

Chester County, Pennsylvania

Sheriff Sale of Real Estate

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

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, AUGUST 22, 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: **16-7-489**

DEBT- **\$75,503.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11868 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 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 West Bradford, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in West Bradford Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Brandywine Greene for Creagh Knoll Associates, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers Paoli PA dated May 16, 1977, as follows, to wit:

BEGINNING at a point on the northeasterly side of New Hampshire Lane, said point being measured along the arc of circle curving to the left having a radius of 25 feet the arc distance of 35.72 feet from a point of curve on the southeasterly side of Creagh Knoll Lane; thence from said beginning point and extending along lands designated as open space the 2 following courses and distances: (1) north 00 degrees 9 minutes 30 seconds west 119.36 feet to a point and (2) south 88 degrees 45 minutes east 54.19 feet to a

point a corner of Lot 36 shown on said Plan; thence extending south 1 degree 15 minutes west 120 feet to a point on the northeasterly side of New Hampshire Lane aforesaid; thence extending along the side of same the 2 following courses and distances: (1) north 88 degrees 45 minutes west 45.50 feet to a point of curve and (2) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 5.81 feet to the first mentioned point and place of beginning.

BEING UPI Number 50-6A-45

PARCEL No.: 50-6A-45

BEING known as: 1103 New Hampshire Lane, Downingtown, PA 19335

BEING the same property conveyed to Linda M. Campbell who acquired title by virtue of a Deed from Linda M. Campbell, dated May 8, 2006, recorded May 15, 2006, at official records Volume 6842, Page 1165, Chester County, Pennsylvania records.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LINDA M. CAMPBELL**

SALE ADDRESS: 1103 New Hampshire Lane, 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: **16-7-490**

DEBT- **\$106,274.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03049 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the Kennett Township, Chester
County, Pennsylvania
BLR# 62-1-14.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank
VS

DEFENDANT: **RONALD S. PIERCE, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF DORIS R. PIERCE and DEBRA PIERCE ROLLINGS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DORIS R. PIERCE**

SALE ADDRESS: 1069 East Baltimore Pike, Kennett Square, PA 19348-2358

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: **16-7-491**

DEBT- **\$267,963.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02110 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot of land situate in Charlestown
Township, Chester County, Pennsylvania
TAX Parcel No.: 35-2-334

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT1, Mortgage Pass-Through Certificates, Series 2006-OPT1

VS

DEFENDANT: **AMY KENNEDY and MICHAEL J. KENNEDY**

SALE ADDRESS: 112 Jeffords Court #1601, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-492**

DEBT- **\$235,153.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-12328 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN tract of land, situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made June 24, 1963, by De Armit and Hayes, Engineers and Surveyors, as follows:

BEGINNING at an iron pin at the centerline intersection of public road running east and west from Route No. 82 to L.P. 15123, and a public road running northwardly from the said public road to L.R. 15121 north 30 degrees 52 minutes west, 194.18 feet to a nail, a corner of land remaining of the grantor herein: thence leaving said public road and along the land remaining of the grantor herein the following 2 courses and distances to wit: (1) north 72 degrees 3 minutes 10 seconds east, 300 feet to an iron pin; thence (2) south 16 degrees 15 minutes 35 seconds west, 300 feet to a nail in the centerline of the first mentioned public road; thence along the same north 74 degrees 9 minutes west, 105.82 feet to the first mentioned point and place of beginning.

TAX Parcel: Parcel No. 29-7-66.2 on the Tax Map of the City of Coatesville, PA

PLAINTIFF: SLM Financial Corporation
VS

DEFENDANT: **HUGH F. McCAULEY, SR.**

SALE ADDRESS: 111 Union Road, Coatesville (West Brandywine Twp.), Chester County, PA.

PLAINTIFF ATTORNEY: **CAPEHART & SCATCHARD, P.A., 856-813-4144**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-7-493**

DEBT- **\$1,774.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03041 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No. 58-4-102.92

PLAINTIFF: Penn Township

VS

DEFENDANT: **JOSEPH A. CHARLEY and LORRAINE V. CHARLEY**

SALE ADDRESS: 404 E. Glenview Drive, Penn Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-494**

DEBT- **\$1,588.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06647 DIRECTED TO CAROLYN 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 tract or lot or piece of land, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania.
TAX Parcel No. 39-3R-175

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **MARIA B. SAGE**

SALE ADDRESS: 354 Andrew Road, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-495**

DEBT- **\$329,047.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09440 DIRECTED TO CAROLYN 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 of land situate in Easttown
Township, Chester County, Pennsylvania
TAX Parcel No.: 55-03J-0079.0000

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R3

VS

DEFENDANT: **BARRY MAYNARD a/k/a BARRY G. MAYNARD and KARIN N. MAYNARD a/k/a KARIN MAYNARD a/k/a KARIN G. MAYNARD**

SALE ADDRESS: 139 Chester Road, Devon, PA 19333

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-496**

DEBT- **\$374,829.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-06832 DIRECTED TO CAROLYN 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# 43-9-406
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-2

VS

DEFENDANT: **CARYN M. LINDSEY**

SALE ADDRESS: 207 Shoreline Drive, Berwyn, PA 19312-2512

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: **16-7-497**

DEBT- **\$292,567.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-07921 DIRECTED TO CAROLYN 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 Honey Brook Township, Chester
County, Commonwealth of Pennsylvania
BLR# 22-3-61.16
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association
VS

DEFENDANT: **JASON A. MARTIN**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344-1317

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: **16-7-498**

DEBT- **\$1,293,457.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03027 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in Township of Willistown
TAX Parcel #54-7-48.2
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee for Banc of America Funding Corporation
Mortgage Pass-Through Certificates, Series 2007-C

VS

DEFENDANT: **JOHN A. ROGERS and MELISSA A. ROGERS**

SALE ADDRESS: 1000 Providence Road, Newtown Square, PA 19073

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: **16-7-499**

DEBT- **\$2,318.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03116 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THOSE TWO CERTAIN lots of land designated as Lot Nos. 48 & 49 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, PA in Plan Book No. 2 Page 73, situated in Valley Township, County of Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 38-2Q-41

PLAINTIFF: Township of Valley

VS

DEFENDANT: **CRESTLINE INVESTMENTS, L.L.C.**

SALE ADDRESS: 987 W. Lincoln Highway, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-500**

DEBT- **\$1,616.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06603 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of West Bradford, County of Chester, and State of Pennsylvania.
TAX Parcel No. 50-6E-78

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **DIONISIO MICHAEL FLORES and CYNTHIA LYNN FLORES**

SALE ADDRESS: 1108 Timberland Drive, West Bradford, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-501**

DEBT- **\$414,094.21**

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

Thursday, July 21, 2016

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

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

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

BEGINNING at a point in the cul-de-sac forming the northerly terminus of Messner Lane, typically 50 feet wide, which point is measured the following five courses and distances along the west line of Messner Lane from a point at the northerly terminus of the radius return curve forming the intersection of Messner Lane with Messner Circle as shown on said Plan; (1) on a curve to the right, having a radius of 145.00 feet an arc distance of 180.69 feet and a chord which bears north 22 degrees 19 minutes 40 seconds east 169.22 feet to a point of tangency; (2) north 58 degrees 01 minute 33 seconds east 100.00 feet to a point of curvature; (3) on a curve to the left having a radius of 475 feet the arc distance of 143.45 feet and a chord which bears north 49 degrees 22 minutes 28 seconds east 142.90 feet to a point of compound curvature; (4) on a curve to the left having a radius of 35.00 feet an arc distance of 33.89 feet and a chord which bears north 12 degrees 58 minutes 58 seconds east 32.58 feet to a point of reverse curvature; (5) on a curve to the right having a radius of 60.00 feet an arc distance of

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

CONTAINING 0.617 acres be the same more or less.
PREMISES being: 150 Messner Lane, Glenmoore, PA

19343

PARCEL No. 31-4-129.15

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

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

DEFENDANT: **MARK S. EBERHARDT**

SALE ADDRESS: 150 Messner Lane, Glenmoore, PA 19343

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-502**

DEBT- **\$301,460.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02196 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate Township of North Coventry
TAX Parcel #17-6-34.5
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **CHARLES DIORIO**

