

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, June 16, 2016 @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 16th day of June, 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, JUNE 16, 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, JULY 18, 2016 DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **16-6-410**

DEBT- **\$114,106.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10261 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, June 16, 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, July 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 Valley Township, Chester
County, Pennsylvania
BLR# 38-5C-48
Improvements thereon: residential dwelling.

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **MAYOLA HARDISON**

SALE ADDRESS: 941 George Street, Coatesville, PA 19320-2616

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7100**

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: **16-6-411**

DEBT- **\$66,540.32**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07055 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

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PROPERTY situate in the Phoenixville Borough, 2nd,
Chester County, Pennsylvania
BLR# 15-9-713
Improvements thereon: residential dwelling.

PLAINTIFF: US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2007-W12
VS

DEFENDANT: **JESSICA GRAY**

SALE ADDRESS: 1 Walnut Street, a/k/a 1 East Walnut Street, Phoenixville, PA 19460-3518

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7100**

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: **16-6-412**

DEBT- **\$160,802.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00125 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

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PROPERTY situate in the Elverson Borough, Chester
County, Pennsylvania
BLR# 13-05-0001
Improvements thereon: residential dwelling.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-IAI

DEFENDANT: **CHARLES H. ZIEGLER**

VS

SALE ADDRESS: 21 South Brick Lane, Elverson, PA 19520-9246

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7100**

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: **16-6-413**

DEBT- **\$141,498.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00034 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

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PROPERTY situate in the Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-6E-38
Improvements thereon: residential dwelling.

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association
VS

DEFENDANT: **JANE H. TATE a/k/a JANE HARRINGTON TATE**

SALE ADDRESS: 474 Walker Road, Wayne , PA 19087-1418

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7100**

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: **16-6-414**

DEBT- **\$391,932.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10741 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

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PROPERTY situate in the West Goshen Township, Chester
County, Pennsylvania
BLR# 67-4C-32
Improvements thereon: residential dwelling.

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of the United States of America

VS

DEFENDANT: **GARRY WHITNEY, ELIZABETH A. KOSTANS & JOHN E. KOSTANS**

SALE ADDRESS: 303 Larchwood Road, West Chester, PA 19382-7327

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7100**

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: **16-6-415**

DEBT- **\$115,593.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07690 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

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PROPERTY situate in the Coatesville City, Chester County,
Commonwealth of Pennsylvania
BLR# 16-7-92
Improvements thereon: residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, N.A. s/b/b Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **MARK KADINGO**

SALE ADDRESS: 1130 Olive Street, Coatesville, PA 19320-3519

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7100**

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: **16-6-416**

DEBT- **\$135,703.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2003-04081 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

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PROPERTY situate in the Willistown Townsiip, Chester
County, Pennsylvania
BLR# 54-1P-299
Improvements thereon: residential dwelling.

PLAINTIFF: Lasalle Bank National Association as Trustee for Certificateholders of Bear Sterns Asset Backed Securities, Inc., Series 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**

SALE ADDRESS: 3 Bryan Avenue, Malvern PA 19355-3007

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7100**

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CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-417**

DEBT- **\$211,336.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-11429 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

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PROPERTY situate in the Downingtown Borough, Chester
County, Pennsylvania
BLR# 11-7-354
Improvements thereon: residential dwelling.

PLAINTIFF: U.S. National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Csab Mortgage-Backed Pass-Through Certificates, Series 2006-2

VS

DEFENDANT: **GAIL C. BASCHWITZ and KENT A. BASCHWITZ**

SALE ADDRESS: 519 West Lancaster Avenue, Downingtown, PA 19335-2803

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7100**

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: **16-6-418**

DEBT- **\$424,701.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-00756 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

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PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR # 54-3-248
Improvements thereon: residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

DEFENDANT: **MICHAEL M. ROSATO and ANN V. ROSATO**

SALE ADDRESS: 10 Creek Road, Malvern, PA 19355-2904

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7100**

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: **16-6-419**

DEBT- **\$167,418.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00131 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

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ALL THAT CERTAIN, message and tract of land situate in the Township of Caln, County of Chester and State of Pennsylvania, which is more fully described as follows:

BEGINNING at the southeastern corner of Building Group #5, said point being measured the following 2 courses and instances from the intersection of the center line of the western leg of Essex Street and the southern leg of Essex Street: (1) north 2 degrees 7 minutes 45 seconds west, 166.53 feet (2) south 87 degrees 52 minutes 15 seconds west, 54.00 feet, thence by the southerly line of Building Group #5, south 87 degrees 52 minutes 15 seconds west, 65.00 feet; thence by the westerly line of Building Group #5, north 2 degrees 7 minutes 45 seconds west 25.00 feet; thence partially by the party wall separation Building "H" from Building "G" both of Building Group #5, north 87 degrees 52 minutes 15 seconds east,

65.00 feet to a point on the Easterly line of Building Group #5; thence by the same south 2 degrees 7 minutes 45 seconds east 25M0 feet to the first mentioned point and place of beginning.

BEING Building "H" of Building Group #5.

CONTAINING 1,625 square feet of land, be the same more or less.

Premises being 322 Essex Street, Coatesville, PA 19320
PARCEL NO. 39-4E-236

BEING the same premises which Theresa M. Forstrom, widow by Deed dated November 21, 2008 and recorded December 3, 2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7554 Page 1401, granted and conveyed unto Patrick R. Mumford and Stephanie D. Rafine, as joint tenants with right of survivorship.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **PATRICK R. MUMFORD and STEPHANIE D. RAFINE a/k/a STEPHANIE D. MUMFORD**

SALE ADDRESS: 322 Essex 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: **16-6-420**

DEBT- **\$441,165.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-11564 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

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ALL THAT CERTAIN, lot or piece of ground with the buildings and improvements thereon erected, hereditament and appurtenances, Situate in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Subdivision for Dominic J. Spinozzi and Edward L. Mellor, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., Paoli, Pennsylvania, dated 8/10/1984 last revised 6/26/1985 recorded 7/17/1985, as Plan file No. 5682, as follow, to wit:

BEGINNING at a point on the westerly side of Paoli Pike (LR 143) (40 feet wide) said point of beginning also being a corner of Lot No 2; thence extending from said beginning point and along the westerly side of Paoli Pike the 2 following courses and distances; (1) on the arc of a circle curving to the left having a radius of 968.76 feet the arc distance of 13.38 feet to a point of tangent and (2) south 15 degrees 10 minutes west, 446.83 feet to a point a corner of Lot No. 3; thence extending along same the 2 following courses and distances; (1) north 79 degrees 34 minutes 30 seconds west, 241.87 feet to a point and (2) south 46 degrees 41 minutes 10 seconds west, 186.03 feet to a point in line of lands now or late of Timothy A. and Mary Geary; thence extending along same and along lands now or late of William and Loris Thomson and partly

along lands now or late of Arleigh E. and Florence Grace, north 21 degrees 53 minutes west, 361.52 feet to a point a corner of lands now or late of Norman H. and Francis Pew Hayes; thence extending partly along same, north 35 degrees 4 minutes 30 seconds east, 20.29 feet to a point a corner of Lot 32; thence extending along same the 2 following courses and distances; (1) south 58 degrees 26 minutes east, 316.07 feet to a point and (2) south 79 degrees 34 minutes 30 seconds east, 246.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

CONTAINNG 1,338 acres, more less.

UNDER AND SUBJECT to driveway easement of record.

ALSO, UNDER AND SUBJECT to an option agreement of record.

BEING PARCEL # 53-2-49.2

BEING the same premises which Domininc L. Spinozzi and Rosalie N. Spinozzi, husband and wife, by Deed dated 10/3/86 and recorded 10/28/86 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 497 Page 318, granted and conveyed unto William Pennewell and Barbara Pennewell, husband and wife, in fee.

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Freddie Mac Securities REMIC Trust, Series 2005-S001

VS

DEFENDANT: **WILLIAM PENNEWELL and BARBARA PENNEWELL**

SALE ADDRESS: 1703 Paoli Pike, West Chester, PA 19380

PLAINTIFF ATTORNEY:

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: **16-6-421**

DEBT- **\$191,929.82**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05156 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, June 16, 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, July 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 West Whiteland, County of Chester, Commonwealth of Pennsylvania. Having erected thereon an Attached, 2-1/2 Story, Single Family, Residential Dwelling. Being more fully described in Chester County Deed Book Volume 6243, at Page 1060.
Tax Parcel No. 41-05Q-0090

PLAINTIFF: U.S. Bank Association, as trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC2006-HE4 Asset Backed Pass-Through Certificates, Series NC2006-HE4

VS

DEFENDANT: **SEAN McLAUGHLIN a/k/a SEAN M. McLAUGHLIN and CHRISTINA McLAUGHLIN a/k/a CHRISTINA HUBBARD McLAUGHLIN**

SALE ADDRESS: 233 Cowen Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **BARBARA A. FEIN, P.C., 215-653-7450**

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: **16-6-422**

DEBT- **\$455,169.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00126 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, June 16, 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, July 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 Upper Uwchlan Township, Chester County, Pennsylvania, described according to a Plan of Property for James U. Lynch, etix by M. Richard Craig, Registered Surveyor on January 30, 1975, as follows, to wit:

TAX I.D. #: 32-3-58.'

PLAINTIFF: LSF8 Master Participation Trust
VS

DEFENDANT: **STACY SPOTT and UNITED STATES OF AMERICA**

SALE ADDRESS: 460 Park Road, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-423**

DEBT- **\$517,411.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08502 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, June 16, 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, July 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 building and improvements thereon erected, Situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for the Holders of Deutsche Alt-A Securities, Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2007-OA4

VS

DEFENDANT: **EDWARD A. TURNER**

SALE ADDRESS: 905 Briarwood Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: **STEPHEN M. HLADIK ESQ., 215-855-9521**

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: **16-6-424**

DEBT- **\$432,537.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06294 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, June 16, 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, July 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 Uwchlan Township, Chester County, Pennsylvania, described according to a Plan of Subdivision of the Martin Tract by Chester Valley Engineers, Inc., Paoli, PA, dated 7/6/1987 last revised 3/9/1988 and recorded as Plan Nos. 8009-8056 as follows, to wit:

BEGINNING at a point on the southerly side of Taylor Road, a corner of Lot No. 189 on said plan; thence extending along Taylor Road the two following courses and distances: (1) extending along an arc of a circle curving to the left having a radius of 380.00 feet and crossing the Allegheny and Laurel Pipeline Easements the arc distance of 75.26 feet to a point of tangent; and (2) north 87 degrees 03 minutes 09 seconds east 55.78 feet to a point of curve on the southwesterly side of Willow Drive; thence extending along same the two following courses and distances: (1) extending along an arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 42.72 feet to a point of reverse curve; and (2)

extending along an arc of a circle curving to the left having a radius of 380.00 feet the arc distance of 40.64 feet to a point, a corner of Lot No. 187 on said plan; thence extending south 72 degrees 30 minutes 34 seconds west along same and recrossing said Pipeline Easements 145.62 feet to a point in line of Lot No. 186 on said plan; thence extending north 87 degrees 29 minutes 43 seconds west along same 48.62 feet to a point, a corner of Lot No. 189 on said plan; thence extending north 08 degrees 24 minutes 02 seconds east along same and crossing a 30 feet wide sanitary sewer easement 106.89 feet to the point of beginning.

