	Roland Oris	32
Sadsbury Township	Jay Krywucki and Yan Yan	39

Continued

INDEX

Location	Defendant	Page
Sadsbury Township	Juanita L. McGinnis a/k/a Juanita L. McGinnes	53
Schuylkill Township	Donna Cashman, Known Surviving Heir of Daniel Cashman, Deceased Mortgagor and Real owner,,Kristen Gleason, Known Surviving Heir of Daniel Cashman, Deceased Mortgagor and Real owner, Kristen Gleason, Known Surviving Heir of Daniel Cashman, Deceased Mortgagor and Real owner, Elise Bonk, Known Surviving Heir of Daniel Cashman, Deceased Mortgagor and Real owner,, Daniel E. Cashman, Known Surviving Heir of Daniel Cashman, Deceased Mortgagor and Real owner And All Unknown Surviving Heirss of Daniel V. Cashman, Deceased Mortgagor and Real owner	38
Schuylkill Township	Louise Symington	7
Schuylkill Township	Kurt Zerbe	10
Upper Oxford Township	Cynthia Martin, Stephen Martin and The United States of America	57
Upper Uwchlan Township	Manish Kumar a/k/a Manish Kumar Shetty	35
Valley Township	Shakia Butterfield	5
Valley Township	The Unknown Heirs, Successors or Assigns of Thelma Green, Deceased, and All Persons, Firms or Associations Claiming Right, Title or Interest From ot Under Thelma Green, Deceased, Owner, Reputed Owner or Whoever May be the Owner	8
West Caln Township	Crystal Handy and Daniel A. Handy	54
West Goshen Township	Keith S. Smith a//a Keith Smith and Susan C, Smith a/k/a Susan Smith	29
West Pikeland Township	Tracy E. Beaver-McKeon and Michael McKeon	52
West Sadsbury Township	Larry Stine	9
Westtown Township	William J. Shehwen III aand Jaime L. Shehwen (h/w)	46
West Vincent Township	Shelly Bell, Known Surviving Heir of Norman L. Carr, Deceased Mortgagor and Real Owner, MichaelL Stuart, Known Surviving Heir of Norman L. Carr, Deceased Mortgagor and Real Owner, Samuel R. Carr, Known Surviving HeirOof Norman L. Carr, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Norman L. Carr, Deceased Mortgagor and Real Owner and James Norman Carr a/k/a James Carr, Known Surviving Heir of Norman L. Carr, Deceased Mortgagor and Real Owner	16
Willistown Township	William M. Bungeroth and Lola P. Bungeroth	45
Willistown Township	George Desenberg	56

Sheriff's Sale of Real Estate

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

DEBT- **\$1,182.48**

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

Thursday, January 16, 2014

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

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

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

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

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

SALE ADDRESS: 207 Katherine Lane, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **14-4-350**

DEBT- **\$5,275.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05316 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 17, 2014

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

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

ALL THAT CERTAIN piece, parcel of land together with the dwelling house, garage and trailer erected thereon, being Lot 1 as shown on Plan of Ziegler's Lots in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No.13-5-1

PLAINTIFF: Municipal Authority of Borough of Elverson
VS

DEFENDANT: **CHARLES H. ZIEGLER**

SALE ADDRESS: 21 S. Brick Lane, Elverson, Pennsylvania 19520

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: **15-4-276**

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: **15-5-388**

DEBT- **\$3,157.01**

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

Thursday May 21, 2015

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

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

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

PLAINTIFF: Township of Valley

VS

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

SALE ADDRESS: 905 Lafayette Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$233,974.04**

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

Thursday, July 16, 2015

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

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

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

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

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

TOGETHER with the free and uninterrupted use, liberty

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

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

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

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

PARCEL No.: 36-3-4.10

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LARRY STINE**

SALE ADDRESS: 125 Moore Lane, Gap, PA 17527

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$152,913.51**

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

Thursday, August 20, 2015

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

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

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

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

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

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

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

UPI No. 27-5D-17

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

19460

PARCEL No.: 27-5D-17

IMPROVEMENTS: residential property.

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

DEFENDANT: **KURT ZERBE**

SALE ADDRESS: 40 Russell Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$100,796.49**

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

Thursday, September 17, 2015

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

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

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

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

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

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

VS

DEFENDANT: **HELEN B. PASTER**

SALE ADDRESS: 48 Walnut Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$330,533.78**

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

Thursday, September 17, 2015

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

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

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

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

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

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

TAX ID: 42-4-349

BEING the same property conveyed to Nathaniel L.