SALE ADDRESS: 2145 Coventryville Road, Pottstown, PA 19465

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: **16-7-503**

DEBT- **\$224,081.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10813 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN Unit 244W situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, as shown on plan "Foundation As-Built, Building 24, Bailey Station", prepared for Provident Homes, dated January 16, 2009, by Howell Kline Surveying, LLC, West Chester, PA, being more particularly described as follows:

BEGINNING at a point, being a common corner of Unit 244W and lands now or late of Caln Nether Company, LP, as shown on said Plan, said point being located the following three (3) courses and distances from a remote point of beginning on the northwesterly right-of-way line of Shelburne Road (50 feet wide), opposite center-line station 7+50 as shown on said plan: (1) north 31° 10' 11" east, a distance of 28.79 feet to a point, a common corner of Unit 242W and 243W; (2) along Unit 243W, north 41° 36' 00" east, a distance of 24.00 feet to a point in line of Unit 244W; and (3) along said Unit, south 48° 24' 00" east, a distance of 2.00 feet to the true point of beginning; thence, from said true point of beginning along lands now or late of Caln Nether Company, LP, north 41° 36' 00" east, a distance of 24.00 feet to a point, a corner of Unit 245W; thence,

along the middle of a party wall common to Unit 244W and Unit 245W, north 48° 24' 00" west, a distance of 40.00 feet to a point in line of lands now or late of Caln Nether Company, LP; thence, along said lands, south 41° 36' 00" west, a distance of 24.00 feet to a point in line of Unit 243W; thence, along the middle of a party wall common to Unit 243W and 244W, south 48° 24' 00" east, a distance of 40.00 feet to the point and place of beginning.

BEING Unit 244W of Bailey Station as shown on said Plan.

BEING the same premises which B. Station Mews, LLC, by Deed dated July 30, 2009 and recorded August 4, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book Instrument No. 10950813, granted and conveyed unto James W Simms, Jr

BEING known as: 2745 Shelburne Road, Downingtown, PA 19335

PARCEL No.: 39-4-648

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JAMES W. SIMMS, JR.**

SALE ADDRESS: 2745 Shelburne Road, Downingtown, PA 19335

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: **16-7-504**

DEBT- **\$62,408.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07491 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the East Whiteland Township,
Chester County, Commonwealth of Pennsylvania
BLR# 42-3M-20
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **CHRISTINE L. DANIHEL and EVELYN D. LANG**

SALE ADDRESS: 104 Kelmar Avenue, Frazer, PA 19355-1515

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: **16-7-505**

DEBT- **\$518,013.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10283 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the West Bradford Township,
Chester County, Pennsylvania
BLR# 50-6-12.3
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **M. HUNTER DAVIS a/k/a MATTHEW HUNTER DAVIS and CHRISTINE M. DAVIS
a/k/a CHRISTINA DAVIS**

SALE ADDRESS: 1129 Highgrove Drive, West Chester, PA 19380-1677

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: **16-7-506**

DEBT- **\$369,323.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-05059 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot of land situate in Township of
Tredyffrin, Chester County, Pennsylvania
TAX Parcel No.: 43-11D-25.1

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust
2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3

VS

DEFENDANT: **STEPHANIE M. BYRD and ISAIAH M. BYRD, III**

SALE ADDRESS: 982 Upper Gulph Road, Wayne, PA 19087-2721

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: **16-7-507**

DEBT- **\$726,219.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2016-00358 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot of land situate in Wallace
Township, Chester County, Pennsylvania
TAX Parcel No.: 31-4-12.2C

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7

VS

DEFENDANT: **STEFANIE CUTILLO and JOHN CUTILLO, JR.**

SALE ADDRESS: 40 Keldon Court a/k/a 40 Keldon Street a/k/a 40 Kelden Court, Glenmoore, PA
19343

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: **16-7-508**

DEBT- **\$234,624.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01157 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN Unit designated as Unit 208, being a Unit in Paoli Pointe Condominium, situate in the Township of Tredyffrin, County of Chester and Commonwealth of PA, as designated in the Declaration of Condominium of Paoli Pointe Condominium, dated 12-9-1994 and recorded in the Office of the Recorder of Deeds of Chester County on 12-16-1994 in Record Book 3842 Page 1658 etc., together with any amendments thereto, heretofore or recorded hereafter in the Recorder of Deeds Office as so amended and the Condominium Plat/Plan for Paoli Pointe Condominium together with any amendments thereto, heretofore or recorded hereafter in the Recorder of Deeds Office as so amended, dated the 10th day of December 1993 and last revised 21st day of March 1994, and recorded as Exhibit "E" to the Declaration of Condominium.

BEING the same premises which Mary B. Stoud, by Deed dated 11/12/2002 and recorded 11/19/2002 in the Office of the

Recorder of Deeds in and for Chester County in Deed Book 5463, Page 67, granted and conveyed unto Carmelita F. Biggie. And said Carmelita F. Biggie, departed this life 06/05/2014, vesting the title solely in Sarah Fanning, in her capacity as heir of Carmelita F. Biggie, deceased, Carmelita Nussbaum, in her capacity as heir of Carmelita F. Biggie, deceased, Mark T. Biggie, in his capacity as heir of Carmelita F. Biggie, deceased, Amelia Foltz, in her capacity as heir of Carmelita F. Biggie, deceased, and unknown heirs, successors, assigns and all person, firms or associations claiming right, title or interest from or under Carmelita F. Biggie, deceased, by rights of survivorship.

BEING known as: 208 Paoli Point Drive #208G, Paoli, PA 19301

PARCEL No.: 43-9M-248

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **SARAH FANNING, IN HER CAPACITY AS HEIR OF CARMELITA F. BIGGIE, DECEASED; CARMELITA NUSSBAUM, IN HER CAPACITY AS HEIR OF CARMELITA F. BIGGIE, DECEASED; MARK T. BIGGIE, IN HIS CAPACITY AS HEIR OF CARMELITA F. BIGGIE, DECEASED; AMELIA FOLTZ, IN HER CAPACITY AS HEIR OF CARMELITA F. BIGGIE, DECEASED; AMANDA LANGFORD, IN HER CAPACITY AS HEIR OF CARMELITA F. BIGGIE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARMELITA F. BIGGIE, DECEASED**

SALE ADDRESS: 208 Paoli Point Drive #208G, Paoli, PA 19301

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: **16-7-509**

DEBT- **\$16,018,51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06681 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 55-6-1.5

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **SAMUEL CLEMENT**

SALE ADDRESS: 2544 White Horse Road, Easttown Township, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-510**

DEBT- **\$23,568.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05767 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground, situate in
Tredyffrin Township, Chester County and State of PA.
TAX Parcel No. 43-5-12.6

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **NING SUN**

SALE ADDRESS: 1865 Covered Bridge Road, Tredyffrin Township, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-511**

DEBT- **\$231,595.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11398 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland, Chester County, Pennsylvania bounded and described according to a Plan of Indian King Phase V made by Herbert E. Macombe, Jr. dated 2/20/1987 and recorded in Chester County as Plan No. 7635-7642 as follows to wit:

TAX I.D. #: 41-05L-0038

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **PATRICIA HOUSER MAHAFFEY**

SALE ADDRESS: 468 Bala Terrace East, West Whiteland Township, 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: **16-7-512**

DEBT- **\$501,559.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00119 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in East Nottingham Township
TAX Parcel #69-03-0061.270
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for HSI Asset Corporation Trust
2006-HE2 Mortgage Pass-Through Certificates, Series 2006-HE2 c/o Nationstar Mortgage LLC

VS

DEFENDANT: **BETH KATES and ANTHONY R. KATES**

SALE ADDRESS: 174 Hillside Circle, 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: **16-7-513**

DEBT- **\$128,849.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11671 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN tract or piece of land with building thereon erected, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by William Margarity, Jr., Civil Engineer and Surveyor, dated August 8, 1929, as follows:

BEGINNING at a point on the northwest side of Buchanan Street, laid out fifty feet wide, at the distance of forty-one hundredths feet northeasterly from the northeast side of Washington Avenue, also laid out fifty feet wide; thence north sixty-three degrees three minutes west, along land now or late of Tillie G. Herman for a portion of the distance passing through the center of a partition wall dividing the house erected on the property from that on the adjoining property, seventy-nine and eighty-five hundredths feet to a point, a corner of land now or late of Sadie M. Winward; thence along said land now or late of Sadie M. Winward north nineteen degrees fifty-nine minutes east, passing for a portion of the dis-

tance through the center of a partition wall dividing the outbuilding erected on this tract from that of the adjoining tract, seventeen and fifty-five hundredths feet to a point, a corner of land now or late of the Isaac Baer Estate; thence along land now or late of the Isaac Baer Estate south sixty-three degrees three minutes east eighty-two feet to appoint, a corner on the northwest side of Buchanan Street aforesaid; thence along said of Buchanan Street, south twenty-seven degrees west seventeen and forty-two hundredths feet to the first mentioned point and place of beginning.