CONTAINING in area 15,294 square feet.

TITLE to said Premises vested in Frances Schafer by Deed from Rouse/Chamberlin, Inc. (a PA Corporation) by: Sarah E. Peck, president dated 05/12/1989 and recorded 05/16/1989 in the Chester County Recorder of Deeds in Book 1538, Page 460.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in trust for Registered Holders of Soundview Home Loan Trust 2005-DO1, Asset-Backed Certificates, Series 2005-DO1

VS

DEFENDANT: **FRANCES SCHAFER**

SALE ADDRESS: 428 Taylor Road, Exton, PA 19341

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: **16-6-425**

DEBT- **\$623,287.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-09777 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, June 16, 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, July 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 hereditament and appurtenances, thereon erected, Situate in the Township of Tredyffrin, Couty of Chester and State of Pennsylvania, bounded and described according to a subdivision Plan of property of Frank J. Fanelli, Inc., known as Glenhardie Farm, made by Yorkee Associates Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pa., dated 1/10/1978 last revised 5/3/1978 as follows to wit:

BEGINNING at a point on the northeasterly side of Gulph Road (L.R. 544) which point is measured the 2 following courses and distances from a point of curve on the southeasterly side of Richard Road (50 feet wide) (as shown on said Plan) (1) extending from said point of curve on a line curving to the left having a radius of 25.00 feet, the arc distance of 58.20 feet to a point of tangent and (2) south 74 degrees, 20 minutes, 30 seconds east, 374.64 feet to the point and place of beginning; thence extending from said beginning point along Lot No. 30, north 15 degrees, 58 minutes, 30 second east, crossing a 20 feet wide sanitary sewer easement 182.51 feet to a point in line of Lot No. 271 thence extending partly along the same end partly along Lots 26 and 25 south 80 degrees, 18 minutes, 20 seconds east, 112.72 feet to a point, a corner of Lot No. 321

thence extending along the south 15 degrees, 39 minutes, 30 seconds west, recrossing said 20 feet wide sanitary sewer easement 179.22 feet to a point on the northeasterly side of Gulph Road, aforesaid, thence extending along the same the 3 following courses and distances (1) north 74 degrees, 20 minutes, 30 seconds west 77.81 feet to a point (2) south 15 degrees, 39 minutes 30 seconds west, 15.00 feet to a point and (3) north 74 degrees, 20 minutes, 30 seconds west, 35.32 feet to the first mentioned point and place of beginning.

CONTAINING 20.044 square feet of land be the same more or less.

BEING Lot No. 31 as shown on said Plan.

Premises being: 767 Gulph Road, Wayne, PA 19087

PARCEL NO. 32-2N-14.3

BEING the same premises which Fanelli-Harlan Builders, Inc. by Deed dated December 28, 1979 and recorded December 28, 1979 in the Office of the Recorder of Deeds in and for Chester County in Deed Book F56 Page 510, granted and conveyed unto Paul W. Gaffney and Sheila M. Gaffney, husband and wife, as tenants by the Entireties.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc, Asset-Backed Pass-Through Certificates, Series 2005-R10, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **PAUL GAFFNEY a/k/a PAUL W. GAFFNEY and SHEILA GAFFNEY a/k/a SHEILA M. GAFFNEY**

SALE ADDRESS: 767 Gulph Road, Wayne, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-426**

DEBT- **\$250,671.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11854 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 16, 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, July 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 Borough of West Chester, Chester
County, Pennsylvania
BLR# 1-9-643
Improvements thereon: Residential Dwelling

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

VS

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

SALE ADDRESS: 245 West Union Street, West Chester, PA 19382-3326

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: **16-6-427**

DEBT- **\$199,185.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2010-08095 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, June 16, 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, July 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 Chester County, Pennsylvania
BLR# 17-3B-0011.0100

PLAINTIFF: U.S. Bank National Association as Trustee for Rasc 2005KS9
VS

DEFENDANT: **JOSEPH H. TORNETTA**

SALE ADDRESS: 391 Reiff Avenue, Pottstown, PA 19465-6927

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: **16-6-428**

DEBT- **\$119,728.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2012-12388 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, June 16, 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, July 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 Downingtown Borough, Chester
County, Pennsylvania
BLR# 11-7-30.45

PLAINTIFF: Bayview Loan Servicing LLC

VS

DEFENDANT: **BRENDA ANGELINI**

SALE ADDRESS: 335 Mary Street, Downingtown, PA 19335-2517

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: **16-6-429**

DEBT- **\$529,060.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00546 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, June 16, 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, July 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 East Marlborough Township, Chester County, Pennsylvania, described in accordance with a Record Plan of Lareserve made for Robert Bruce Balbirnie by Momenee-King Associates of Ardmore, PA dated 3/27/1984 last revised 11/20/1984 and recorded in Plan #7590 and described as follows, to wit:

TAX I.D. #: 61-05B-0060

PLAINTIFF: New York Community Bank

VS

DEFENDANT: **STEPHEN N. KARAS AND DONNA K. KARAS**

SALE ADDRESS: 100 Mougins Circle, Kennett Square, Pennsylvania 19348

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: **16-6-430**

DEBT- **\$51,938.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11733 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Valley Township
TAX Parcel #38-02M-0141
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **ARTHUR CRAIG JONES a/k/a ARTHUR C. JONES and KATHLEEN T. JONES
a/k/a KATHLEEN TRAVIS**

SALE ADDRESS: 925 Wagontown Road, Valley Township, 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: **16-6-431**

DEBT- **\$236,101.59**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11651 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in City of Phoenixville
TAX Parcel #15-02-0002.370
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **JOSEPH A. HARVEY and CARMEN T. HARVEY**

SALE ADDRESS: 1052 Bailey Drive, Unit L-3, 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: **16-6-432**

DEBT- **\$141,771.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11935 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, June 16, 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, July 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 East Nottingham
TAX Parcel #69-05-0021.090
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **KIMBERLY L. KACHEL and WILLIAM KACHEL aka WILLIAM P. KACHEL, III**

SALE ADDRESS: 1067 Lees Bridge Road aka 85 Lees Bridge Road, East Nottingham Township, PA 19362

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: **16-6-433**

DEBT- **\$77,811.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10893 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, June 16, 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, July 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 the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, on which is located on the east house of a block of two frame dwelling houses, designated as No. 637 Belmont Street, bounded and described as follows:

BEGINNING at a point where the west line of Pearl Alley intersects the north curb line of Belmont Street; thence extending along the north curb line of Belmont Street south eighty degrees and forty-four minutes west, twenty-seven feet to a point opposite the center of the middle dividing partition in said block of two frame dwelling houses; thence through the center of said middle dividing partition and by land of the Midvale Realty Company, north nine degrees and sixteen minutes west, one hundred five feet to the south line of Harmony Street; thence by the same north eighty degrees and forty-four minutes east, thirty-four and twenty-three one-hundredths feet to the west line of Pearl Alley; thence by the same south five degrees and ten minutes east, one hundred five and twenty-six one-hundredths feet to the place of beginning.

TAX ID 16-06-0477

BEING the same premises which Maria Papotto and Nicola Papotto, wife and husband, by Deed dated 02/14/2001 and recorded 03/13/2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4911, Page 100, granted and conveyed unto Richard M. Wilson and Barbara A. Johnson.

BEING known as: 637 Belmont Street, Coatesville, PA 19320

PARCEL No.: 16-6-477

IMPROVEMENTS: residential property.

PLAINTIFF: Nationstar Mortgage LLC S/B/M Centex Home Equity

VS

DEFENDANT: **RICHARD M. WILSON and BARBARA A. JOHNSON**

SALE ADDRESS: 637 Belmont Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-434**

DEBT- **\$217,037.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07454 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, June 16, 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, July 18, 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 ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain As-Built Plan" for Sadsbury Associates, Building "H", drawing number 2002219u043, dated January 27, 2004, prepared by Wilkinson Associates, Surveying/Engineering and recorded as instrument number 10383988 in Plan File Numbers 16944 as follows to wit:

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated 03/31/2004 and recorded 04/13/2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6119, Page 508, granted and conveyed unto Steven Curry and Tanya L. Curry

BEING known as: 502 Broad Meadow Drive, Parkesburg, PA 19365

PARCEL No.: 37-4-40.17

IMPROVEMENTS: residential property

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **STEVEN CURRY and TANYA L. CURRY**

SALE ADDRESS: 502 Broad Meadow Drive, 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: **16-6-435**

DEBT- **\$286,404.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09415 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, June 16, 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, July 18, 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 with the buildings and improvements thereon erected, situate in the Township of West Nantmeal, County of Chester, and Commonwealth of PA, being shown as "new" Lot 2 on a Final Plan for Lot 1 and Lot 2 line adjustment, Plan of Property for Raymond Beiler and Nancy Beiler, dated 12/30/1986 and last revised 06/25/2001 by Beideman and Comstock; revision recorded 08/16/2001 (Document #9015867) at the Office of the Recorder of Deed of Chester County, and being more fully described as follows, to wit:

BEGINNING at an interior point, at a stone monument found at a corner of land now or formerly of George B. Lemmon, and being a corner of a 50.00 feet Private Right-of-Way over Lot 4; thence along land now or formerly of George B. Lemmon, north 44 degrees 23 minutes 11 seconds east, 1087.50 feet to a stone monument found at a corner of other lands now or formerly of George B. Lemmon and now or formerly of Thomas T. Henderson, III; thence along the last mentioned land south 32 degrees 08 minutes 43 seconds east, 425.00 feet to an iron pin found at a corner of land now or formerly of Thomas H. Kier; thence along said land south 61 degrees 11 minutes 10 seconds west, 237.61 feet to a common corner of Lot 4 and Lot 3; thence along the north line of Lot 3 south 88 degrees 21 minutes 11 seconds west, 277.59 feet to the northwest

corner of Lot 3 and the northeast corner of "new" Lot 1 (legal description for "new" Lot 1 also recorded 08/16/2001 at the Office of the Recorder of Deeds of Chester County (see Document #9015867); thence along the "new" line dividing Lots 1 and 2 the two (2) following courses and distances: (1) north 45 degrees 36 minutes 49 seconds west, 101.92 feet to a point and (2) south 44 degrees 23 minutes 11 seconds west, 546.32 feet to a point on the northeast line of the aforementioned Private Right-of-Way over Lot 4; thence along the same north 62 degrees 14 minutes 13 seconds west, 52.18 feet to the point and place of beginning.