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

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

PLAINTIFF: Generation Mortgage Company
VS

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

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

PLAINTIFF ATTORNEY: **PARKER McCAY, P.A., 856-596-8900**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,374.96**

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

Thursday, September 17, 2015

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

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

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

PLAINTIFF: East Fallowfield Township
VS

DEFENDANT: **JESS R. MOORE**

SALE ADDRESS: 3 Jane Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$7,597.11**

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

Thursday, September 17, 2015

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

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

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

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **KATHRYN R. BUCKLEY**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-11-805**

DEBT- **\$133,897.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00452 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 19, 2015

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

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

ALL THAT CERTAIN tract of land with the building and improvements erected thereon situate at the northeasterly corner of New and Penn Streets in the Borough of Spring City, County of Chester, Commonwealth of Pennsylvania bounded and described according to a survey by Earl R. Ewing, Inc. Phoenixville, Pennsylvania dated August 25, 1965, Plan No. T-3555.
TAX I.D. #: 14-04-1097

PLAINTIFF: OneWest Bank N.A.

VS

DEFENDANT: **E. JUNE BLAUSER and ROBERT L. BLAUSER**

SALE ADDRESS: 267 New Street, Spring City, Pennsylvania 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-11-828**

DEBT- **\$484,794.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06972 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 19, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Vincent, County of Chester and Commonwealth of Pa., bounded and described according to a Plan of Property of Dennis O'Neill, made by Howard W. Doran, P.E., dated 10/13/1983 and last revised 5/17/1984 and recorded Plan File No. 5316, as follows, to wit:

TAX I.D. #: 25-7-103.6

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SHELLY BELL, KNOWN SURVIVING HEIR OF NORMAN L. CARR, DECEASED MORTGAGOR AND REAL OWNER, MICHAEL STUART, KNOWN SURVIVING HEIR OF NORMAL L. CARR, DECEASED MORTGAGOR AND REAL OWNER, SAMUEL R. CARR, KNOWN SURVIVING HEIR OF NORMAN L. CARR, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF NORMAN L. CARR, DECEASED MORTGAGOR AND REAL OWNER AND JAMES NORMAN CARR a/k/a JAMES CARR, KNOWN SURVIVING HEIR OF NORMAN L. CARR, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 2217 Chest Springs Road, Chester Springs, Pennsylvania 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-11-835**

DEBT- **\$57,989.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04278 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 19, 2015

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

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

ALL THAT CERTAIN lot or piece of land with the hereditaments and appurtenances, thereon, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land for George Mitchell, Bellevue Park, made by Berger & Hayes, Inc., Consulting Engineers and Surveyors, dated 3/10/1968 and last revised 10/23/1971 as follows, to wit:

BEGINNING at a point of intersection of the title line in the bed of Chestnut Hill Road, with the northerly side of Seventh Avenue (40 feet wide) (as shown on said Plan); thence extending from said beginning point along the northerly side of Seventh Avenue, south 78 degrees 31 minutes west crossing the easterly side of Chestnut Hill Road and also crossing an 18 inch R.C.P. storm sewer, 108.33 feet to a point; thence extending north 11 degrees 29 minutes west, through the bed of a 15 feet wide storm sewer easement, 150 feet to a point in the bed of a 15 feet wide sewage ease-

ment; thence extending north 78 degrees 31 minutes east through the bed of said 15 feet wide sewage easement and crossing over a sewer line (as shown on said plan), 137.09 feet to a point on the title line in the bed of Chestnut Hill Road; thence extending along same south 00 degrees 37 minutes 40 seconds east, recrossing said sewer line 152.73 feet to the first mentioned point and place of beginning.

BEING Lot #11 as shown on said Plan.

BEING the same premises which Donna Echorst, by Deed dated March 14, 1988 and recorded March 30, 1988 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1092 Page 464, granted and conveyed unto Lewis E., Powell, Jr.

BEING KNOWN AS: 703 7th Avenue, Parkesburg, PA 19365

PARCEL No.: 8-5-334.13

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc.
VS

DEFENDANT: **GAIL E. SILVERSTEIN-POWELL, IN HER CAPACITY AS HEIR OF THE ESTATE OF LEWIS E. POWELL, JR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEWIS E. POWELL, JR., DECEASED**

SALE ADDRESS: 703 7th Avenue, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-1-5**

DEBT- **\$257,294.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-02018 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

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

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

CONTAINING 1.153 acres of land more or less.

BEING Lot #5 as shown on said Plan.

BEING UPI #71-3-14.5

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

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

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

SALE ADDRESS: 711 Saginaw Road, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

ALE NO: **16-1-9**

DEBT- **\$153,963.29**

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

Thursday, January 21, 2016

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

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

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

PLAINTIFF: Estate of Sarah P. DeLiberty

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$511,422.81**

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

Thursday, January 21, 2016

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

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$107,805.19**

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

Thursday, January 21, 2016

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

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

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

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

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

BEING Chester County Tax Parcel 18-4-103.32

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

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

IMPROVEMENTS to property: residential dwelling

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-1-25**

DEBT- **\$127,593.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07327 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

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

CONTAINING 9 3/4 acres, more or less.