BEING UPI# 15-13-57

BEING the same premises which Hiep Cam Tran and Dung M. Tran, husband and wife, by Deed dated 4/26/12 and recorded 5/1/12 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8415, Page 105, and Instrument #11177083, granted and conveyed unto Linda Poulton, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **LINDA POULTON**

SALE ADDRESS: 142 Buchanan Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-514**

DEBT- **\$97,584.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11869 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Upper Oxford, County of Chester, and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of Chamberlain Subdivision made by Concord Land Planners and Surveyors, Oxford, PA dated 3-7-1997 and recorded as Plan File #13910, bounded and described as follows, to wit:

BEGINNING at a point in the bed of Baltimore Pike (SR 3026) a corner of Lot 4 on said Plan, thence extending along and through said Baltimore Pike south 77 degrees 33 minutes 43 seconds west 280.03 feet to a point on the northeasterly side of Draper Lane access, thence extending along said side of Draper Lane access, thence extending along said side of Draper Lane access north 19 degrees 04 minutes 31 seconds east 535.74 feet to a point and corner of Lot 4 on said Plan, thence extending along said side of Lot 4, south 12 degrees 26 minutes 17 seconds east 456.73 feet to a point in the bed of said Baltimore Pike, said point being the first mentioned point and place of beginning.

CONTAINING 1.468 acres more or less

BEING Lot 1 on said Plan

BEING Chester County Tax Parcel part of 57-8-23

BEING the same premises which Joseph G. Chamberlain, by deed dated 3/26/98 and recorded 4/14/98 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4332 Page 2012, granted and conveyed unto Stephanie D. Ross, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC successor by merger to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **STEPHANIE D. ROSS**

SALE ADDRESS: 1526 Baltimore Pike fka Lot 1 Old Baltimore Pike, Lincoln University, PA 19352

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-515**

DEBT- **\$398,735.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10885 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 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 tract of land, known as Lot No. 64 in the Development of Barton's Meadows, situate on the southern side of Wade Drive, bounded on the east by Lot No. 63; bounded on the south by property belonging to Sidney L. Smith; bounded on the west by Lot No. 65 as shown on a set of Plans prepared by C.L. Frantz and Associates, Inc., situate in East Vincent Township, Chester County and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a steep pin on the southern right of way line of Wade Drive, said point being the northeastern corner of the herein described tract; thence leaving Wade Drive and along the common property line of Lot No. 63, south 38 degrees, 47 minutes, 12 seconds west, a distance of 566.50 feet to a steel pin; thence along property belonging to Sidney L. Smith, north 64 degrees, 57 minutes, 58 seconds west, a distance of 249.07 feet to a steel pin;

thence along the common property line of Lot No. 65, north 38 degrees, 57 minutes, 49 seconds east, a distance of 626.80 feet to a steel pin on the southern right of way line of Wade Drive; thence in and along said right of way south 50 degrees, 57 minutes, 15 seconds east, a distance of 240 feet to the first mentioned point and place of beginning.

BEING Lot No. 64 as shown on said Plan.

BEING Parcel No. 21-4-169.

CONTAINING 3.300 acres of land, more or less.

BEING the same premises which Michael Collilluori and Ann M. Collilluori, husband and wife, by Deed dated 12/16/1996 and recorded 1/6/1997 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4126 and Page 1231, granted and conveyed unto Christian N. Devol and Joyce R. Devol, husband and wife.

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Premium Mortgage Acquisition Trust

VS

DEFENDANT: **CHRISTIAN DEVOL a/k/a CHRISTIAN N. DEVOL and JOYCE DEVOL a/k/a JOYCE R. DEVOL**

SALE ADDRESS: 56 Wade Drive, Spring City, Pa. 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-516**

DEBT- **\$109,886.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2009-05488 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

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

ALL THAT CERTAIN unit in the property known, named and identified in Declaration Plan referred to below as Caines Creek Condominium Community Phase ___, located at Pothouse Road, Phoenixville Borough, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1968, P.L. 196 by the recording in the Office of the Recorder of Deeds of Chester County, a Declaration of Condominium recorded on 12/28/77 in Miscellaneous Deed Book 396/176, and Amendment thereto dated 6/6/78 and recorded 6/7/78 in Miscellaneous Deed Book 409/132, a Declaration Plan dated 9/20/74 and last revised 12/5/77 and recorded on 12/28/77 to Plan No. 1456 and further revised 5/24/78 and recorded on 6/7/78 to Plan No. 1708, a Code of Regulations recorded on 12/28/77 in Miscellaneous Deed Book

396/218, and a Declaration of Community Restrictions dated 3/25/75 and recorded 3/26/75 in Miscellaneous Deed Book 276/76; being designated on Declaration Plan as revised as Building Group "U" Unit T-127 as more fully described in such Declaration Plan and declaration as amended.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.00447.

BEING UPI Number 15-11-167

PARCEL No.: 15-11-167

BEING known as: 143 Roskeen Court, Phoenixville, PA 19460

BEING the same property conveyed to Alice Vaughn, as sole owner, who acquired title by Virtue of a Deed from Allison Vaughn, dated March 23, 2005, recorded March 29, 2005, at Deed Book 6446, Page 2264, Chester County, Pennsylvania Records.

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **ALLISON VAUGHN, aka ALICE VAUGHN**

SALE ADDRESS: 143 Roskeen Court, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-517**

DEBT- **\$241,826.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06332 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, situate in the Township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Property of land belonging to Laura Baker Long Estate, dated 12/9/1968 and made by Howard H. Ranck, as follows, to wit:

BEGINNING at a spike marking the intersection of the title line in the bed of Telegraph Road (T435) and the southeasterly line of land of Philadelphia Electric Company; thence extending from said beginning point along said land, north 37 degrees 28 minutes east, 1,751.95 feet to a concrete monument on the title line in the bed of a former road; thence partly along said title and partly along land now or late of Elmer Zackary Estate, south 02 degrees 48 minutes west, 1,531.20 feet to a spike on the title line in the bed of Telegraph Road; thence along said title line the two (2) following courses and distance; (1) north 80 degrees 00 minutes west, 558.40 feet to a point and (2) north 87 degrees 18 minutes west, 462.65 feet to the first mentioned point and place of beginning. Excepting there-out and therefrom all those certain lots or piece of ground, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land for Crystal Johnson, made by Berger and Hayes, Inc., Civil Engineers, Thorndale, PA, dated 11/17/1987 and last revised 1/4/1988, s follows, to wit:

BEGINNING at a point on the northerly side of Telegraph Road (T-435) a corner of Lot No. 1 on said Plan; thence extending along same, north 80 degrees 42 minutes 16 seconds west 207.73 feet to point, a corner of Lot 33; thence along same, north 09 degrees 17 minutes 44 seconds east, 321.96 feet to a point in line of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 21 seconds east, 176.40 feet to a point; thence still along same, south 03 degrees 21 minutes 36 seconds west, 308.91 feet to the first mentioned point and place of beginning.

CONTAINING in area 60210 square feet. Being Lot No. 2 on said Plan. Containing 1.382 acres.