CONTAINING 4.223 acres of land, more or less.

BEING the same premises which Sharon L. Beiler and Rosemary Cybak, by Deed dated 08/20/2001 and recorded 09/12/2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5061, Page 529, granted and conveyed unto William F. Torpey and Marilyn E. Torpey, husband and wife.

BEING known as: 201 Lewis Mills Road, Honey Brook, PA 19344-9628

PARCEL No.: 23-7-1.3

IMPROVEMENTS: residential property.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-15 c/o Wells Fargo Bank, N.A.

VS

DEFENDANT: **WILLIAM F. TORPEY and MARILYN E. TORPEY**

SALE ADDRESS: 201 Lewis Mills Road, Honey Brook, PA 19344-9628

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: **16-6-436**

DEBT- **\$131,652.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09234 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, June 16, 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, July 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, known as 202 S & K Street, situate in the First Ward of the Borough of Spring City County of Chester and State of Pennsylvania, bounded and described according to a survey made March 22nd, 1948 by Earl R. Ewing, Registered Surveyor, as follows, to wit:

BEGINNING at a spike in the centerline of S & K Street, being forty six and thirty seven hundredths feet southeasterly from a spike marking the intersection of the centerlines of S & K Street and Poplar Street; thence along the centerline of S & K Street south 17 degrees 57 minutes east thirty one and sixty six hundredths feet to a spike, a corner of other lands of the grantor; thence along the same the three following courses and distances south 73 degrees 09 minutes west one hundred sixty three and thirty six hundredths feet to a pipe north 17 degrees 57 minutes west thirty three and fifty three hundredths feet to an iron pin; north 75 degrees 01 minute east sev-

enty and sixty six hundredths feet to the rear wall of the twin house; thence still along other lands of the grantor through a partition wall dividing the twin dwelling north 72 degrees 53 minutes east ninety two and seventy seven hundredths feet to the place of beginning.

COUNTY Parcel Number 14-4-529

BEING the same premises which Patricia A. Palka, formerly known as Patricia A. Stubits, by Deed dated December 21, 2009 and recorded January 6, 2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7842, Page 343, granted and conveyed unto Justin A. Meisten, as sole owner.

BEING known as: 202 S and K Street, Spring City, PA 19475

PARCEL No.: 14-4-529

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **JUSTIN A. MEISTEN**

SALE ADDRESS: 202 S and K Street, Spring City, PA 19475

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: **16-6-437**

DEBT- **\$284,978.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-01688 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, June 16, 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, July 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 Borough of Malvern, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tracts of land, situated in the Borough of Malvern, County of Chester and State of Pennsylvania, as follows:

TRACT #1, being bounded and described as follows:

BEGINNING at an iron pin at the intersection of the middle of Old Lincoln Highway (a/k/a Philadelphia and Lancaster Turnpike) and division line between the Borough of Malvern and Township of Willistown, the northeast corner of Levi S. Thomas property; thence along the middle of the said highway, north 88 degrees, 22 minutes west, 80.16 feet to an iron point, a corner of Tract #2 and other kind of Levi S. Thomas; thence leaving the highway and by other land of said Thomas, south 13 degrees, 46 minutes east, 175.7 feet to a stake in the middle of an extension of Broad Street; thence along the middle of Broad Street, north 81 degrees, 25 minutes east, 58.24 feet to a concrete monument on said division line; thence leaving Broad Street extension and extending along said division line, north 13 degrees, 45 minutes west, 164.99 feet to the place of beginning.

CONTAINING 8,874 square feet of land, more or less.

TRACT #2 being all that certain lot of piece of ground situated in the Borough of Malvern aforesaid, bounded and described as

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ALEXANDRE E. DALEY**

SALE ADDRESS: 420 Old Lincoln Highway, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-438**

DEBT- **\$211,006.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-07933 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, June 16, 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, July 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 Oxford Borough, Chester
County, Pennsylvania
BLR# 6-5-122
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **FABIOLA BEDOLLA, CESAREO BEDOLLA, ADOLFO BEDOLLA, and ROBERTO BEDOLLA**

SALE ADDRESS: 540 New Street, Oxford, PA 19363-1532

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: **16-6-439**

DEBT- **\$277,629.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11974 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, June 16, 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, July 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 East Coventry Township, Chester
County, Pennsylvania
BLR# 18-4-255.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RANCE M. STRUNK, SR., and DARLENE M. STRUNK**

SALE ADDRESS: 1319 Ellis Woods Road, Pottstown, PA 19465-8155

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: **16-6-440**

DEBT- **\$248,612.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11599 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, June 16, 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, July 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 Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a Plan of Quarry Ridge, dated 10/6/1997, last revised 4/20/1999 and recorded on 9/16/1999, as Plan #15071, as follows, to wit:

TAX I.D. #: 37-04-0053.960

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **ANGELA M. MARTIN**

SALE ADDRESS: 412 Flagstone Circle, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-441**

DEBT- **\$155,173.53**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10101 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN single frame dwelling and lot or tract of land, situate on the east side of Whiteland Avenue in the East Ward of the Borough of Downingtown, Chester County, Pa., bounded and described as follows:

TAX I.D. #:11-05-0089

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: LETITIA M. DURNELL, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF CLARISSA M. BOGGS a/k/a CLARISSA F. BOGGS a/k/a CLARISSA MARIE BOGGS, DECEASED MORTGAGOR AND REAL OWNER, and WAYNE D. BOGGS, JR., IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF CLARISSA M. BOGGS a/k/a CLARISSA F. BOGGS a/k/a CLARISSA MARIE BOGGS, DECEASED MORTGAGOR AND REAL OWNER

SALE ADDRESS: 217 Whiteland Avenue, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-442**

DEBT- **\$195,950.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12150 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit the property known, named and identified in the Declaration Plan referred to below as Goshen Valley Condominium One, in East Goshen Township, County of Chester, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of PA, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration dated October 18, 1973, recorded October 23, 1973 in Deed Book 215 Page 258; a Declaration Plan dated November 10, 1972 and last revised October 19, 1973 and recorded October 23, 1973 in deed Book 53 Page 14 and a Code of Regulations dated October 18, 1973 and recorded on October 23, 1973 in Deed Book 215 Page 284, being and designated on said Declaration Plan as Unit No. 306, as more fully described in such a Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .668 per cent.

THE grantee, for and on behalf of the grantee and grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in

connection with the common elements as may be assessed from time to time by the Council in accordance with the Unit Owners Property Act of PA and further covenants and agrees that the unit conveyed by this deed shall be subject to a charge for all amounts so assessed and that, except insofar as Sections 705 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessments, this covenants shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

BEING UPI #53-6-222

BEING the same premises which John W. Watson, by Deed dated December 4, 2006 and recorded December 5, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7025, Page 102, granted and conveyed unto Nexhdet Mavraj.

BEING known as: 306 Valley Drive, West Chester, PA 19382

PARCEL No.: 53-6-222

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank National Association
VS

DEFENDANT: **NEXHDET MAVRAJ**

SALE ADDRESS: 306 Valley Drive, West Chester, PA 19382

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: **16-6-443**

DEBT- **\$218,710.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00075 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 16, 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, July 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 London Grove Township,
Chester County, Pennsylvania
BLR# 59-8-116
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **ROBERT J. CHIPMAN a/k/a ROBERT CHIPMAN and MICHELLE M. CHIPMAN**

SALE ADDRESS: 474 State Road a/k/a, 474 East State Road, a/k/a 474 State Road a/k/a, 474 East State Road, West Grove, PA 19390-8953

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: **16-6-444**

DEBT- **\$458,320.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02343 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, June 16, 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, July 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 East Goshen Township, Chester
County, Commonwealth of Pennsylvania
BLR# 53-1R-74
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **LYNN SAVAGE-KARAVATAKIS**

SALE ADDRESS: 1267 Upton Circle, West Chester, PA 19380-5859

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: **16-6-445**

DEBT- **\$108,740.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04868 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN brick dwelling a said dwelling and lots or tract of land, said dwelling being designated as No. 339 on the east side of Stuart Avenue, in the West Ward of the Borough of Downingtown, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Stuart Avenue; thence at right angles to the said Stuart Avenue passing through the middle of the brick division brick wall separating dwellings Nos. 337-339 Stuart Avenue, south 89 degrees 45 minutes east 200.00 feet to the middle of an alley 20 feet in width; thence along the middle thereof north 15 minutes east 21.75 feet to a point in line of land now or late of the Mount Raymond Church property; thence along the same north 89 degrees 45 minutes west 200.00 feet to the middle of said Stuart Avenue; thence along the middle thereof south 15 degrees west 21.75 feet to the place of beginning.

CONTAINING 4,350 square feet of land be the same more or less.