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

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

BEING known as 1003 Kings Row Road, Oxford, PA

19363

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$272,031.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11760 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

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

VS

DEFENDANT: **LISA HOYLE**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$740,742.73**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09659 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

PLAINTIFF: Nationstar Mortgage, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **16-1-41**

DEBT- **\$150,666.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-01795 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

PLAINTIFF: Pennymac Loan Trust 2011-Npl1

VS

DEFENDANT: **DARREN BARBER and DEBBIE BARBER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **16-1-59**

DEBT- **\$224,435.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05176 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 21, 2016

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

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

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

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

VS

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

SALE ADDRESS: 112 Mayfield Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-93**

DEBT- **\$262,589.92**

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

Thursday, February 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Goshen Township, Chester
County, Pennsylvania
BLR# 52-5C-199
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-100**

DEBT- **\$459,154.37**

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

Thursday, February 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the New London Township, Chester
County, Pennsylvania
BLR# 71-3-19.43
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Flagstar Bank, FSB

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-106**

DEBT- **\$200,196.27**

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

Thursday, February 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Pennsylvania
BLR# 39-04E-0050
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-110**

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: **16-2-112**

DEBT- **\$250,376.41**

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

Thursday, February 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

VS

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

SALE ADDRESS: 62 Spring Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-121**

DEBT- **\$461,105.43**

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

Thursday, February 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Goshen Township, Chester
County, Pennsylvania
BLR# 53-4Q-52
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JULIE E. SUMMERS**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-139**

DEBT- **\$380,133.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12019 DIRECTED TO CAROLYN B. 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 Upper Uwchlan Township,
Chester County, Pennsylvania
BLR# 32-4-355
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **MANISH KUMAR a/k/a MANISH KUMAR SHETTY**

SALE ADDRESS: 411 Ruby Road, Chester Springs, PA 19425-3857

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: **16-3-158**

DEBT- **\$174,593.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08807 DIRECTED TO CAROLYN B. 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 tract of land situate in the Township of East Pikeland, County of Chester, and State of Pennsylvania, on the south side of State Road leading from Kimberton to Phoenixville, bounded and described as follows:

BEGINNING at a spike at or near the center line of Phoenixville-Kimberton Road (Leg. Route 113) a corner of lands of the Grantors about to be conveyed to Mrs. Ardyth B. Gauger, then along said lands south 4 degrees 00 minutes west 360.00 feet to an iron pin in the line of lands of the Kimberton Fire Co., having crossed an iron pin on line 20.60 feet distant from said spike, thence along lands of the Kimberton Fire Co. north 86 degrees 00 minutes west 99.00 feet to a pipe in concrete, thence along lands of A.C. Roberts the two following courses and distances: north 45 degrees 08 minutes east 35.30 feet to a point, and north 6 degrees 30 minutes west 339.22 feet to a spike at or near the center line of the above mentioned road, thence along the said road at or near the center thereof south 86 degrees 00 minutes east 137.58 feet to the place of beginning.

BEING the same premises which Herlin B. Davis, Jr., Administrator of the Estate of Ursula Davis, deceased, and June Davis, deceased, by Deed dated 04/11/2003 and recorded 05/09/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5690, Page 109, granted and conveyed unto Herlin B. Davis, Jr. and Shirley J. Davis and Durand Davis.

BEING known as: 2256 Kimberton Road a/k/a 377 Kimberton Road, Phoenixville, PA 19460

PARCEL No.: 26-2-226

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **HERLIN B. DAVIS, JR., SHIRLEY J. DAVIS and DURAND DAVIS**

SALE ADDRESS: 2256 Kimberton Road a/k/a 377 Kimberton Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-162**

DEBT- **\$387,368.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-10812 DIRECTED TO CAROLYN B. 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 London Grove Township
TAX Parcel #59-008-0551.0000
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE1,

VS

DEFENDANT: **GREGORY P. RUSSELL**

SALE ADDRESS: 51 Abby Road, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-165**

DEBT- **\$576,128.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05164 DIRECTED TO CAROLYN B. 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 Schuylkill, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Kent Packard, Jr. and Elizabeth M. Packard by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated 4/20/1973 and recorded in Chester County in Plan Book 49 Page 47 as follows, to wit:

TAX I.D. #: 27-06-0138.1

PLAINTIFF: OneWest Bank, FSB

VS

DEFENDANT: **DONNA CASHMAN, KNOWN SURVIVING HEIR OF DANIEL CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, KRISTEN GLEASON, KNOWN SURVIVING HEIR OF DANIEL CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, ELISE BOND, KNOWN SURVIVING HEIR OF DANIEL CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, DANIEL E. CASHMAN, KNOWN SURVIVING HEIR OF DANIEL CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, AND ALL UNKNOWN SURVIVING HEIRS OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 110 Ashenfelter Road, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-170**