BEGINNING at a point on the northerly side of Telegraph Road (T-435) a corner of Lot No. 2 on said Plan; thence extending along said side of Telegraph Road north 80 degrees 42 minutes 16 seconds west, 259.11 feet to a point, a corner of Lot No. 4; thence along same, north 14 degrees 50 minutes 39 seconds east, 342.47 feet to a point in line of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 02 seconds east, 226.79 feet to a point a corner of Lot No. 2 on said Plan; thence along same, south 09 degrees 17 minutes 44 seconds west, 321.96 feet to the first mentioned point and place of beginning.

CONTAINING in area 80542.44 square feet. Being 1.849 acres. Being Lot No. 3 on said Plan.

BEGINNING at a point on the northerly side of Telegraph

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for GSRPM Mortgage Loan Trust
2006-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MELANIE H. TAYLOR**

SALE ADDRESS: 151 Telegraph Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-517X**

DEBT- **\$241,826.18**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06332 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

Road (T-435) a corner of Lot No. 3 on said Plan; thence extending along the same the two following courses and distances (1) measured along an arc of a circle curving to the left, a radius of 330 feet an arc distance of 39.56 feet to a point; and (2) north 87 degrees 34 minutes 24 seconds west 437.23 feet to a point on the southeasterly side of a 300 feet wide Peco right-of-way; thence along same, north 36 degrees 43 minutes 02 seconds east, 535.15 feet to a point, a corner of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 21 seconds east, 266.71 feet to a point; thence extending south 14 degrees 50 minutes 39 seconds west, 400 feet to the first mentioned point and place of beginning.

CONTAINING in area 158,558.4 square feet. Being 3.640 acres. Being Lot No. 4 on said Plan.

BEING the same premises which Citicorp North America, Inc., by Deed dated September 19, 1996 and recorded September 19, 1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5920 Page 1510, granted and conveyed unto Sean P. Taylor and Melanie H. Taylor, husband and wife, as tenants by the entirety. Sean P. Taylor has since departed this life on May 19, 2013.

PARCEL No. 29-03-0033.0200

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for GSRPM Mortgage Loan Trust
2006-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MELANIE H. TAYLOR**

SALE ADDRESS: 151 Telegraph Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-518**

DEBT- **\$218,827.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11701 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THE RIGHT, title, interest and claim of Marlene D. Humphrey of, in and to:

ALL THAT FOLLOWING described real estate situate in the Township of Caln, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 610 Norma Drive, Thorndale, PA 19372 Deed Book M65, Page 59, Parcel Number 39-04C-0033.

PLAINTIFF: LSF8 Master Participation Trust
VS

DEFENDANT: **MARLENE D. HUMPHREY**

SALE ADDRESS: 610 Norma Drive, Thorndale, PA 19372

PLAINTIFF ATTORNEY: **KERI P. EBECK, ESQ., 412-434-7955**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-7-519**

DEBT- **\$361,900.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00864 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in West Caln Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Calnshire Estates, made by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors, Downingtown, PA, dated 6/28/2000, last revised 8/22/2002 and recorded as Plan #16751, as follows, to wit:

BEGINNING at a point on the westerly side of Durham Drive, a corner of Lot #3; thence extending along line of same, north $82^{\circ} 50' 33''$ west, 198.97 feet to a point in line of lands now or late of Kenneth R. and Katherine M. Hoffman; thence extending along line of same north $09^{\circ} 54' 37''$ east, 130.45 feet to a point in line of Lot #5; thence extending along same, south $71^{\circ} 50' 59''$ east, 160.51 feet to a point on the westerly side of Durham Drive, aforementioned; thence extending along same, on the arc of a circle curving to the left having a radius of 225.00 feet, the arc distance of 43.17 feet to a point of tangent; thence extending along line of same, south $07^{\circ} 09' 27''$ west, 49.15 feet to the point and place of beginning.

BEING Lot #4 as shown on said Plan.

BEING the same premises that Calnshire Estates, LLC by Deed dated 10/19/2004 and recorded on 10/21/2004 in the Office of the Recorder of Deeds in and for Chester County, at Book 6314 and Page 1300, conveyed unto Anthony J. Mascherino, Jr. and Coleen T. Mascherino, husband and wife, grantees herein.

PARCEL No.28-5-209

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust

VS

DEFENDANT: **ANTHONY MASCHERINO, JR. and COLEEN MASCHERINO**

SALE ADDRESS: 107 Durham Drive, 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: **16-7-520**

DEBT- **\$533,547.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11263 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or parcel of land, situate in Easttown Township, Chester County, Commonwealth of Pennsylvania bounded and described according to a preliminary/final subdivision plan of Oak Meadow Lane, made by Durkin Associates, Inc., Erdenheim, PA dated October 14, 1996 and last revised May 27, 1997 and recorded as Plan No. 14029, as follows, to wit:

BEGINNING at a point on the southeasterly side of Oak Meadow Lane at a corner of Lot 8; thence extending from said beginning point along Lot 8 the two following courses and distances (1) south 68 degrees 21 minutes 00 seconds east, 269.78 feet to a point and (2) north 59 degrees 45 minutes 30 seconds east 78.30 feet to a point in line of lands now or late of John C. and Chara Cooper Haas; thence extending along the same south 40 degrees 14 minutes 30 seconds east, 80.45 feet to a point a corner of Lot 6; thence extending along the same south 59 degrees 45 minutes 30 seconds west, 331.96 feet to a point on the easterly side of Oak Meadow Lane cul de sac thence extending around the same the two following

courses and distances (1) on a line curving to the left having a radius of 60.00 feet, the arc distance of 91.93 feet to a point of reverse curve and (2) on a line curving to the right having a radius of 25.00 feet the arc distance of 28.17 feet to a point of compound curve on the easterly side of Oak Meadow Lane; thence extending along the easterly and southeasterly sides of Oak Meadow Lane the two following courses and distances (1) on a line curving to the right having a radius of 125.00 feet, the arc distance of 168.74 feet to a point of tangent; and (2) north 26 degrees 54 minutes 00 seconds east, 118.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 as shown on said Plan.

BEING Parcel No. 55-05-0055.02G

UPI 55-5-55.2G

TITLE is vested in Christopher F. Metz and Elizabeth O. Metz, as tenants by the entireties, in fee, by Deed from Castlehill Realty, L.P., dated 4/7/1999 and recorded 4/27/1999 in Chester County in Record Book 4552, Page 282.

PLAINTIFF: Penn Liberty Bank

VS

DEFENDANT: **CHRISTOPHER F. METZ and ELIZABETH O. METZ**

SALE ADDRESS: 909 Castlehill Lane, Devon, PA 19333

PLAINTIFF ATTORNEY: **CRAIG H. FOX, ESQ., 610-275-7990**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-7-521**

DEBT- **\$82,044.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-07627 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 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 tract of ground situated in Sadsbury Township, Chester County, Pennsylvania, bounded and described particularly according to a plan for Lewis J. Prelop made by Edgar Laub, registered surveyor, dated 8/4/79, last revised 12/21/77 and recorded as Plan No. 1519, as follows:

BEGINNING at a point in the southerly side of a 40 foot wide public right of way known as Hamond Road, as shown on said Plan, said point being the northeast corner of the about to be described tract; thence from said point of beginning and continuing along Lot 4 the following two courses and distances (1) south 4 degrees 59 minutes 20 seconds west 122.55 feet to a point, (2) south 61 degrees 57 minutes 20 seconds west 262.43 feet to a point in line of lands of the Eastern Mennonite College, thence along said lands north 76 degrees 37 minutes 40 seconds west 188.46 feet to an iron pipe in line of lands of Kenneth Mast; thence along said lands north 8 degrees 15 minutes 10 seconds east, 258.22 feet to a point in the

southerly side of the aforementioned Hammond Road; thence along the southerly side of said road south 82 degrees 16 minutes 20 seconds east 390.50 feet to the first mentioned point and place of beginning.

BEING Lot B as shown on said Plan.

BEING the same premises which Michael G. Golway and Laura L. Golway, his wife, by their Deed dated June 17, 1988 and recorded in the Office of the Recorder of Deeds of Chester County in Record Book 1191 at Page 258, granted and conveyed unto John D. Hanaway and Connie D. Hanaway, in fee.