BEING Parcel Number 11-7-77

BEING 339 Stuart Avenue, Downingtown, PA 19335

BEING the same premises which Bryan A. Clark and Sharon L. Williams, husband and wife, by Deed dated February 26, 1996, and recorded February 26, 1996, in the Chester County Recorder of Deeds in Book 3997, Page 2163, granted and conveyed unto Bryan A. Clark.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee of the Security National Mortgage Loan Trust 2005-2
VS

DEFENDANT: **BRYAN A. CLARK**

SALE ADDRESS: 339 Stuart Avenue, Downingtown, PA 19335

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: **16-6-446**

DEBT- **\$235,067.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02560 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, June 16, 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, July 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 West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Plan of "Brandywine Manor Farms" made by Slack, DeArmit & Hayes, Engineers & Surveyors, Coatesville, Pennsylvania, dated November 15, 1961, and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Plan Book 13 at Page 25, as follows, to wit:

TAX I.D. #: 29-04G-0008

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **JOHN SEARLE and FAY SEARLE**

SALE ADDRESS: 44 Andover Road, Glenmoore, Pennsylvania 19343

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: **16-6-447**

DEBT- **\$374,095.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-12463 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, June 16, 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, July 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 West Brandywine, County of Chester and Commonwealth of Pennsylvania bounded and described to a title plan of Ramblewood made by Titman & Lee Associates Inc., Consulting Engineers, 1200 Philadelphia Pike, Wilmington, De 19009 (302) 791-0700, dated November 15, 1991 last revised June 11, 1993 and recorded as Plan #12426 as follows, to wit:
TAX I.D. #: 29-04-0282

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **MARC CANONICA, ALLISON FORSYTH and UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 11 Ramblewood Drive, Glenmoore, Pennsylvania 19343

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: **16-6-448**

DEBT- **\$205,936.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2010-03304 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, June 16, 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, July 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 West Caln Township, Chester
County, Commonwealth of Pennsylvania
BLR# 28-5-109
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **WILLARD H. YARNALL and AMY K. THOMPSON**

SALE ADDRESS: 995 West Kings Highway, Coatesville, PA 19320-1751

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: **16-6-449**

DEBT- **\$372,676.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07711 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, June 16, 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, July 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 Franklin, County of Chester and Commonwealth of Pennsylvania, bounded and descried according to a Record Plan, Lexington Point Subdivision, prepared for Keystone Custom Homes, by Fioravanti, Inc., Consulting Engineers & Contractors, dated 5/16/2000 last revised 8/23/2007 and recorded in Plan Book 18276 Page 1, as follows, to wit:-
TAX I.D. #: 72-02-0151

PLAINTIFF: Navy Federal Credit Union

VS

DEFENDANT: **TODD M. RAYMOND and JULIE A. RAYMOND**

SALE ADDRESS: 155 Janine Way, West Grove, Pennsylvania 19390

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: **16-6-450**

DEBT- **\$24,562.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-12582 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, June 16, 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, July 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 Highland Township, Chester
County, Pennsylvania
BLR# 45-3-68.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc., d/b/a Citicorp Mortgage, Inc.

VS

DEFENDANT: **DIANA L. SCOTT MOULTON a/k/a DIANA MOULTON, ALFRED J. MOULTON and
TODD SCOTT a/k/a D. TODD SCOTT**

SALE ADDRESS: 3543 Limestone Road, a/k/a 501 North Octorara Trail, Parkesburg, PA 19365-9546

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: **16-6-451**

DEBT- **\$220,617.22**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03666 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, June 16, 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, July 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 Charlestown, County of Chester and Commonwealth of Pennsylvania described according to a Plan of Subdivision of Charlestown Brae made by Chester Valley Engineers, Inc., 159 West Lancaster Avenue, Paoli, PA 19301 dated 2/14/1994, last revised 11/30/1994, and recorded as Plan #12887 bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Southwinds Lane, a corner of Lot No. 2 on said plan; thence extending along said side of Lot No. 2 north 2° 5' 21" west, 398.59 feet to a point on the southerly side of White House Road (SR 1003); thence extending along said side of White House Road, the next 2 following courses and distances; (1) north 68° 0' 1" east, 169.87 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point on the westerly side of Southwinds Lane; thence extending along said side of Southwinds Lane the next 4 following courses and distances:

(1) south 21° 59' 59" east, 115 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 300 feet the arc distance of 174.40 feet to a point of curve; (3) along the arc of a circle curving to the right having a radius of 200 feet the arc distance of 232.14 feet to a point of tangent; (4) south 77° 48' 43" west, 101.10 feet to the first mentioned point and place of beginning.

CONTAINING 2.296 acres more or less.

BEING known as 2 South Winds Lane, Malvern, PA 19355

BEING the same premises which Rouse/Chamberlin, LTD, by Deed dated 12/16/1996 and recorded 12/24/1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4122, Page 919, granted and conveyed unto Christopher M. Wolfington and Darlene M. Wolfington.

PARCEL No.: 35-4-138.1

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **CHRISTOPHER M. WOLFINGTON and DARLENE M. WOLFINGTON**

SALE ADDRESS: 2 South Winds Lane, Malvern, PA 19355

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: **16-6-452**

DEBT- **\$21,456.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08722 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, June 16, 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, July 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 North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan prepared by Pennoni Associates, Inc., dated 2-3-1990, last revised 10-11-1990 and recorded as Plan No. 10800, as follows, to wit:

BEGINNING at a point on the northwesterly side of Coventry Pointe Lane, a corner of Lot No. 2-3 on said Plan; thence extending from said beginning point and along Lot 2-3, north 27° west, 169.98 feet to a point in line of Lot No. 3-1 on said Plan; thence extending along same, south 74° 56' 28" east, 26.93 feet to a point, a corner of Lot No. 2-5 on said Plan; thence extending along same, south 27° east, 148.47 feet to a point on the northwesterly side of Coventry Pointe Lane aforesaid; thence extending along Coventry Pointe Lane on the arc of a circle curving to the right having a radius of 139 feet, the arc distance of 20.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 204 on said Plan.

CONTAINING 3,189 square feet, more or less.

BEING known as 204 Coventry Pointe Lane, Pottstown, PA 19465

BEING the same premises which First Pointe, Inc., by Deed dated 5/2/1997 and recorded 5/7/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4173, Page 758, granted and conveyed unto Elaine B. Young.

PARCEL No.: 17-3G-102

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A., S/B/M Fleet National Bank
VS

DEFENDANT: **ELAINE B. YOUNG**

SALE ADDRESS: 204 Coventry Pointe Lane, 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: **16-6-453**

DEBT- **\$336,940.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-01500 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected hereditaments and appurtenances.

SITUATE in the Township of East Goshen, County of Chester, State of Pennsylvania bounded and described according to a Plan thereof by Howard W. Doran, Registered Surveyor, Newtown Square, Pa, dated 10/25/1962 and last revised 4/28/1966 as follows, to wit:

TAX I.D. #: 53-6B-17

PLAINTIFF: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee 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 2006-HE6

VS

DEFENDANT: **MITCHELL S. JULIANA and RICHARD S. JULIANA**

SALE ADDRESS: 25 Lochwood Lane, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-454**

DEBT- **\$199,568.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04339 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, June 16, 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, July 18, 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 Township of East
Pikeland
TAX Parcel #26-2-466
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **SHARON L. MITSLER**

SALE ADDRESS: 1206 Cherry Wood Court, 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: **16-6-455**

DEBT- **\$2,369.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00732 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN Unit located in the City of Coatesville County of Chester and Commonwealth of Pennsylvania, being Unit No. L66 in Penn Crossing Condominium, as shown on a plan recorded with the Declaration recorded in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania.

TOGETHER WITH a proportionate undivided percentage interest in the Common Elements assigned to said Unit in the Declaration of Condominium for Penn Crossing Condominium, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 P.S.A. Section 3101, et seq., same being recorded in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania as Record Book 6199, Page 381, and any all Amendments thereto, as the same may change from time to time.

Tax ID: 16-3-1.66

BEING the same premises which Carolyn B. Welsh, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania, by Sheriff's Deed dated 1-21-09 and recorded 10-22-09 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7794 Page 1424, granted and conveyed unto Coatesville Savings Bank.

TITLE to said Premises is vested in Thadora Woods-Simmons, by Deed from Coatesville Savings Bank, dated 10/25/2011 and recorded 11/02/2011, in Book 8281, Page 667.

PLAINTIFF: Penn Crossing Condominium Association

VS

DEFENDANT: **THADORA WOODS-SIMMONS**

SALE ADDRESS: 871 Merchant Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BARROW/HOFFMAN, 215-956-9099**

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: **16-6-456**

DEBT- **\$15,477.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09580 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, June 16, 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, July 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 Coatesville City, County of Chester, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in Chester County Department of Records dated 5/20/02 Record Book 5284 page 1778, with First Amendment recorded in Record Book 7431 page 1330, being and designated as Unit No. 65, together with a proportionate interest in the Common Elements (as defined in such Declaration) of 1.515% .

Tax ID: 16-3-1.65

TITLE is vested in Leigh Hammond, as sole owner by the entireties by deed dated 03/30/09 and recorded on 04/06/09 in Record Book 7632 page 1741.

PLAINTIFF: Penn Crossing Condominium Association

VS

DEFENDANT: **LEIGH HAMMOND**

SALE ADDRESS: 873 Merchant Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BARROW/HOFFMAN, 215-956-9099**

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: **16-6-457**

DEBT- **\$250,076.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-03867 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, June 16, 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, July 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 East Vincent, County of Chester and Commonwealth of Pennsylvania bounded and described according to a subdivision plan made by Earl R. Ewing, Inc., R.S., Phoenixville, Pennsylvania, dated June 8, 1976, and recorded in Chester County as Plan No. 470, as follows, to wit:

BEGINNING at a point in the center line of West Bridge Street, said point being measured north thirty-nine (39) degrees five (5) minutes thirty (30) seconds west, six hundred thirty-one (631) feet from the intersection of the center line of Pennsylvania State Highway Route No. 23 with the center line West Bridge Street; thence leaving West Bridge Street and along lands of Lot No. 2, north fifty (50) degrees thirty-nine (39) minutes fifteen (15) seconds west three hundred seventy-four and seventeen hundredths (374.17) feet to an iron pin north forty (40) degrees two (2) minutes thirty (30) seconds east two hundred fifty-nine and sixty hundredths

PLAINTIFF: Citizens Bank of Pennsylvania
VS

DEFENDANT: **MICHAEL B. FIRSTER and PAMELA G. FIRSTER**

SALE ADDRESS: 1267 W. Bridge Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, ESQ., 412-837-1164**

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: **16-6-458**

DEBT- **\$146,980.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-01867 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, June 16, 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, July 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 Third Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Second Avenue (60 feet wide) which point is measured south 80 degrees, 30 minutes west, 75.75 feet from the point of intersection of the said side of Second Avenue with the westerly side of Lincoln Avenue (50 feet wide); thence from said point of beginning extending along premises known as House No. 354, Second Avenue, south 09 degrees, 30 minutes east, 110.20 feet to a point, a corner; thence extending south 80 degrees, 30 minutes west, 24.85 feet to a point in line of lands of Madea, Inc. thence extending along the same, north 09 degrees, 30 minutes west 110.20 feet to a point on the southerly side of Second Avenue, aforesaid; thence extending along the same, north 80 degrees, 30 minutes east, 24.25 feet to the first mentioned point and place of beginning.