DEBT- **\$286,702.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-05935 DIRECTED TO CAROLYN B. 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 Sadsbury Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Final Subdivision and Land Development Plan for Octorara Glen prepared by Chester Valley Engineers, Inc. dated 01/17/2003 last revised 02/27/2004 recorded 05/06/2004 as Plan No. 17023, as follows:

BEGINNING at a point on the southeasterly side of Wick Drive (50 feet wide) a corner of Lot 12 on said Plan; thence extending from said beginning point along Wick Drive, north 50 degrees 44 minutes 10 seconds east 95.00 feet to a point, a corner of open space on said Plan, thence leaving said Wick Drive and extending along said open space the 2 following courses and distances: (1) south 39 degrees 15 minutes 50 seconds east 221.47 feet to a point; (2) south 63 degrees 36 minutes 24 seconds west 98.45 feet to a point a corner of Lot 12, aforesaid; thence extending along the same north 39 degrees 15 minutes 50 seconds west 199.76 feet to a point

on the southeasterly side of Wick Drive, the first mentioned point and place of beginning.

BEING Lot 11 on said Plan.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

TITLE to said Premises vested in Jay Krywucki and Yan Yan by Deed from Melanie W. Stauffer dated 03/12/2010 and recorded 03/26/2010 in the Chester County Recorder of Deeds in Book 7887, Page 2290.

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **JAY KRYWUCKI and YAN YAN**

SALE ADDRESS: 29 Wick Drive, Parkesburg, PA 19365

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: **16-3-171**

DEBT- **\$173,430.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07029 DIRECTED TO CAROLYN B. 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 parcel of land with the buildings and improvements thereon erected situate, lying and being in the city of Coatesville, County of Chester and Commonwealth of Pennsylvania

SITUATE in the City of Coatesville, formerly the borough, County of Chester and State of Pennsylvania

BEGINNING at a point on the south side or curb line of Chestnut Street, one ninety and five tenths (190.5) feet from the east curb line of Fifth Avenue; thence along said curb line of Chestnut Street fifty feet (50.00) to a corner of land now or late of Edwin F. Torry; thence extending back southwardly between parallel lines at right angles to said Chestnut Street one hundred fifty-one and eight tenths (151.8) feet to the north side of Diamond Street.

CONTAINING seven thousand five hundred ninety (7,590) square feet of land, be the same more or less.

BOUNDED on the north by Chestnut Street; on the east by land now or late of Edwin F. Torry; on the south side by Diamond Street; and on the east by land now or late of Elizabeth B. Megargee.

PARCEL # 16-6-175

PREMISES being: 524 East Chestnut Street, Coatesville, PA 19320

BEING the same premises which Faisal Madanat by Deed dated June 12, 2003 and recorded July 16, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5787 Page 1576, granted and conveyed unto Vance L. Brown

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-C, Mortgage-Backed Certificates, Series 2005-C c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **VANCE L. BROWN**

SALE ADDRESS: 524 East Chestnut Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-173**

DEBT- **\$404,306.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-06953 DIRECTED TO CAROLYN B. 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, together with the improvements thereon erected situate in the Township of East Nantmeal, Chester County, Pennsylvania, bounded and described to a Final Plan of the Land of Chester A. Goodfellow made by K. R. Comstock, Surveyor dated July 6, 1977, last revised October 28, 1977, and recorded in the Office of Recorder of Deeds in Chester County as Plan #1369, being Lot No. 4 as shown on said plan, as follows, to wit:

BEGINNING at a point on the title line in the bed of Pa. Hwy. Rt. 345, a corner of Lot 5, as shown on said Plan; thence from said point of beginning along the title line in the bed of Pa. Hwy. Rt. 345 the 2 following courses and distances: (1) on the arc of a circle curving to the right radius of 573.32 feet arc distance of 186.52 feet to a spike; (2) north 81 degrees 12 minutes west, 262.63 feet to a spike a corner of Lot #3; thence along Lot #3, north 01 degree 41 minutes east, 585.81 feet to an iron pin, a corner of Lot #6; thence along Lot #6, south 88 degrees 19 minutes east, 230 feet to an iron

pin, a corner of Lot #5; thence along Lot #5, south 17 degrees 47 minutes east, 648.34 feet to the first mentioned point and place of beginning.

UNDER and subject to restrictions as set forth in Deed Book Y-52, Page 459, Chester County Records.

CONTAINING; 4.726 acres more or less.

BEING the same premises as Edward L. Cunningham and Kathleen Cunningham, by Deed dated May 31, 1989, and recorded on June 5, 1989, by the Chester County Recorder of Deeds in Deed Book 1566, at Page 49, granted and conveyed unto John J. Reagan and Valerie M. Reagan, as Tenants by the Entireties.

AND the said John J. Reagan, having departed this life on September 26, 2014, whereby title vested with Valerie M. Reagan, solely, by right of survivorship.