BEING the same premises which John D. Hanaway and Connie D. Hanaway, by Deed dated July 11, 1996 and recorded in the Office of the Recorder of Deeds of Chester County in Record Book 4057 at Page 1219, granted and conveyed unto John D. Hanaway, in fee.

BEING Tax Parcel #37-1-33.1A

PLAINTIFF: First Niagara Bank, N.A., a National Banking Association, successor by merger to Harleysville National Bank and Trust Company and Willow Financial Bank

VS

DEFENDANT: **JOHN D. HANAWAY**

SALE ADDRESS: 26 West Hammond Drive, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **JEFFREY G. TRAUGER, ESQ., 215-257-6811**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-7-522**

DEBT- **\$444,143.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06927 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot of land, situate in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Richard Senft et ux by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, dated August 22, 1973, last revised June 18, 1975 as follows, to wit:

BEGINNING at a spike in the bed of Hillendale Road (T-337), a corner of lands now or late of Conrad Corp.; thence extending from the beginning point through the bed of said road north 40 degrees 16 minutes 57 seconds east, 402.28 feet to an old spike; thence extending along same north 41 degrees 19 minutes 57 seconds east, 20.14 feet to a corner of Parcel B, said point being in the bed of a 20 feet wide Chester Municipal Authority Right of Way; thence leaving the bed of said road, crossing said right of way, and extending along Parcel B south 46 degrees 16 minutes 40 seconds east, 643.17 feet to a point in line of lands aforementioned Conrad Corp.; thence extending along said lands south 61 degrees 08 minutes 00 seconds west, 410.43 feet to a concrete monument; thence extending along same north 49 degrees 45 minutes 00 seconds west, 496.29 feet to the first mentioned point of beginning.

BEING Parcel A on said Plan.

BEING Parcel #62-4-254.1

BEING the same premises which Michael K Harlin, Executor of the Estate of Welda Jean Harlin, by Deed dated 11/20/13 and recorded 1/14/14 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8874 Page 762, granted and conveyed unto Michael K. Harlin, unmarried, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MICHAEL K. HARLIN**

SALE ADDRESS: 428 East Hillendale Road, Chadds Ford, PA 19317

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-523**

DEBT- **\$464,464.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02963 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan "Culbertson Circle" for J. B. Brandolini, made by Pennoni Associates Inc., Haddon Heights, NJ 08035, dated 1/7/1997 and recorded in Plan File No. 14327, as follows:

BEGINNING at a point at the end of Culbertson Circle cul-de-sac, said point being a corner of Lot No. 10; thence extending from said beginning point along Lot No. 10, south 61 degrees 11 minutes 26 seconds east, 209.63 feet to a point in line of land of Dale and Debra Gentile; thence extending along same south 66 degrees 0 minutes 4 seconds west, 92.99 feet to a point, a corner of Lot No. 12; thence extending along same south 68 degrees 8 minutes 25 seconds west, 152.13 feet to a point on the easterly side of Culbertson Circle; thence extending along same the 4 following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 230 feet, the arc distance of 117.99 feet to a point

of tangent; (2) north 10 degrees 10 minutes 36 seconds east, 39.86 feet to a point of curve; (3) on the arc of a circle curving to the right, having a radius of 15 feet, the arc distance of 16.28 feet to a point of reverse curve and (4) on the arc of a circle curving to left, having a radius of 60 feet, the arc distance of 45.60 feet to the point and place of beginning.

BEING Lot No. 11 as shown on said Plan.

BEING UPI #53-1-34

BEING the same premises which Alan Leibowitz and Dawn Leibowitz, by Deed dated April 4, 2003 and recorded April 17, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5656, Page 2086, granted and conveyed unto Dawn Leibowitz

BEING known as: 1211 Culbertson Drive, West Chester, PA 19380-5830

PARCEL No.: 53-1-34

IMPROVEMENTS: Residential property

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAWN LEIBOWITZ**

SALE ADDRESS: 1211 Culbertson Drive, West Chester, PA 19380-5830

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: **16-7-524**

DEBT- **\$392,235.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08378 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 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 #16-05-0360
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **LATADRA MOSLEY**

SALE ADDRESS: 353 Adams Drives, 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: **16-7-525**

DEBT- **\$149,507.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01455 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in Kennett Township
TAX Parcel #62-02J-0003
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank
VS

DEFENDANT: **DOROTHY N. CONNOLLY and FREDERICK P. MRAZ**
SALE ADDRESS: 9 Woodchuck Way Lot 9, Kennett Square, PA 19348
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: **16-7-526**

DEBT- **\$189,130.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-06611 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or parcel of land situate on the easterly side of Baron Hills Road (T-364) in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by K. R. Comstock, Jr. Registered Land Surveyor, dated January 20, 1972 as follows, to wit:

BEGINNING at an iron pin in the bed of the unimproved public road known as Baron Hills Road (T-364), the southwesterly corner of land of William Dick, which iron pin is located a distance of 1.278 feet, more or less, as measured along in said road, south-westwardly from the point of intersection of the same with Telegraph Road (T-435) thence extending from the point of beginning, leaving the bed of Baron Hills Road by land of William Dick, south 79 degrees 40 minutes 30 seconds east, for a distance of

537.28 feet to an iron pin; thence by land of William Dick, south 32 degrees 25 minutes west, a distance of 175 feet to an iron pin; thence by the same land, north 79 degrees 40 minutes 30 seconds west for a distance of 537.28 feet to an iron pin in the westerly side of the bed of Baron Hills Road; thence along in the bed of the public road, north 32 degrees 25 minutes east, a distance of 175 feet to the first mentioned iron pin and place of beginning.

CONTAINING 2 acres of land be the same more or less.
UPI #28-2-84.3

BEING the same premises which David L. Weibley, by Deed dated November 14, 1988 and recorded November 17, 1988 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1348, Page 301, granted and conveyed unto Robert E. Groves and Carol A. Buckel, as tenants by entireties, in fee

PLAINTIFF: HSBC Bank USA, National Association, as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2006-4, by its search, Ocwen Loan Servicing LLC
VS

DEFENDANT: **ROBERT R. GROVES and CAROL A. BUCKEL**

SALE ADDRESS: 614 North Sandy Hill Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC, 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: **116-7-527**

DEBT- **\$259,491.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-01773 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN tract or piece of ground.

SITUATE in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania bounded and described according to a site plan of Phase I of Bonnie Blink, made by Yerkes Associates, Inc., dated 10/23/80 last revised 5/14/81 and recorded at Chester City as Plan No. 3813 as follows, to wit:

BEGINNING at an interior point on the west curb line of Smallwood Court; said point being a corner of No. 207 Smallwood Court; thence extending from said point of beginning and along the said curb line south 2 degrees 30 minutes west 20 feet to a corner of No. 209 Smallwood Court; thence extending along the same north 7 degrees 30 minutes west crossing a 15 feet wide common access and utility easement and a 20 feet wide sanitary sewer easement, 100 feet to a point; thence extending north 2 degrees 30 minutes east 20

feet to a corner of No. 287 Smallwood Court; thence extending along the same south 87 degrees 30 minutes east recrossing the aforesaid easements 100 feet to a point on the west curb line of Smallwood Court being the first mentioned point and place of beginning.

BEING known as 208 Smallwood Court, West Chester, PA 19380

PARCEL No. 41-5M-206

BEING the same premises which Dean Adams and Carole Jeanne Albany n/k/a Carole Jeanne Adams, husband and wife by Deed dated November 17, 2005 and recorded December 6, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6702 Page 522, granted and conveyed unto Dean Adams and Carole Jeanne Adams, husband and wife.