BEING known as 356 Second Avenue.

CONTAINING 2,672.35 square feet of land, more or less.

CHESTER County Tax Parcel #15-13-439

BLR# 15-13-439

BEING the same premises which Kevin Collins and Terri Lynn Collins, husband and wife, granted and conveyed unto Kevin Collins by Deed dated April 13, 1999 and recorded April 29, 1999 in Chester County Record Book 4553, Page 1101 for the consideration of \$1.00

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

VS

DEFENDANT: **KEVIN COLLINS, a/k/a C. KEVIN COLLINS**

SALE ADDRESS: 356 2nd Avenue, 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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-459**

DEBT- **\$106,153.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-13714 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, June 16, 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, July 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 with the hereditaments and appurtenances, situate in the Township of West Goshen, Chester County, Pennsylvania, being lot numbered ninety-five and the west half of lot numbered ninety-six, adjoining said lot numbered ninety-five in Plan of Chatwood, laid out for Johnson T. Wilson, recorded in the office for recording of deeds, in and for the said county, in plan book no. 1 page 56, bounded and described as follows, to wit:

BEGINNING at the northwest corner of lot numbered ninety-five in the middle of orchard avenue; thence eastwardly along said middle line forty-five feet to a corner of lands now or late of George C. Sadler; thence along said other lane southwardly by a line dividing lot numbered ninety-six into two equal parts, one hundred forty-seven and five tenths feet, (erroneously set forth in prior conveyance as one hundred forty fee and five tenths of a foot) to the middle line of sycamore alley; thence westwardly along the middle line of said alley, forty-five feet to the southeast corner of lot numbered ninety-four thence northwardly along said lot, one hundred and forty-seven and nine tenths feet to the plane of beginning.

UPI # 52-5F-172

PARCEL # 5205F01720000

BEING known as 834 Orchard Avenue, West Chester, PA 19382

BEING the same premises Elva Carr Huber, widow by fee simple deed dated March 5, 1975 and recorded March 7, 1975 in the Office of the Recorder of Deeds in and for Chester County in Deed Book E45 Page 96, granted and conveyed unto Steven James Volk and Christine A. Volk, his wife.

PLAINTIFF: Deutsche Bank Trust Company Americas formerly known as Bankers Trust Company as Trustee for Saxon Asset Securities Trust 2000-3

VS

DEFENDANT: **CHRISTINE A. VOLK and STEVEN JAMES VOLK**

SALE ADDRESS: 834 Orchard Avenue, West Chester, PA 19382

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: **16-6-460**

DEBT- **\$77,634.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09736 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, June 16, 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, July 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 Valley Township, Chester
County, Commonwealth of Pennsylvania
BLR# 38-5C-89.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA dba Americas Servicing Company
VS

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

SALE ADDRESS: 939 Madison Street, a/k/a 939 West Madison Street, Coatesville, PA 19320-2805

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: **16-6-461**

DEBT- **\$175,271.25**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00957 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, June 16, 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, July 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 Parkesburg Borough, Chester
County, Commonwealth of Pennsylvania
BLR# 8-4-67.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **ALFRED MOULTON, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF JANE DONIA and KRYSTAL LEE DONIA, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF JANE DONIA**

SALE ADDRESS: 128 Main Street a/k/a, 128 West Main Street, Parkesburg, PA 19365-1128

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: **16-6-462**

DEBT- **\$452,998.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00750 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, June 16, 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, July 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 Londonderry, County of Chester and Commonwealth of Pennsylvania, described, according to a plan for "Mindy Acres" made by Spotts, Stevens and McCoy, Inc. Wyomissing, PA, dated 11-15-1995 last revised 8-7-1996 and recorded as Plan File #13633, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Daleville Road T-366, a corner of Lot 4 on said Plan, thence extending along said side of Lot 4 south 10 degrees 18 minutes 50 seconds west 250.00 feet to a point and corner of Lot 6 on said Plan, thence extending along said side of Lot 6, south 78 degrees 12 minutes 11 seconds west 188.48 feet to a point on the southeasterly side of Derry Manor Drive, thence extending along said side of Derry Manor the following (2) courses and distances {1} north 11 degrees 47 minutes 49 seconds east 225.71 feet to a point of curve (2) along the arc distance of circle to the right having a radius of 20.00 feet the arc distance of 30.90 feet to a point on the southerly side of Daleville Road T-366 thence extending along said side of Daleville Road T-366 south 79 degrees 41 minutes 10 seconds east 162.58 feet to the first mentioned point and place of beginning.

BEING Lot 5 on said Plan.

PREMSES being: 101 Daleville Road, Cochranville, PA 19330

PARCEL No. 46-2-146

BEING the same premises which Mindy Acres, Inc. by Deed dated October 30, 1998 and recorded January 6, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4485 Page 2171, granted and conveyed unto Bernardo Delellis, Jr. and Andrea M. Delellis.

PLAINTIFF: Ocwen Loan Servicing LLC

VS

DEFENDANT: **BERNARDO DELELLIS, JR. and ANDREA M. DELELLIS**

SALE ADDRESS: 101 Daleville Road, Cochranville, PA 19330

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: **16-6-463**

DEBT- **\$95,711.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11858 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, June 16, 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, July 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 Coatesville
City, Chester County, Pennsylvania
TAX Parcel No.: 16-6-1086

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-E, Mortgage-Backed Certificates, Series 2005-E

VS

DEFENDANT: **MARIA C. CISNEROS**

SALE ADDRESS: 119 Chester Ave., 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: **16-6-464**

DEBT- **\$106,400.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02449 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, June 16, 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, July 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 Borough of South Coatesville, County of Chester and State of Pennsylvania, and described to a Plan thereof known as 'Hill Side', said plan made by C. Timothy Slack, Professional Engineer, dated 8/7/1958 as follows:

BEGINNING at a point on the southeasterly side of Penn Avenue at the distance of 482.17 feet measured on a bearing of south 46 degrees of south 46 degrees 40 minutes west along the said side of Penn Avenue from it is point of intersection with the southwesterly side of Cambria Avenue, said point of beginning also being the point formed by the intersection of the said side of Penn Avenue with the southwesterly side of a certain 30 feet wide public right of way (dedicated).

CONTAINING in front or breadth on the said side of Penn Avenue 70.00 feet and extending of that width in length or depth southeasterly between parallel lines at right angles to Penn Avenue the northeasterly line of being along the southwesterly side of the aforesaid 30 feet wide public right of way 100 feet.

BEING Lot #6 as shown on the above mentioned Plan.

BEING the same premises which Homesales, Inc., by Deed dated September 7, 2006 and recorded September 25, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 10689769, granted and conveyed unto Judy Niedert

BEING known as: 35 Penn Avenue, Coatesville, PA 19320

PARCEL No.: 9-3-65.4

IMPROVEMENTS: residential property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JUDY NIEDERT**

SALE ADDRESS: 35 Penn Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-465**

DEBT- **\$229,308.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09704 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, June 16, 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, July 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 West Caln Township, Chester County, Pennsylvania bounded and described according to a subdivision of land "Phillipsville Estates" made by Berger and Hayes, Inc. dated 12-16-87 and last revised 6-3-88 as follows, to wit:

BEGINNING at a point on the northerly right of way line of Debbie Drive (50 feet wide) said point being a mutual corner of Lot 10 and Lot 9 (the herein described lot) thence leaving Debbie Drive and along Lot 10 north 13 degrees 48 minutes 50 seconds west 422.92 feet to a point in line of lands of Fred Grumbine thence along land of Grumbine and along land now or late Thomas S. Van Kemper south 40 degrees 26 minutes 15 seconds east 473.08 feet to a point on the northerly right of way line of Debbie Drive thence along said right of way south 76 degrees 11 minutes 10 seconds west 212.00 feet to the first mentioned point and place of beginning.

TAX ID: 28-8E-0023

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate-holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10 c/o Specialized Loan Servicing LLC
VS

DEFENDANT: **THOMAS C. STELZER and CAROL L. STELZER**

SALE ADDRESS: 102 Debbie Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-466**

DEBT- **\$130,258.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09971 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, June 16, 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, July 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 tract of ground, situate in Upper Oxford Township, Chester County, Pennsylvania, according to a survey made by George E. Register, Jr. and Sons, Inc., dated September 23, 1970 as follows, to wit:

BEGINNING at an old spike set in the title line of Public Road Leg. Rt. 15027 leading in the northwesterly direction to Hayesville and the southeasterly direction to U.S. Rt. 1, said old spike marking the northwesterly corner of this about to be described tract and a corner of land now or formerly of Lester Lewis; thence leaving said old spike of beginning, leaving said title line and by said land now or formerly Lester Lewis, south 88 degrees 37 minutes 50 seconds east 418.07 feet to an iron pin marking the northeasterly corner of this and a corner of Parcel "B" on said Plan, formerly owned by Walter McClain; thence by said land of Parcel "B", south 55 degrees 15 minutes 39 seconds west, 360.79 feet to a spike marking a corner of this and set in the title line of the aforementioned Leg. Rt. 15027; thence by said title line, north 29 degrees 24 minutes 00 seconds west, 77.45 feet to a spike marking a corner of this and a corner of land now or formerly of Ernest Lee; thence leaving said title line and by said land of Ernest Lee the following three

courses and distances, to wit:

1 – NORTH 50 degrees 36 minutes 00 seconds east, 140.00' to an iron pin.

2 – NORTH 29 degrees 24 minutes 00 seconds west, 50.00' to an iron pin.

3 – SOUTH 50 degrees 36 minutes 00 seconds west 150.00' to a spike set for a corner of this and set in the title line of the aforementioned Leg. Rt. 15027;

THENCE by said title line, north 29 degrees 24 minutes 00 seconds west, 120.00' to an old spike being the first mentioned point and place of beginning.

CONTAINING 37,550.12 square feet of land be the same more or less.

TITLE to said Premises vested in Morris G. Lee and Helen J. Lee, his wife by Deed from Mary E. McClain, executrix u/w of Walter L. McClain, deceased, and Mary E. McClain, s/w dated April, 26 1978 and recorded May 1, 1978 in the Chester County Recorder of Deeds in Book U52, Page 169.

HELEN J. LEE departed this life on 04/01/1996.