BEING known and numbered as 528 Bulltown Road, Elverson, PA 19520.

TAX Parcel No. 24-3-13.11

PLAINTIFF: M & T Bank

VS

DEFENDANT: **VALERIE M. REAGAN, IN HER INDIVIDUAL CAPACITY AS REAL OWNER AND MORTGAGOR, AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF JOHN J. REAGAN, DECEASED, AND THE UNITED STATES OF AMERICA**

SALE ADDRESS: 528 Bulltown Road, Elverson, PA 19520

PLAINTIFF ATTORNEY: **M. TROY FREEDMAN, ESQ., 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: **16-3-175**

DEBT- **\$289,982.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05475 DIRECTED TO CAROLYN B. 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 New Garden Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Brittany Hills, made by Hillcrest Associates, Inc., dated 9/27/2000, last revised 3/4/2001 and recorded in Chester County as Plan File #90-15749 as follows, to wit:

BEGINNING at a point on the southeasterly side of Brittany Drive, a corner of Lot 42, thence extending along the line of same, south 37 degrees 39 minutes 37 seconds east, crossing the bed of a 20 feet wide access easement, 121.38 feet to a point in the line of Lot 17, thence extending along the line of same, and in the bed of a 20 feet wide access easement south 46 degrees 26 minutes 14 seconds west 3.77 feet to a point in the line of Lot 18, thence extending along the line of same, south 52 degrees 18 minutes 28 seconds west 45.25 feet to a point in the line of Lot 40, thence extending along the line of same, north 37 degrees 39 minutes 37 seconds west, leaving the bed of aforementioned 20 feet wide access

easement, 119.88 feet to a point on the southeasterly side of Brittany Drive, aforementioned, thence extending along the line of same, north 52 degrees 20 minutes 23 seconds east 21.72 feet to a point of curve, thence extending along the line of same, along the arc of a circle curving to the left with a radius of 175.00 feet, the arc distance of 27.39 feet to the point of beginning.

CONTAINING 5,882 square feet of land, more or less.

BEING Lot No. 41 on said Plan.

BEING UPI# 60-4-337

BLR# 60-4-337

BEING the same premises which Wilkinson Heritage, L.L.C., a Pennsylvania Limited Liability Company, granted and conveyed unto Steven J. Evans and Loretta H. Evans, husband and wife, by Deed dated December 13, 2004 and recorded December 23, 2004 in Chester County Record Book 6370, Page 1256, for the consideration of \$347,214.00.

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

VS

DEFENDANT: **LORETTA H. EVANS and STEVEN EVANS a/k/a STEVEN J. EVANS**

SALE ADDRESS: 218 Brittany Drive, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-177**

DEBT- **\$32,352.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02098 DIRECTED TO CAROLYN B. 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.

BY virtue of a Writ of Execution No. 15-02098
OWNER of property situate in the Borough of West
Chester, Chester County, Pennsylvania, being 216 West Lafayette
Street, West Chester, Pennsylvania 19380.
UPI No. 1-4-196
IMPROVEMENTS: residential dwelling.
JUDGMENT amount: \$32,352.00

PLAINTIFF: Alliance Bank, f/k/a Greater Delaware Valley Savings Bank
VS

DEFENDANT: **RICHARD WOLENSKY, JR.**

SALE ADDRESS: 216 West Lafayette Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-3-179**

DEBT- **\$226,666.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07579 DIRECTED TO CAROLYN B. 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.: 15-4-697

PLAINTIFF: PNC Bank, National Association
VS

DEFENDANT: **BRIAN M. VARANO**

SALE ADDRESS: 1402 Joplin Lane, 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: **16-3-181**

DEBT- **\$1,244,711.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00377 DIRECTED TO CAROLYN B. 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, situate in the Township of Willistown, Chester County, Pennsylvania, described according to a plan of subdivision for George S. Hundt made by Chester Valley Engineers, Inc., Paoli, PA dated 10/17/1985 last revised 12/10/1985 (filed as Plan #6088), as follows, to wit:

BEGINNING at a point on the center line of Warren Avenue (LR 15228) (33 feet wide) with ultimate right of way line 50 feet wide, said point being a corner of the herein described lot and Lot #1 on said Plan and located 345.10 feet north 23 degrees 10 minutes west from a point a corner of lands now or late of Philip F. Stringer and Florence A. Yellers; thence along the center line of Warren Avenue, (north 23 degrees 10 minutes west, 364.90 feet crossing an existing horse path easement to a point in the corner of lands now or late of Sheila Hundt; thence leaving Warren Avenue

(erroneously omitted from prior deed) and along lands of Sheila Hundt and along said Horse Path Easement north 66 degrees 50 minutes east, 456.96 feet to a point in line of lands now or late of Craig E. and Lee S. Eisenacher; thence along said lands the 2 following courses and distances; (1) south 23 degrees 10 minutes east, 60.00 feet recrossing said horse path easement and (2) south 42 degrees 50 minutes 37 seconds east 323.81 feet to a point a corner of Lot #1, thence along said Lot #1, south 66 degrees 50 minutes east, 565.99 feet to the point and place of beginning.