PLAINTIFF: U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-8XS, Mortgage Pass-Through Certificates, Series 2007-8XS, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **CAROLE JEANNE ADAMS and DEAN ADAMS**

SALE ADDRESS: 208 Smallwood Court, West Chester, PA 19380

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: **16-7-528**

DEBT- **\$271,677.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00172 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground situate in Upper Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Plan of Property of Bernard Hankin, Builders, Final Subdivision for Mellhenny Property made by Landward Engineers, Exton, Pennsylvania, dated March 12, 1987 and last revised September 15, 1987 and recorded in the Office of the Recorder of Deeds, Chester County as Plan Nos. 7560 to 7562 as follows to wit:

BEGINNING at a point on the southerly side of Heather Hill Drive, a corner of Lot No. 2; thence extending along the line of same, south 22 degrees 31 minutes 50 seconds west, crossing the line of a 50 feet wide Columbia Gas Corp, right of way, 265.75 feet to a point in the line of lands now or formerly of Pennsylvania Turnpike; thence extending along the line of same, along the arc of a circle curving to the right with a radius of 933.27 feet the arc distance of 190.59 feet to a point in the line of Lot No. 4; thence extending along the line of same, north 40 degrees 31 minutes 50 seconds east, 246.63 feet to a point on the southerly side of Heather

Hill Drive, aforementioned; thence extending along same, along the arc of a circle curving to the left with a radius of 350.00 feet the arc distance of 109.96 feet to the point of beginning.

BEING Lot No. 3 on said Plan.

BEING Parcel No. 32-3-62.3

UNDER AND SUBJECT TO the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds and Conveyances, or visible on ground.

BEING known and numbered as 106 Heather Hill Drive, Downingtown, Pennsylvania.

BEING the same premises which Beltway Capital, LLC, a Maryland Limited Liability Company, by Deed dated 6/14/11 and recorded 6/30/11 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8203, Page 584, and Instrument #11107718, granted and conveyed unto Brian Meenan, single man, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **BRIAN MEENAN**

SALE ADDRESS: 106 Heather Hill Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-529**

DEBT- **\$253,247.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01588 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PREMISES "A"

ALL THAT CERTAIN lot of land situate in the City of Coatesville County of Chester and State of Pennsylvania, on which is located the west house of a block of two frame dwelling houses, bound and described as follows:

BEGINNING at a point on the south curb line of East Lincoln Highway between Sixth Avenue and Pennsylvania Avenue, a corner of land now or late of Lydia McGibbon; thence measuring along said south curb line of East Lincoln Highway westwardly twenty-five feet and extending back southwardly between parallel lines of that width two hundred feet to the north line of Cherry Street.

BOUNDED on the north by the south line of East Lincoln Highway; on the east by land now or late of Lydia McGibbon (this line passes through the center of the middle dividing partition in said block of two frame dwelling houses); on the south by Cherry Street and on the west by land now or late of Elmer Stuber.

BEING Tax Parcel Nos. 16-6-453

PREMISES "B"

ALL THAT CERTAIN lot or land situate in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located the east house of a block of two frame dwelling houses designated as No. 620 East Lincoln Highway, bounded and

described as follows:

BEGINNING at a point on the south curb line of East Lincoln Highway between Sixth Avenue and Pennsylvania Avenue a corner of land now or late of Anna M. Grubb; thence measuring along said south curb line of East Lincoln Highway westwardly twenty-five feet and extending southwardly between parallel lines of that width two hundred feet to the north line of Cherry Street.

BOUNDED on the north by the south curb line of East Lincoln Highway, on the east by land now or late of Anna M. Grubb, on the south by Cherry Street and on the west by land now or late of Thomas E. Walker.

BEING Tax Parcel Nos. 16-6-454

PLAINTIFF: Coatesville Savings Bank

VS

DEFENDANT: **RUSSELL T. FLAMER and LINDA FLAMER**

SALE ADDRESS: 618 East Lincoln Highway, Coatesville, Chester County, Pennsylvania and 620 East Lincoln Highway, Coatesville, Chester County, Pennsylvania

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQ., 610-374-7320**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-7-530**

DEBT- **\$360,906.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01465 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Upper Uwchlan, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Subdivision for Gilbert W. Cornog, made by Henry S. Conrey, Inc., a Division of Chester Valley Engineers, dated 5-8-1980 last revised 7-11-1980.

BEING Lot #5 as shown on said Plan. Containing 1.162 acres, more or less.

BEING the same property conveyed to Norman John Cogliati and Melissa A. Cogliati, husband and wife, as tenants by the entirety by Deed from Raphael N. D'Angelo and Francine R. D'Angelo, husband and wife as recorded 12/26/2002 in Book 5507 at Page 220 as Document 10166302.

TAX ID: 32-3-11.4E

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **NORMAN JOHN COGLIATI and MELISSA A. COGLIATI and UNITED STATES OF AMERICA c/o U.S. ATTORNEY FOR EASTERN DISTRICT OF PENNSYLVANIA; UNITED STATES OF AMERICA c/o U.S. ATTORNEY GENERAL**

SALE ADDRESS: 15 Seabury Ln, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MATTLEMAN, WEINROTH & MILLER, P.C., 856-429-5507**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-7-531**

DEBT- **\$46,031.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11890 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT RIGHT, title, interest and claims of Thomas J. Wagner a/k/a Thomas Wagner and Lisa A. Wagner a/k/a Lisa Wagner in and to the following described property:

ALL THAT CERTAIN parcel situate in the Borough of Downingtown.

HET a dwelling k/a 356 E. Lancaster Avenue, Downingtown, PA 19935.

BEING the same premises which Kenneth R. Dunn and Karen L. Dunn, by Deed dated May 25, 2001 and recorded June 1, 2001 in the Office of the Recording of Deeds in and for the County of Chester, in Deed/Record Book 4971 Page 1, granted and conveyed unto Thomas J. Wagner a/k/a Thomas Wagner and Lisa A. Wagner a/k/a Lisa Wagner and husband and wife.

UNIFORM Parcel Identifier Tax Parcel No. 11-4-126.

PLAINTIFF: PNC BANK NATIONAL ASSOCIATION

VS

DEFENDANT: **THOMAS J. WAGNER a/k/a THOMAS WAGNER and LISA A. WAGNER a/k/a LISA WAGNER**

SALE ADDRESS: 356 E. Lancaster Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BRETT A. SOLOMON, ESQ., 412-566-1212**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-7-532**

DEBT- **\$1,581,785.69*** * plus interest at the rate of \$358.17 per diem from and after September 30, 2015

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09130 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Record Plan #16520 – Lot #2, proposed development for R.J. Schmidt, made by Medveczky Associates, Consulting Engineers – Land Planners, dated 4/4/2002 and last revised 12/2/2002 as follows, to wit:-

BEGINNING at a point on the southerly side of ultimate right of way line of Yellow Springs Road SR-1016, a corner of lands of now or late of Edward & Mary Bethel Finn; thence extending from said beginning along the southerly ultimate right of way line of Yellow Springs Road SR-1016, south 77 degrees 15 minutes 46 seconds east 251.82 feet to a point, a corner of Lot No. 1; thence extending along same the two following courses and distances: (1) south 12 degrees 46 minutes 43 seconds west 201.39 feet to a point; and (2) south 10 degrees 51 minutes 46 seconds east 27.71 feet to a point; thence extending south 77 degrees 49 minutes 18 seconds west 150.04 feet to a point in line of lands now or late Edward and Mary Bethel Finn; thence extending along same north 10 degrees 51 minutes 46 seconds west 316.46 feet to the first mentioned point and place of beginning.

BEING Lot #2 on said Plan.

BEING UPI No. 43-3-42.1

BEING known s 2350 Yellow Springs Road, Malvern, PA 19355

BEING the same premises which XOXIDE, Inc., by Deed dated September 19, 2007 and recorded September 21, 2007 in Chester County in Record Book 7269, Page 2280, conveyed unto 2350 Yellow Springs Road Associates, L.P.