PLAINTIFF: U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-1, Mortgage-Backed Notes, Series 2013-1

VS

DEFENDANT: **MORRIS G. LEE**

SALE ADDRESS: 459 University Road, Lincoln University, PA 19352

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: **16-6-467**

DEBT- **\$115,049.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-10594 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN frame message, tenement and lot of land, situate on the west side of Adams Street between Miner and Barand Streets in the Borough of West Chester aforesaid, being 20 feet in front on said Adams Street and extending back westwardly of the same width between parallel straight line about 70 feet to land now or late of George Hippe.

CONTAINING 1400 square feet of land be the same more or less.

BEING UPI # 1-9-576

PLAINTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset-Backed Securities I Trust 2005-AC6, Asset-Backed Certificates, Series 2005-AC6 c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **ANTONIO SYLVA**

SALE ADDRESS: 110 S. Adams Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-468**

DEBT- **\$205,663.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-11377 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, June 16, 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, July 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 ground with the buildings and improvements thereon erected, situate in Lower Oxford Township, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Two-Lot Subdivision Plan prepared for Robert Wagoner by Concord Land Planners and Surveyors, Oxford, PA, dated October 12, 2000 as last revised March 7, 2002 and which Plan is recorded as Plan No. 16183, to wit:

BEGINNING at a point of curve on the title line in the bed of Conner Road (T-329) which point makes a common corner of this premises and land now or late of United Mobile Homes of PA., Inc.; thence extending from said beginning point along the said title line in the bed of Conner Road the two next following courses and distances, viz: (1) along the arc of a circle curving to the left having a radius of 1117.61 feet the arc distance of 145.50 feet to a point of tangent and (2) north 63 degrees 40 minutes 00 seconds east 44.33 feet to a point, a corner of this premises and Lot No. 3A; thence

extending along the same south 22 degrees 11 minutes 04 seconds east 280.73 to a point, a corner of this premises on line of land now or late of United Mobile Homes of PA, Inc., aforesaid; thence extending along the same the two next following courses and distances, viz: (1) south 74 degrees 25 minutes 29 seconds west 206.60 feet to a point, a corner of this premises and (2) north 18 degrees 52 minutes 25 seconds west 253.21 feet to the first mentioned point and place of beginning.

BEING Lot No. 3B on the above mentioned Plan. Also known as Parcel Number 56-4-51-5A

BEING the same premises which William Donald Robinson and Jeanette R. Robinson, husband and wife, Wagoner Custom Contracting Inc. (Equitable Owner), by Deed dated 9/22/03 and recorded 10/2/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5919, Page 350, granted and conveyed unto Richard A. Maitre, a single man, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **RICHARD A. MAITRE**

SALE ADDRESS: 370 Conner Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SHAPIRO & DaNARDO, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-469**

DEBT- **\$43,159.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08796 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, June 16, 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, July 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 City of
Coatesville, Chester County, Pennsylvania
TAX Parcel No.: 16-5-124

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **GREGORY P. MASON and MARIA MASON aka MARIA D. MASON**

SALE ADDRESS: 315 Lumber St., 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: **16-6-470**

DEBT- **\$385,495.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07901 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT LOT or piece of ground, situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Plan of Elk Creek Farms, prepared by Kelly and Associates, Inc., Consulting Engineers and Surveyors, dated 10/9/1998, last revised 11/3/1999 and recorded in Chester County as Plan #15972 as follows, to wit:

BEGINNING at a point on the southeasterly side of Road "A-2", a corner of Lot #54 as shown on said Plan; thence from said point of beginning, along the said side of Road "A-2" on the arc of a circle curving to the left having a radius of 425.00 feet the arc distance of 90.00 feet to a corner of Lot #52; thence along Lot #52 south 57 degrees 26 minutes 52 seconds east 125.00 feet to a point; thence south 38 degrees 37 minutes 08 seconds west 116.25 feet to a corner of Lot #54; thence along Lot #54 north 45 degrees 18 minutes 52 seconds west 125.00 feet to the first mentioned point and place of beginning.

BEING Lot #53 as shown on said Plan.

PREMISES being: 47 Mystery Rose Lane, West Grove, PA 19390

PARCEL No. 58-3-27.79

BEING the same premises which Elk Creek Farms, LLC by Deed dated July 31, 2003 and recorded December 31, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6025 Page 2097, granted and conveyed unto Paul Rafferty III and Kara P. Rafferty.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **PAUL RAFFERTY III and KARA P. RAFFERTY**

SALE ADDRESS: 47 Mystery Rose Lane, West Grove, PA 19390

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: **16-6-471**

DEBT- **\$27,821.58**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09917 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in City of Coatesville
TAX Parcel #16-09-0110
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: First Niagara Bank, N.A. S/B/M to Harleysville National Bank and Trust Company S/B/M to Willow Grove Bank

VS

DEFENDANT: **KATHRYN F. DUCA**

SALE ADDRESS: 7 West 6th Avenue, 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: **16-6-472**

DEBT- **\$140,671.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11990 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, June 16, 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, July 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 Sadsbury, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a Plan of Octorara Woods, made for Daniel C. Paul, by Berger and Hayes, Inc., Civil Engineers and Surveyors, dated 9/12/1988, last revised 9/27/1988 and recorded as Plan #8712, as follows, to wit:

BEGINNING at a point on the northerly side of Octorara Road, said point also being a corner of Lot #4; thence extending along the northerly side of Octorara Road, south 85 degrees 58 minutes 23 seconds west, 157.00 feet to a point, a corner of Lot #2; thence extending along same, north 04 degrees 13 minutes 06 seconds west, passing through a 20 feet wide drainage easement and crossing over a AT&T underground cable right of way, 375.44 feet to a point in line of lands now or late of Clarence F. Neal; thence

extending along same, north 82 degree 06 minutes 20 seconds east, 157.32 feet to a point; a corner of Lot #4; thence along same, south 04 degrees 13 minutes 06 seconds east, passing over AT&T underground cable, aforesaid, 386.06 feet to the first mentioned point and place of beginning

BEING Lot #3 as shown on said Plan.

CONTAINING 1.372 acres of land be the same more or

less.

BEING UPI Number 37-4-3-2

PARCEL No.: 37-4-3-2

BEING known as: 303 Octorara Road, Parkesburg, PA 19365

BEING the same property conveyed to Gary A. Arnold and Tara L. Arnold, husband and wife, as tenants by the entirety, who acquired title by virtue of a Deed from Stephen B. Bingham and Debbie A. Bingham, husband and wife, dated July 31, 2003, recorded July 31, 2003, at Deed Book 5817, Page 442, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **GARY A. ARNOLD**

SALE ADDRESS: 303 Octorara Road, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-473**

DEBT- **\$233,414.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10056 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, June 16, 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, July 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 Newlin, County of Chester and State of Pennsylvania, bounded and described according to a survey by Benchmark Engineering, Inc., Reading, Pennsylvania of "Wheatland Villa Farms" Section 1, dated May 24, 1974 as follows, to wit:

BEGINNING at a point of tangent on the northerly side of Township Road measured on the arc of a circle curving to the right with a radius of 157.08 feet from a point of tangent on the westerly side of Young Drive; thence from the point and place of beginning and extending along Young Drive south 74 degrees 06 minutes 10 seconds west 200 feet to a point; thence leaving Young Drive and extending north 15 degrees 53 minutes 50 seconds west 200 feet to a point, a corner of Lot 24; thence along the same north 74 degrees 06 minutes 10 seconds east 300 feet to a point on the west side of Young Drive; thence along the same south 15 degrees 53 minutes 50 seconds east 100 feet to a point of tangent; thence on the arc of a circle curving to the right with a radius of 157.08 feet to the point and place of beginning.

BEING Lot #23 on said survey.

PARCEL No. 49-1-83

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **MARIA T. HARRIS and TODD E. HARRIS**

SALE ADDRESS: 1113 Laurel Road, Coatesville, PA 19320-5229

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-474**

DEBT- **\$1,086,743.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10598 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, June 16, 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, July 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 piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Fern M. Pike Estate, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pa., dated 4/5/1988, as follows, to wit:

BEGINNING at a point in line of land of the U.S. Veterans Hospital, a corner of land now of late of Harry McMullen, said point of beginning point also on the easterly line of a 20 feet wide right of way of the Philadelphia Electric Company right of way; thence extending from said beginning point along land of the U.S. Veterans Hospital, south 00 degrees, 34 minutes 20 seconds east, 1014.89 feet to a point a corner of land now or late of Nancy Miller; thence extending along same and along land of others and also crossing aforesaid 20 feet wide Philadelphia Electric Company right of way, south 78 degrees 26 minutes west, 2126.68 feet to a point in line of land now or late of Elizabeth Spackman; thence extending along same and also along land now or late of G. Donald and Elizabeth Spackman, north 00 degrees 43 minutes 10 seconds east, 725.49 feet to a point, the corner of land now or late of Howard Reinard; thence extending along same and also land now or late of John McCarter, south 50 degrees 48 minutes east, 264.84 feet to a point still in line

of John McCarter; thence extending along same and also land of others, north 39 degrees 12 minutes east, crossing a 50 feet wide access to Dogwood Lane, 878.52 feet to a point a corner of another 50 feet wide access to Dogwood Lane; thence extending along same the two following courses and distances: (1) on a line curving to the left having a radius of 175 feet, the arc distance of 118.51 feet to a point of tangent and (2) north 00 degrees 24 minutes east, 50 feet to a point in line of land now or late of Mary Emonds; thence extending along same the two following courses and distances: (1) south 89 degrees 36 minutes east, 725 feet to a point and (2) north 00 degrees 24 minutes east, 200 feet to a point, a corner of land now or late of Charles Brown; thence extending along same and also along lands of others, south 89 degrees 36 minutes east recrossing aforesaid 20 feet wide Philadelphia Electric Company right of way; 983.83 feet to a point in line of land of the U.S. Veterans Hospital the first mentioned point and place of beginning.

BEING UPI# 39-3L-110

BEING the same premises which South Woods Associates, LP by Indenture dated 04/15/2011, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, aforesaid in Deed Book 8164, Page 523, Instrument Number 11094223, granted and conveyed unto, Coatesville, Solar Initiative, LLC, in fee.

PLAINTIFF: Billows Electric Supply Company, Inc.