BEING Lot #2 on said Plan.

CONTAINING 4.209 acres of land, more or less.

TITLE to said premises vested in William M. Bungeroth and Lola P. Bungeroth by Deed from T. Daniel Mullray dated 10/12/2000 and recorded 10/25/2000 in the Chester County Recorder of Deeds in Book 4840, Page 1590.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of WaMu Mortgage Pass-Through Certificates, Series 2005-AR11

VS

DEFENDANT: **WILLIAM M. BUNGEROTH and LOLA P. BUNGEROTH**

SALE ADDRESS: 767 South Warren Avenue, Malvern, PA 19355

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: **116-3-183**

DEBT- **\$485,552.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-01256 DIRECTED TO CAROLYN B. 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 Westtown, County of Chester, Commonwealth of Pennsylvania, described according to Plan of Property for N. Harlan Slack by G.D. Houtman and Son, Civil Engineers, dated June 4, 1965.

BEGINNING at a point of curve on the westerly side of Carroll Brown Way (50 feet wide) the said point of curve being measured along an arc of circle to the left of radius 25 feet on arc distance of 39.27 feet from a point of tangency on the northerly side of Fox Place (50 feet wide); thence from the said point of beginning and in a southeasterly to southwesterly direction along an arc of a circle to the right of radius 25 feet an arc distance of 22.40 feet to a point; thence along lands to be conveyed to N. Harlan Slack north 39 degrees 06 minutes 10 seconds west 459.46 feet to a point; thence along a Park Area north 67 degrees 29 minutes 50 seconds east 193.45 feet to a point; thence south 36 degrees 58 minutes 30 seconds east 259.17 feet to a point on the northwesterly side of Carroll Brown Way; thence in a southwesterly to southeasterly direction along an arc of a circle to the left of radius 200 feet an arc distance of 212.58 feet to a point of tangency; thence south 18 degrees 7 minutes 10 seconds east 4.25 feet to the first mentioned point of beginning.

BEING UPI No. 67-2-27.13

Containing 1.4 acres, more or less

Containing a Residential Dwelling and related improvements

PLAINTIFF: Jerome Sauls

VS

DEFENDANT: **WILLIAM J. SHEHWEN III and JAIME L. SHEHWEN (H/W)**

SALE ADDRESS: 1409 Carroll Brown Way, Westtown Township, West Chester, PA

PLAINTIFF ATTORNEY: **H. FINTAN McHUGH, ESQ., 610-892-1865**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-3-184**

DEBT- **\$202,133.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00417 DIRECTED TO CAROLYN B. 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 message and lot of land known and designated as No. 414 Meredith Street, situate in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the middle of Meredith Street, a corner of land late of James C. Cassell, deceased; thence by the same south 86° west, 177 feet to the east side of Chestnut Alley, not opened, and in a line of land late of Charles G. Gawthrop, deceased; thence by the same north 4° west, 25 feet to a stake, a corner of land now or late of John L. Gabel and wife; thence by the same passing through the center of the division wall dividing the premises herein conveyed from the premises on the north, known as No. 412 Meredith Street, north 86° east, 177 feet to a point in the middle of Meredith Street; thence by the same south 4° east, 25 feet to the place of beginning.

CONTAINING 4,425 square feet of land, be the same more or less.

BEING known as 414 Meredith Street, Kennett Square, PA 19348

BEING the same premises which Helen L. Perigo, by Deed dated 9/15/2005 and recorded 9/21/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6626, Page 924, granted and conveyed unto Jesus M. Baeza and Beatriz Inez Alvarez.

PARCEL No.: 03-04-133

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JESUS BAEZA ZAVALA a/k/a JESUS M. BAEZA and BEATRIZ L ALVAREZ CANTORAN a/k/a BEATRIZ L. ALVAREZ a/k/a BEATRIZ INEZ ALVAREZ**

SALE ADDRESS: 414 Meredith Street, Kennett Square, PA 19348

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: **16-3-185**

DEBT- **\$454,444.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-07789 DIRECTED TO CAROLYN B. 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.