PLAINTIFF: CRE/ADC Venture 2013-1, LLC, as successor-in-interest to Nova Savings Bank
VS

DEFENDANT: **2350 YELLOW SPRINGS ROAD ASSOCIATES, L.P.**

SALE ADDRESS: 2350 Yellow Springs Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **BENESCH, FRIEDLANDER, COPLAN & ARONOFF, LLP, 302-442-7006**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-7-533**

DEBT- **\$194,328.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11856 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, July 21, 2016

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

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

PROPERTY situate in the East Fallowfield Township,
Chester County, Pennsylvania
BLR# 4706 0039020
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **WILLIAM E. SUPPLEE, JR.**

SALE ADDRESS: 310 Trotters Way, Coatesville, PA 19320-4620

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: **16-7-534**

DEBT- **\$90,290.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00428 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in Borough of West Chester
TAX parcel #01-05-0428

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **TONOA T. JACOBS**

SALE ADDRESS: 235 East Market Street a/k/a 235 Market Street, 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: **16-7-535**

DEBT- **\$301,459.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04787 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL the following described parcel of land, and improvements and appurtenances thereto the County of Chester, State of Pennsylvania

DESCRIPTION of property: PROPERTY #013006700
Rectngular /5.912(area)/.14 acre

ALL THAT CERTAIN parcel or tract of land located in a Subdivision on the western side of Brick Land, a public street, in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania, entitled "Summerfield at Elverson, Phase 3" being Lot #36 of said Subdivision, prepared by R.E. Coleman Associates, Inc., Exton, PA, for Stolfus Enterprises, Ltd and being more fully bounded and described as follows, to wit:

TAX I.D. #: 13-04-0075.560

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

VS

DEFENDANT: **TAWANA COTTRIES**

SALE ADDRESS: 12 Stable Drive, Elverson, Pennsylvania 19520

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: **16-7-536**

DEBT- **\$217,595.19**

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

Thursday, July 21, 2016

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

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

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

PLAINTIFF: Weichert Financial Services

VS

DEFENDANT: **JANIE M. HORNING**

SALE ADDRESS: 56 Markel Road, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **116-7-537**

DEBT- **\$391,363.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2010-05745 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the Township of Pennsbury, Chester
County, Pennsylvania
BLR# 64-1-2.12
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **PERRY CAMERLENGO, JR. and ZAROUHI SARA CAMERLENGO**

SALE ADDRESS: 1608 Cheryl Lane, Kennett Square, PA 19348-2036

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: **16-7-538**

DEBT- **\$50,899.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11669 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in Township of Caln
TAX Parcel #39-3G-9
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **KIM D. FULMER and EDMUND F. FULMER**

SALE ADDRESS: 1104 Scott Drive f/k/a 1216 Blackhorse Hill Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-539**

DEBT- **\$376,237.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11875 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-07N-0009.030
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **DANIEL J. SULLIVAN a/k/a DANIEL J. McMANUS-SULLIVAN and ROSEMARY SULLIVAN**

SALE ADDRESS: 1324 Karen Lane, Wayne, PA 19087-2707

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: **16-7-540**

DEBT- **\$281,787.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10172 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot of land situate in Township of
Franklin, Chester County, Pennsylvania
TAX Parcel No.: 72-2-71.7

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D

VS

DEFENDANT: **PAULA FERRANTO a/k/a PAULA L. FERRANTO and JOHN SMITH a/k/a JOHN D. SMITH**

SALE ADDRESS: 308 Heather Hills Drive, Landenberg, PA 19350

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: **16-7-541**

DEBT- **\$160,808.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00863 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, and being designated as Lot 6, on a Plan thereof made by Chester V Engineers, Inc., Civil Engineers and Surveyors, Paoli, Pennsylvania, dated 8-15-1957 and last revised 8-22-1958.

BEING County Parcel Number 42-7-15.7.

BEING Lot No. 6.

BEING known and designated as 1049 King Road.

TAX I.D. #: 42-07-0015-070

PLAINTIFF: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **LAURIE A. SMITH a/k/a LAURI A. SMITH**

SALE ADDRESS: 1049 West King Road, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-542**

DEBT- **\$171,780.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-13358 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the West Nottingham Township,
Chester County, Pennsylvania
BLR# 68-6-11.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglg Investors, L.P.

VS

DEFENDANT: **MARGARET B. BALL and GUY G. BALL, SR.**

SALE ADDRESS: 40 Park Road, Nottingham, PA 19362-9104

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: **16-7-543**

DEBT- **\$63,287.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04562 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 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 West Whiteland, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot of ground, situate in West Whiteland, Chester County, Pennsylvania, shown as Unit No. 8, Court 11, Metro Court on Plan of Exton Station, Phase IV, dated 4-19-1989 last revised 09-05-1990 as prepared by Momenee-King Associates, Surveyors-Consulting Engineers, Bryn Mawr, PA and more fully described as follows, to wit:

BEGINNING at a point a corner of Unit 7 and Unit 8, said point being measured the four following courses and distances from the intersection of the center line of Metro Court (width varies) and the center line of North Pullman Drive 950 feet wide (1) along the center line of Metro Court, south 11 degrees 00 minutes 22 seconds east, 124.14 feet to a point (2) along the same, south 09 degrees 46 minutes 00 seconds west, 10.87 feet to a point (3) along the same, south 80 degrees 14 minutes 00 seconds east, 161.68 feet to a point and (4) leaving the center line of Metro Court, north 9 degrees 46

minutes east 50.90 feet to the point and place of beginning, thence from said beginning point, along Unit 7 and through a party wall dividing Unit 7 from Unit 8, north 9 degrees 46 minutes 00 seconds east, 38 feet to a point, a corner of Unit 7 thence along Unit 8, south 80 degrees 14 minutes 00 seconds east, 16 feet to a point, a corner of Unit 9, thence along Unit 9 and through a party wall dividing Unit 8 from Unit 9, south 09 degrees 45 minutes 00 seconds west, 38 feet to a point, a corner of Unit 8, thence along Unit 8, north 80 degrees 14 minutes 00 seconds west. 16 feet to the first mentioned point and place of beginning.

BEING UPI Number 41-005-1489.0000

PARCEL No.: 41-005-1489.0000

BEING known as: 692 Metro Court, West Chester, PA

19380

BEING the same property conveyed to Michael G. Taylor who acquired Title by Virtue of a Deed from James C. Schemmer, dated August 28, 2000, recorded September 5, 2000, at Deed Book 4812, Page 769, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **OLGA J. TAYLOR, ADMINISTRATRIX OF THE ESTATE OF MICHAEL G. TAYLOR**

a/k/a MICHAEL TAYLOR

SALE ADDRESS: 692 Metro Court, West Chester, PA 19380

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: **16-7-544**

DEBT- **\$304,555.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00659 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, described according to a Plan for Ovations at Elk View, made by Kelly Engineers, dated 4-19-2002 last revised 5-18-2003 and recorded as Plan File No. 16691, bounded and described as follows to wit;

BEGINNING at a point on the southwesterly side of Road E, a corner of Lot No. 257, thence extending along said of Road E 56 degrees 52 minutes, 26 seconds east 45.00 feet to a point and corner of Lot No. 255, thence extending along said side of Lot No. 25 south 33 degrees 07 minutes, 34 seconds west 110.00 feet to a point and corner of lands of open space as shown on said Plan, thence extending along said side of lands of open space north 56 degrees 52 minutes, 26 seconds west 45.00 feet to a point and corner of Lot No. 257, thence extending along said side of Lot No. 257 north 33

degrees 07 minutes, 34 seconds east 110.00 feet to the first mentioned point and place of beginning.

CONTAINING 4,950 square feet more or less.

BEING Lot No. 256 on said Plan

PARCEL Number 58-03-0325

BEING the same premises which Baker Residential of Pennsylvania, LLC, a Delaware Limited Liability Company, by Deed dated January 23, 2006 and recorded January 25, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6748, Page 735, granted and conveyed unto Thomas Littleton and Janelle Littleton, husband and wife.

BEING known as: 520 Hodgson Circle, West Grove, PA 19390

PARCEL No.: 58-3-325

IMPROVEMENTS: Residential property.