VS

DEFENDANT: **COATESVILLE SOLAR INITIATIVE, LLC**

SALE ADDRESS: Dogwood Lane, Caln Township

PLAINTIFF ATTORNEY: **GARY M. PERKISS, ESQ., 215-885-7100**

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: **16-6-475**

DEBT- **\$1,086,743.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10599 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, June 16, 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, July 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 tract of land situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point of intersection at the northerly side of Foundry Street and the westerly side of Eleventh Avenue; thence north 04 degrees 50 minutes 30 seconds west, 355.43 feet on the boundary line of land now or formerly owned by Pure Oil Company; thence south 80 degrees 09 minutes 00 seconds west, 531.95 feet on the boundary line of land now or formerly owned by Pure Oil Company and land now or formerly owned by Homer N. Gebbard to a point in the dividing line between the City of Coatesville and Caln Township; thence north 00 degrees 03 minutes 30 seconds east, 169.87 feet along said dividing line between the City of Coatesville and Caln Township, thence continuing on the same course and leaving the boundary line of the City of Coatesville, north 00 degrees 03 minutes 30 seconds east, 76.46 feet to a point; thence south 07 degrees 43 minutes 30 seconds east, 663.49 feet to the northerly side of Foundry Street; thence south 86 degrees 30 minutes 30 seconds west, 369.68 feet to the point of beginning.

SAID land being known as Lot No. 32 as shown on a Plan known as Carver Court, Caln Township, Chester County, Pennsylvania, dated 11/23/1948, revised 1/4/1954, and recorded on 3/12/1954 in Plan Book 3 Page 53, in the Land Records of Chester County, Pennsylvania.

BEING UPI # 39-3-104

BEING the same premises granted and conveyed to Coatesville Solar Initiative, LLC by Deed from Marguerite V. Williams Revocable Living Trust dated 10/25/2012 and recorded 11/28/2012 in Chester County, State of PA in Deed Book 8575 Page

39, Instrument No. 11227216.

EXCEPTING thereout and therefrom all that certain lot or tract of land conveyed by James W. Williams and Marguerite Williams, husband and wife, to Allen W. Carroll and Annie V. Carroll, husband and wife, by Deed dated 8/14/1961 and recorded at Chester County, Pennsylvania, in Deed Book I-33 Page 433, described as follows, to wit:

ALL THAT CERTAIN tract of land situated in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, designated as Lot 1 on a Plan of Lots of Jamaron Park surveyed for James W. Williams and Marguerite Williams by Slack, DeArmit and Hayes, Professional Engineers and Surveyors, 4/17/1961, as follows:

BEGINNING at a point on the north curb line of Foundry Street (30 feet wide), a corner of Lot 2, said point being located along the north curb line of Foundry Street 86 degrees 30 minutes 30 seconds east, 258 feet from a railroad spike at the intersection of the west right-of-way line of Eleventh Avenue with the north right-of-way line of Foundry Street; thence leaving said curb line and along Lot 2, north 04 degrees 50 minutes 30 seconds west, 183.38 feet to a point, a common corner of Lot 2, Lot 6, and Lot 7; thence along Lot 7, north 86 degrees 30 minutes 30 seconds east, 102.43 feet to an iron pipe, a common corner of Lot 7, Paul L. Palmer, and Lot 20 (Lot 20 is in Carver Court Development); thence along Lot 20, south 07 degrees 43 minutes 30 seconds east, 183.84 feet to an "X" cut in the aforesaid north curb line of Foundry Street; thence along the north curb line of Foundry Street south 86 degrees 30 minutes 30 seconds west, 111.68 feet to the first mentioned point and place of beginning.

PLAINTIFF: Billows Electric Supply Company, Inc.

VS

DEFENDANT: **COATESVILLE SOLAR INITIATIVE, LLC**

SALE ADDRESS: 1103 Foundry Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GARY M. PERKISS, ESQ., 215-885-7100**

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: **16-6-476**

DEBT- **\$386,666.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06816 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, June 16, 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, July 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 East Brandywine, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, and described according to a draft of Lot No. 17 on Plan of "Thistle Downs", said Plan made by Howard F. Ranck, Registered Surveyor dated December 5, 1964, as follows, to wit:

BEGINNING at a point on the northeasterly side of Keller Way (40 feet wide) at the distance of 926.00 feet eastwardly from a point in Didworth Road, said point of beginning also being a corner of Lot No. 16; thence extending along Lot No. 16; thence extending along Lot No. 16, north 29 degrees 11 minutes east 227.80 feet to an iron pin in line of land of East Brandywine Elementary School; thence extending along the last mentioned land north 87 degrees 13 minutes east 294.00 feet to a marble stone in line of land now or late of Moore; thence extending along the last mentioned land south 12 degrees 05 minutes west 185.00 feet to an iron pin, a corner of Lot

No. 18; thence extending along Lot No. 18 south 66 degrees 32 minutes west 287.60 feet to an iron pin on the northeasterly side of Keller Way, aforesaid; thence extending northwestwardly along the said side of Keller Way on the arc of a circle curving to the left having a radius of 140 feet the arc distance of 135.00 feet (the chord of said arc bearing north 50 degrees 39 minutes west), 130.82 feet) to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on the above mentioned plan.

BEING UPI Number 30-05-0043.0400

PARCEL No.: 30-05-0043.0400

BEING known as: 16 Keller Way, Downingtown, PA 19335

BEING the same property conveyed to William Vandurme and Alicia Vandurme, husband and wife, tenants by the entireties, who acquired title by virtue of a Deed from William Vandurme, dated March 9, 2005, recorded April 6, 2005, in the Chester County Clerk's/Register's Office in Deed Book 6454, Page 1190.

PLAINTIFF: U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3

VS

DEFENDANT: **WILLIAM VANDURME**

SALE ADDRESS: 16 Keller Way, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-477**

DEBT- **\$187,153.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-10196 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, June 16, 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, July 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 West Brandywine Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone heap on a south side of a public road a corner of land now or late of David Buchanan, Jr.; thence by lands now and late and James K. Grier, south twenty-five degrees west fifteen and four-tenths perches to a stone; south sixty one and one-quarter degrees east sixty one perches to a stone; thence by lands now or late of Thomas Lomas north one degree west twenty one and two-tenths perches to a stone heap; thence by lands now or late of David Buchanan, Sr., north sixty three and one-quarter degrees west fifty one and six-tenths perches to the place of beginning.

PARCEL No. 2903 00180000

UPI 29-3-18

BEING the same premises which Robert M. Hooper, Sr., by Deed dated January 28, 1999 and recorded March 11, 1999 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 4523 Page 1422, conveyed and granted unto Robert M. Hooper, Sr. Robert M. Hooper Sr. has since departed this life on May 28, 2010.

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity but as Trustee of ARLP Securitization Trust, Series 2014-2 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MARY D. BITNER AS CO-EXECUTOR OF THE ESTATE OF ROBERT M. HOOPER, SR. and RAYMOND E. HOOPER AS CO-EXECUTOR OF THE ESTATE OF ROBERT M. HOOPER, SR.**

SALE ADDRESS: 172 Barons Hill Road, Brandamore, PA 19604

PLAINTIFF ATTORNEY: **STERN & EISENBERG, 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: **16-6-478**

DEBT- **\$819,967.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-09956 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, June 16, 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, July 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 East Bradford
TAX Parcel #51-7-27.13
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Capital One, N.A. as Successor by Merger with Chevy Chase N.A.

VS

DEFENDANT: **MARIANNE KANE and GERALD E. KANE**

SALE ADDRESS: 1146 Saint Finegan Drive, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-479**

DEBT- **\$237,786.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07212 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, June 16, 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, July 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 land, situate in the Borough of Downingtown, County of Chester and State of Pennsylvania, known as Lot #35 on a Plan of Lots known as Foxcroft Development, bounded and described according to a survey made by C. T. Slack, Professional Engineers, Coatesville, Pennsylvania, dated May 14, 1956, as follows, to wit:
TAX I.D. #: 11-4-75

PLAINTIFF: One West Bank N.A.

VS

DEFENDANT: **WILLIAM EVERETT GILL**

SALE ADDRESS: 415 E. Pennsylvania Avenue, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-480**

DEBT- **\$204,303.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04073 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, June 16, 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, July 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 Valley Township, Chester
County, Pennsylvania
BLR# 38-04-0131
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **JAMES L. MATTSON, JR. and KELLY S. HAYES**

SALE ADDRESS: 32 Cynthia Road, Coatesville, PA 19320-2718

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: **16-6-481**

DEBT- **\$181,916.84**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07940 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, June 16, 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, July 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 land, with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Meadowlake, Phase Two, made by Henry S. Conrey Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 2/10/1977 and revised 4/17/1977 as follows, to wit:

BEGINNING at a point on the northerly side of Park Drive, and also being a corner of Lot #33, as shown on said Plan; thence extending from said beginning point, and along Lot #33, north 16 degrees 25 minutes 30 seconds west, 165.49 feet to a point in the bed of a 20 feet wide Caln Township Municipal Authority Sanitary Sewer Easement; thence extending along same north 88 degrees 00 minutes 41 seconds east, 109.19 feet to a point, a corner of Lot #31;

thence extending along same south 03 degrees 34 minutes 06 seconds east 150.18 feet to a point on the northerly side of Park Drive; thence extending along same on a line curving to the left, having a radius of 375 feet, the arc distance of 72.94 feet to the point and place of beginning.

BEING Lot No. 32 as shown on said Plan.

BEING the same premises which Franklin G. Parker and Mary T. Parker granted and conveyed unto DeFields Lawrence Doris Lawrence and Damon Lawrence, parents and son, by Deed dated 12/30/94 and recorded 2/21/95 in the Recorder of Deeds Office in and for Chester County, Pennsylvania in Record Book 3864, Page 15. The aforementioned DeFields Lawrence died 9/24/01, thereby vesting his interest unto his surviving spouse, the grantor herein, by virtue of law.

PLAINTIFF: U.S. Bank National Association
VS

DEFENDANT: **DAMON LAWRENCE and DARREN LAWRENCE, solely as heir to DORIS LAWRENCE, deceased**

SALE ADDRESS: 231 Park Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SARAH McCASSERY, 610-278-6800**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-482**

DEBT- **\$152,264.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07518 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, June 16, 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, July 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 City of Coatesville County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the east curb line of South Fifth Avenue a corner of land now or late of Margaret Worth, distant 93.47 feet northwardly from the point of intersection of the north curb line thence along the east curb line of South Fifth Avenue, north 5 degrees 30 minutes west 54.6 feet to a point the intersection of the east curb line of South Fifth Avenue with the south line of Speakman Place (now Penrose Lane) thence along the south line of Speakman Place and land now or late of Charles H. Brown, north 84 degrees 30 minutes east 100 feet to a point a corner or remaining land of Thelma E. Mailalieu, thence still along remaining land of Thelma E. Mailalieu, south 05 degrees 30 minutes east 54.6 feet thence along land now or late of said Margaret Worth south 84 degrees 30 minutes west 100 feet to the first mentioned point and place of beginning.