TAX Parcel: 55-3-11

PLAINTIFF: J3 Investments, LLC

VS

DEFENDANT: **DIAMOND DEVELOPMENT GROUP, LLC**

SALE ADDRESS: 313 South Fairfield Road, Devon, PA 19333

PLAINTIFF ATTORNEY: JAMES S. TUPITZA, 610-696-2600

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-3-194**

DEBT- **\$387,148.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06188 DIRECTED TO CAROLYN B. 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 Township of London Britain
TAX Parcel #73-06-0021.400
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Bank of America, National Association, as Indenture Trustee, Successor by Merger to LaSalle Bank National Association, as Indenture Trustee for AFC Trust Series 1998-1

VS

DEFENDANT: **CHARLOTTE A. COSSABOON and ROBERT N. COSSABOON**

SALE ADDRESS: 40 Morgan Hollow Way, Landenberg, PA 19350

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: **16-3-195**

DEBT- **\$318,882.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01795 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, 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 parcel of land with buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Wiltshire at Oxford" made by Lake, Roeder, Hillard & Beers, Oxford, PA, dated 11/6/1996, last revised 6/26/1998 and recorded 8/26/1998 as Plan #14559 as follows, to wit:

TAX I.D. #: 69-03-0063.34

PLAINTIFF: Navy Federal Credit Union

VS

DEFENDANT: **SCOTT PALETAR a/k/a SCOTT E. PALETAR and ASA PALETAR**

SALE ADDRESS: 139 Schoolview Lane, Oxford, Pennsylvania 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-197**

DEBT- **\$244,783.37**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00749 DIRECTED TO CAROLYN B. 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, message, lot or piece of land situate on, in the Township of London Britain, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract of land known as Lot #50, Plan of Fox Brook, Section 111, situate in London Britain Township, Chester County, Pennsylvania, and bounded and described according to a survey made by George E. Regester, Jr. & Sons, Inc., Registered Land Surveyors, dated January 29, 1971 and revised April 20, 1972 said Plan being recorded in the Office for the Recorder of Deeds in and for the County of Chester, at West Chester, Pennsylvania, in Plan Book 42 Page 34 as follows, to wit:

BEGINNING at a point set for the southwesterly corner of this about to be described tract and the northwesterly corner of Lot #49 on said Plan, said point being set on the easterly side of Fox Drive, 50 feet wide; thence leaving said point of beginning and by the easterly side of Fox Drive, north 02 degrees 47 minutes no seconds west, 160.00 feet to a point set for the northwesterly corner of this and the southwesterly corner of Lot #51; thence leaving said easterly side and by said land, north 87 degrees 13 minutes no sec-

onds east, 277.11 feet to a point set for the northeasterly corner of this and set in line of Lot #14; thence by said land and of Lot #4 and partly by Lot #13, south 02 degrees 47 minutes no seconds east, 160.00 feet to a point set for the southeasterly corner of this and the northeasterly corner of Lot #49; thence by said land south 87 degrees 13 minutes no seconds west 277.11 feet to the first mentioned point and place of beginning.

CONTAINING 1.018 acres of land, be the same more or less.

BEING UPI Number 73-005-0035-4200

PARCEL No.: 73-005-0035-4200

BEING known as: 103 Fox Drive, Landenberg, PA 19350

BEING the same premises which Arthur Whittaker, Jr. and Betty Lou Whittaker, husband and wife, by Deed dated August 29, 2008 and recorded September 8, 2008 in and for Chester County, Pennsylvania in Deed Book 7512, Page 280, granted and conveyed unto Gregory W. Miller and Christina J. Miller, husband and wife, as tenants by the entirety.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **GREGORY W. MILLER**

SALE ADDRESS: 103 Fox Drive, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-202**

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

Sheriff's Sale of Real Estate

SALE NO: **16-4-207**

DEBT- **\$215,782.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09535 DIRECTED TO CAROLYN B. 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 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, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan prepared for Nicholas J. Papadimas by Deideman Associates, Professional Land Surveyors, (Exton, PA) dated 9/27/1989 and recorded 12/5/1989 as Chester County Plan #9890, as follows, to wit:

BEGINNING at a point on the title line in the bed of Old Wilmington Pike (LR 15066) at the northeastern most corner of this about to be described lot and at a corner of land now or formerly of Clyde W. Thomas; thence along the title line in the bed of old Wilmington Pike, south 03 degrees 52 minutes 36 seconds east, 218.57 feet to a point a corner of Lot #2 on said Plan; thence along Lot #2 the two following courses and distances (1) north 85 degrees 36 minutes 30 seconds west crossing the westerly side of Old

Wilmington Pike 278.21 feet to a point and (2) north 05 degrees 26 minutes 00 seconds east 179.87 feet to a point in line of land of Clyde W. Thomas, aforesaid; thence along said Thomas' land north 85 degrees 52 minutes 30 seconds east recrossing the westerly side of Old Wilmington Pike 246.28 feet to the first mentioned point and place of beginning.

PARCEL #37-02-0038.010

PREMISES being: 827 Old Wilmington Road, Sadsburyville, PA 19369

BEING the same premises which Michelle R. Hines, by her attorney in fact, Cherrie L. Green by Deed dated January 31, 2000 and recorded February 10, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4711 Page 0770, granted and conveyed unto Donald L. McGinnes and Juanita L. McGinnes, as tenants by the entireties.

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RS7, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JUANITA L. MCGINNIS a/k/a JUANITA L. MCGINNES**

SALE ADDRESS: 827 Old Wilmington Road, Sadsburyville, PA 19369

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: **16-4-239**

DEBT- **\$188,152.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-06696 DIRECTED TO CAROLYN B. 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 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, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of West Caln
TAX Parcel # 28-09-0054-0000
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CRYSTAL HANDY and DANIEL A. HANDY**

SALE ADDRESS: 556 Wagontown Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-261**

DEBT- **\$160,439.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-12622 DIRECTED TO CAROLYN B. 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 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, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY A. THOMAS, DECEASED**

SALE ADDRESS: 752 Madison Street, Coatesville, PA 19320-2934

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: **16-4-277**

DEBT- **\$316,510.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07575 DIRECTED TO CAROLYN B. 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 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, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Willistown Township
TAX Parcel #54-8-337
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **GEORGE DESEMBERG**

SALE ADDRESS: 147 Hedgerow Lane, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-301**

DEBT- **\$379,599.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-09537 DIRECTED TO CAROLYN B. 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 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, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in Upper Oxford Township, Chester County, Pennsylvania, being Lot No. 5 as shown on the Final Subdivision Plan prepared for David L. Nelson, prepared by Crossan-Raimato, Inc., Professional Land Surveyors, dated September 13, 2002 and recorded in Chester County, Pennsylvania as Plan No. 16418, bounded and described as follows:

BEGINNING at a point on the westerly side of University Road, 25' from the center thereof, on the northerly side of a 315' wide Philadelphia Electric Company right-of-way, marking the southeasterly corner of the herein described lot and the northeasterly corner of Lot #4 on the above reference Plan; thence leaving the said point of beginning, along the said Lot # 4, along the said northerly Philadelphia Electric Company right-of-way line, south 77° 00' 40" west 424.67' to a point in line of lands now or formerly of Melvin Z and Arlene W Horst; thence along the said lands now or formerly of Melvin Z and Arlene W Horst north 07° 59' 15" east 298.95' to a point marking the southwesterly corner of Lot # 6 on the above referenced Plan; thence along the said Lot # 6, south 81° 01' 41" east

397.84' to a point on the westerly side of the aforementioned University Road, thence along the said westerly side of University Road by a curve to the left, having a radius of 12,228.99', through a central angle of 00° 39' 23" and arc distance of 140.10' to the first mentioned point and place of beginning.

CONTAINING within the said described metes and bounds: 2.0000 acres of land, be the same more or less.

BEING Lot 5 on said Plan.

PREMISES being: 170 University Road, Lincoln University, PA 19352-1608

PARCEL No. 57-07-0014.01E

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated December 31, 2003 and recorded January 9, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6035 Page 221, granted and conveyed unto Stephen Martin and Cynthia Martin, husband and wife.

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for the Pooling and Servicing Agreement dated as of March 1, 2004 First Franklin Mortgage Loan Trust 2004-FFH1 Asset-Backed Certificates, Series 2004-FFH1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **CYNTHIA MARTIN, STEPHEN MARTIN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 170 University Road, Lincoln University, PA 19352-1608

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: **16-4-311**

DEBT- **\$5,203.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-08516 DIRECTED TO CAROLYN B. 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 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, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, situate in the Township of East Goshen, County of Chester, and State of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act, by Recording in the Office for the Recording of Deeds, in and for the County of Chester of the Declaration dated 12/7/1984 and recorded 12/7/1984 in Misc. Deed Book 663 Page 352 and a First Amendment thereto recorded in Misc. Deed Book 669 Page 29, and a Declaration Plan dated 12/7/1984 in Misc. Deed Book 663 Page 352 being and designated on such Declaration Plan as Unit N. 2307 as more fully described in such Declaration Plan and Declaration, as the same have been, or shall from time to time hereafter, be amended together with an initial proportionate and divided interest in the Common Elements (as defined in such Declaration) as set forth in

said Declaration and amendments thereto.

BEING known as 2307 Pondview Drive

BEING Parcel/Lot 53-06-0569.00.

BEING the same premises which Barbara Driscoll, by Deed dated the 29th day of December, 1998 and recorded on January 13, 1999 in the Office for the Recording of Deeds of Chester County, PA, in Book 4490 Page 1736 granted and conveyed unto Lisa A. Marcozzi, in fee.

BEING known as 2307 Pondview Drive, as shown on said Plan.

UPI #53-6-0569

TAX ID No. 53-06-0569

SUBJECT to mortgage

BLR No. 53-6-0569

PLAINTIFF: Goshen Valley III

VS

DEFENDANT: **LISA ANNE MARCOZZI**

SALE ADDRESS: 2307 Pondview Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **GLENN MICHAEL ROSS, ESQ., 215-643-7200**

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

CAROLYN B. WELSH, SHERIFF