TOGETHER with and under and subject to certain water rights and sewer line rights as more particularly set forth in Deed Book S 22 Page 149

TRACT NO. 2

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

BEGINNING at a point in the south line of Speakman Place (now Penrose Lane) a corner of other land of grantors conveyed herein as Tract No. 1; thence along the south line of Speakman Place north 84 degrees 30 minutes east 22.71 feet to a point a corner of land now or late of Thelma E. Mailalieu; thence along said land south 05 degrees 30 minutes east, 54.6 feet to a point in line of land now or late of Margaret Worth; thence along said land south 84 degrees 30 minutes west 22.71 feet to a corner of the other tract of land conveyed herein, being Tract No. 1; thence along said other land, north 05 degrees 30 minutes west, 54.6 feet to the point and place of beginning.

COUNTY Parcel No. 16-6-954.1

BEING the same premises which Edwin Ramirez and Tiffany Ramirez, his wife by Deed dated 5/14/04 and recorded 8/13/04 at Chester Co., in Record Book 6252, Page 27 granted and conveyed unto Tiffany Ramirez, in fee.

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.

PLAINTIFF: CitiMortgage, Inc.,

VS

DEFENDANT: **WILDRIS ROMERO**

SALE ADDRESS: 145 South 5th Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-482X**

DEBT- **\$152,264.96**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07518 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

TO have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, until the said grantee, her heirs and assigns, to and for the only proper use and behoof of the said grantee, her heirs and assigns, forever.

AND the said grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said grantee, her heirs and assigns, that she, the said grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto said grantee, her heirs and assigns, against her, the said grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by through or under the said grantor but not otherwise.

TITLE to said premises vested in Wildris Romero by Deed from Tiffany Ramirez dated February, 28 2007 and recorded May 14, 2007 in the Chester County Recorder of Deeds in Book 7159, Page 667.

PLAINTIFF: CitiMortgage, Inc.,

VS

DEFENDANT: **WILDRIS ROMERO**

SALE ADDRESS: 145 South 5th Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-483**

DEBT- **\$299,982.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12070 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel or land with a dwelling, garage, and swimming pool erected thereon, situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan prepared for John B. and Anna S. Wenger by John D. Stapleton, III, registered surveyor, dated January 18, 1988 and revised April 5, 1988, as follows, to wit:

BEGINNING at a point on the east side of an unnamed dirt road (T-459), a corner of remaining land of the grantors herein, John B. and Anna S. Wenger, said point being located by a rearing of south 21 degrees 53 minutes 33 seconds east and a distance of 183.93 feet as measured along the title line within the right of way of the aforementioned dirt road from a point marking the southeast corner of land of James E. and Joanne W. Thompson; thence extending along in said road south 21 degrees 53 minutes 33 seconds east 195.10 feet to a point, a corner of remaining land of the grantors herein; John B. and Anna S. Wenger; thence leaving the road along said remaining land of the grantors for the following three courses and distances: (1) south 69 degrees 28 minutes 02 seconds west 281.81 feet to a point; (2) north 21 degrees 53 minutes 33 seconds west 195.10 feet to a point; and (3) north 69 degrees 28 minutes 02 seconds east 281.81 feet to the point and place of beginning.

BEING the same premises that George W. Snyder, III and Sara M. Morris, now known as Sara M. Snyder by Deed dated 01/07/2003 and recorded on 01/17/2003 in the office of Recorder of Deeds in and for Chester County, at Book 5537 and Page 217, and Instrument No. 10176673, conveyed unto George W. Snyder II and Sara M. Snyder, married, grantees herein.

PARCEL No. : 28-06-0112.03

PLAINTIFF: LFS8 Master Participation Trust

VS

DEFENDANT: **GEORGE W. SNYDER, III and SARA M. SNYDER aka SARA MORRIS SNYDER**

SALE ADDRESS: 160 Camp Stewart Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-484**

DEBT- **\$236,733.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09918 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, June 16, 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, July 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 Bradford Township
TAX Parcel #50-05-0082
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **MIKE G. WILLIAMSON a/k/a MICHAEL WILLIAMSON**

SALE ADDRESS: 1208 Marshallton Thorndale Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-485**

DEBT- **\$202,975.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06417 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, June 16, 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, July 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 at the northeast intersection of Pa. Route #10 and Township Road T-355, in West Fallowfield Township, Chester County, Pennsylvania, designated as Parcel "C" on survey made by John W. Chambers, Registered Engineer, dated 7/28/65 drawing number 222, bounded and described as follows:

BEGINNING at a nail in the center line of Pa. Route #10, said point of beginning being north 16 degrees 25 minutes east, 162.30 feet to the point of intersection of center lines of Pa. Route #10 and Township Road T-355, also, being the northeasterly corner of Parcel No. "D", and the southwesterly corner of Parcel "C"; thence continuing along the center line of Pa. Route #10, north 16 degrees 25 minutes east 150 feet to a nail, the southwest corner of land now or late of John E. Repsher, et ux; thence leaving said road and passing over an iron pin set in the easterly side thereof, and by land now or late of said John E. Repsher, et ux, south 67 degrees 49 minutes east 291.90 feet to an iron pin set in line of land now or of

H.B. Jr., and E. F. Bramble; thence by land now or late of H.B. Jr., and E.F. Bramble, south 22 degrees 23 minutes west 180 feet to an iron pin, the northeast corner of Parcel "D", about to be conveyed to Harold T. Mendenhall, Jr., and Juanita Mendenhall, his wife; thence by Parcel "D" and passing over an iron pin set in the easterly side of Pa. Route #10, north 61 degrees 11 minutes west 274.55 feet to the first mentioned point and place of beginning.

CONTAINING 1.062 acres of land, more or less.

PARCEL # 44-07-0109.01B

PREMISES being: 2021 Limestone Road, Cochranville, PA 19330-9795

BEING the same premises which Mona Coldiron and Larry A. Coldiron, wife and husband, and Jared Albert by Deed dated October 28, 2004 and recorded December 6, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6351 Page 1247, granted and conveyed unto Jared Albert, as sole owner.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W11, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JARED ALBERT**

SALE ADDRESS: 2021 Limestone Road, Cochranville, PA 19330-9795

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: **16-6-486**

DEBT- **\$13,540.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11856 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in, the Township of Tredyffrin, County of Chester and State of Pennsylvania, in the property known and identified in the Declaration Plan referred to below as Picket Post Condominium, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds, in and for the County of Chester, of a Declaration dated 9/12/1980 and recorded 9/24/1980 in Misc. Deed Book 490, Page 174; a Declaration Plan dated 4/3/1980 and last revised 4/11/1980 and recorded 9/24/1980 in Plan File #3172 to 3178 and Code of Regulations dated 9/12/1980 and recorded 9/24/1980 in Misc. Deed Book 490 Page 193 and a First Amendment to Code of Regulations recorded 10/10/1984 in Misc. Deed Book 656 Page 150 and Second Amendment to Code of Regulations recorded 25/1991 in Record Book 2299 Page 579, being and designated on said Declaration Plan as Unit #34, Building G, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING known as 1199 Heyward Road, Wayne, PA 19087

TAX ID No. 43-5-334

RESIDENTIAL dwelling

PLAINTIFF: Picket Post Condominium Association

VS

DEFENDANT: **JOHN B. WHALEN, JR.**

SALE ADDRESS: 1199 Heyward Road, Wayne, Tredyffrin Township, Chester County, PA 19087

PLAINTIFF ATTORNEY: **SCOTT F. WATERMAN, ESQ., 610-566-6177**

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: **16-6-487**

DEBT- **\$289,919.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-08729 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, June 16, 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, July 18, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAND referred to in this commitment is described as all that certain property situated in City of Lincoln University in the County of Chester, and State of PA and being described in a deed dated 08/10/2004 and recorded 08/25/2004 in Book 6261 Page 2234 among the land records of the County and State set forth above, and referenced as follows:

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of Darlington Hunt Phase III, drawn by Lake Roder Hillard & Bears, dated 04/16/99 said Plan recorded in Chester County as Plan No. 14999, as follows, to wit:-

BEGINNING at a point on the southerly side of Darlington Circle (50 feet wide), said point being a corner of Lot No. 70, on said Plan; thence extending from said point of beginning along the southerly side of Darlington Circle the two following courses and distances, (1) north 82 degrees 09 minutes 30 seconds east 112.35 feet to a point of curve, and (2) eastwardly along the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 53.95 feet to a point, a corner of Lot No. 72 on said Plan; thence

extending along same, south 07 degrees 50 minutes 30 seconds east 281.44 feet to a point in line of lands now or late; of John K. and Lydia S. Stoltzfus; thence extending along said lands, south 82 degrees 09 minutes 30 seconds west 165.79 feet to a point, a corner of Lot No. 70 on said Plan; thence extending along same, north 07 degrees 50 minutes 30 seconds west 275.00 feet to the first mentioned point and place of beginning. Containing 1.05 acres of land.

BEING Lot No. 71 as shown on the abovementioned Plan.
BEING UPI #69-003-0193.0000

PREMISES being: 164 Darlington Circle, Lincoln University, PA 19352-1736

BEING the same premises which Wilmer L. Hostetter and Joyce L. Hostetter, husband and wife, record owner and Keystone Custom Homes, Inc., a Pennsylvania Corporation, equitable owner by Deed dated June 19, 2000 and recorded June 29, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4776 Page 1218 granted and conveyed unto Martin J. Sessa, Jr. and Lori E. Sessa, husband and wife.

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007, Asset-Backed Certificates, Series 2007-1.c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MARTIN J. SESSA, JR. and LORI E. SESSA**

SALE ADDRESS: 164 Darlington Circle, Lincoln University, PA 19352-1736

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: **16-6-488**

DEBT- **\$146,999.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-07631 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, June 16, 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, July 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 or tenement and two tracts of land, now described as one tract by S.J. Janney, Surveyor, situated in the Borough of Oxford, County of Chester and State of Pennsylvania, bounded and described as follows, viz;
TAX I.D. #: 06-09-0153

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CHRISTOPHER BURNS and ELIZABETH BURNS**

SALE ADDRESS: 123 8th Street, Oxford, Pennsylvania 19363

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

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

CAROLYN B. WELSH, SHERIFF