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **THOMAS LITTLETON and JANELLEN LITTLETON**

SALE ADDRESS: 520 Hodgson Circle, West Grove, PA 19390

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: **16-7-545**

DEBT- **\$127,563.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made March 24, 1965 by Dearmit and Hayes, Consulting Engineers and Surveyors, as follows:

TAX I.D. #: 28-3-18-E

PLAINTIFF: Finance of America Reverse LLC
VS

DEFENDANT: **JOANNE L. TOWBER a/k/a JOANNE LYNN TOWBER, KNOWN SURVIVING HEIR OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER, TERRY A. TOWBER a/k/a TERRY A. GULICK, KNOWN SURVIVING HEIR OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER, ANTONIA V. TOWBER, KNOWN SURVIVING HEIR OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 131 Martins Corner Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-546**

DEBT- **\$45,011.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2010-14766 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot of land, hereditaments and appurtenances, situated in the City of Coatesville, County of Chester and State of Pennsylvania, which is located on the east end of a block of two brick dwelling homes, designated as No. 354 Walnut Street bounded and described as follows:

BEGINNING at a point on the south curb line of Walnut Street 103 feet and 1/4 of an inch of the west curb line of 4th Avenue, a corner of land of Randolph N. Millard, thence by said Millard's land south 9° 15' east, 114 feet and 1 1/2 inches to land now or late of H. Graham Rambo; thence by the same south 80° 45' west, 20 feet 5 5/8 inches to a corner of land of Frank B. Keyser; thence by said Keyser's land and passing through the center of the middle dividing partition in said block of two brick dwelling houses north 9° 15' west, 114 feet 1 1/2 inches to the south curb line of Walnut Street; thence by the same north 80° 45' east, 25 feet 5/8 inches to the place of beginning.

CONTAINING 2,336 square feet, more or less.

BEING the same premises which Lisa E. Moore, by Deed dated July 21, 1997 and recorded July 24, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4207, Page 1, granted and conveyed unto Bryan A. Clark

BEING known as: 354 Walnut Street, Coatesville, PA 19320

PARCEL No.: 16-5-343

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **BRYAN A. CLARK**

SALE ADDRESS: 354 Walnut 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: **116-7-547**

DEBT- **\$447,718.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-09180 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Lots of Old Covered Bridge Estates for Clarence S. Staats, Jr., by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated 4-14-1959, recorded 9-13-62 in Plan Book 14, Page 8, last revised 4-1-1968 as follows to wit:
TAX I.D. #: 54-7-20.1

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **JAMES O. KRUHLY**

SALE ADDRESS: 6024 Goshen Road, Newtown Square, Pennsylvania 19073

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: **16-7-548**

DEBT- **\$118,040.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00649 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THOSE THREE CERTAIN tracts of pieces of land, with the buildings and improvements thereon erected situate in the Village of Lincoln University, Lower Oxford Township, Chester County, Pennsylvania, bounded and described as follows:

TRACT #1

BOUNDED on the north by land of John Miller, on the east by lands of Franklin Darlington on the west by lands of Sarah Jane Buckalow and Alexander Null, and on the south by First Avenue.

CONTAINING 10,600 square feet more or less. Having a front of 106 feet on First Avenue, and extending back of that width a depth of 100 feet.

TRACT #2

BEGINNING at a stake on the south line of a laid out street which runs eastward and at right angles of the public road leading from Lincoln University Station to Lincoln University 310 feet from the middle of said road; thence eastward along the line of said laid out street 25 feet; thence southward at right angles from said street 100 feet; thence westward at right angle 25 feet; thence at another right angle northward in a straight line to the place of beginning.

CONTAINING 2,500 square feet, more or less

TRACT #3

BEGINNING at a stake, the southeast corner of lot of land belonging to late Connor Kelly and running thence in an easterly direction on a straight line 141 feet to a stake; thence at right angle

from said line in a northerly direction 130 feet to a stake standing on the north side of a public highway known as Second Avenue; thence in a westerly direction along said avenue, 24 feet to a stake; thence at a right angle in a northerly direction 100 feet to a stake, thence at a right angle in a westerly direction 5 feet to a stake; thence at a right angle in a southerly direction 100 feet to the north line of said Second Avenue; thence in a westerly direction along said Avenue 72 feet to a stake; and thence in a southerly direction in a straight line 130 feet to the place of beginning, making two united parallelograms.

BLR# 56-10A-5 and 56-10A-8.1

BEING the same premises which Darien E. White Administrator of the Estate of James M. Skerrett granted and conveyed unto Darien E. White, by Deed dated February 18, 2010 and recorded March 4, 2010 in Chester County Record Book 7875, Page 1715 for the consideration of \$1.00

AND

BEING the same premises which James M. Skerrett, singleman granted and conveyed unto James M. Skerrett and Darien E. White, as tenants in common by Deed dated October 30, 1991 and recorded October 31, 1991 in Chester County Record Book 2648, Page 43 for the consideration of \$1.00.

JAMES M. Skerrett departed this life on November 15, 2007.

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

VS

DEFENDANT: **DARIEN E. WHITE**

SALE ADDRESS: 140 Second Avenue, Lincoln University, PA 19352

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-549**

DEBT- **\$436,268.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07467 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of London Grove, 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 London Grove, County of Chester and Commonwealth of Pennsylvania, bounded and described on a Plan of Lots for Inniscrone, Phases III-VI and recorded in Chester County as Plan No. 18662, as follows to wit:

BEING Lot #31, Phase V, as shown on said Plan.

BEING UPI Number 59-008-0665-0000

PARCEL No.: 59-008-0665-0000

BEING known as: 936 Aringa Way, Avondale, PA 19311

BEING the same property conveyed to Christina M.

Wanner, unmarried woman, who acquired title by Virtue of a Deed from NVR, Inc., a Virginia Corporation Trading as NV Homes, dated March 28, 2012, recorded March 29, 2012, at Deed Book 8390, Page 1803, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTINA M. WANNER**

SALE ADDRESS: 936 Aringa Way, Avondale, PA 19311

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: **16-7-550**

DEBT- **\$225,256.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09697 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN Unit, designated as Building
Number 5, Unit Number 213, being a Unit in the Paddock at
Chesterbrook a Condominium, situate in the Township of Tredyffrin
and County of Chester and Commonwealth of Pennsylvania.
BEING known as 213 Carriage Court, Chesterbrook, PA
19087
PARCEL No. 43-5-1632

PLAINTIFF: LSF8 Master Participation Trust
VS

DEFENDANT: **DENNIS N. HAGEL, SOLELY AS EXECUTOR OF THE ESTATE OF DEBORAH A. HAGEL and DONNA K. WEAVER, SOLELY AS EXECUTRIX OF THE ESTATE OF DEBORAH A. HAGEL**

SALE ADDRESS: 213 Carriage Court, Chesterbrook, PA 19087

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: **16-7-551**

DEBT- **\$47,505.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02636 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate the Township of Warwick, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Elsie Carlier made by Leon A. Leshner, Registered Land Surveyor, Sinking Spring, Pennsylvania, dated September 1, 1966, as follows, to wit:

BEGINNING at a point on the southerly side of Township Route No. 519 (as shown on said Plan) which point is at a distance of 316 feet, measured south 82 degrees 09 minutes west, along the same from a point, a corner of lands now or late of St. Mary's Church; thence extending from said beginning point south 07 degrees 51 minutes east, 200 feet to a point; thence extending south 82 degrees 09 minutes west, 150 feet to a point; thence extending north 07 degrees 51 minutes west, 200 feet to a point on the southerly side of Township Route No. 519 aforesaid; thence extending along same, north 82 degrees 09 minutes east, 150 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on said Plan.

BEING Parcel No. 19-04-0136.030

UPI 19-4-136.3

BEING the same premises which Mabel F. Williams by Deed dated 9/18/2001 and recorded 10/16/2001 in Chester County in Record Book 5087 Page 2334 conveyed unto David H. Kercher and Jennifer A. Kercher, husband and wife, in fee.

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **DAVID H. KERCHER and JENNIFER A. KERCHER**

SALE ADDRESS: 124 Mine Hole Road (Warwick Township), Elverson, PA 19520

PLAINTIFF ATTORNEY: **PRESSMAN & DOYLE, 610-532-4222**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-7-552**

DEBT- **\$213,183.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06768 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the Penn Township, Chester County,
Pennsylvania
BLR# 58-3-33.99
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SATISH C. GANGISETTY a/k/a G. SATISH CHANDRA, DECEASED**

SALE ADDRESS: 12 Allsmeer Drive, West Grove, PA 19390-8801

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: **16-7-553**

DEBT- **\$148,548.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05680 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in East Coventry Township
TAX Parcel #18-1-21
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **DAVID DELANEY aka DAVID B. DELANEY**

SALE ADDRESS: 355 Sanatoga Road, Pottstown, PA 19465

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: **16-7-554**

DEBT- **\$170,848.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00845 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in West Whiteland Township
TAX Parcel #41-05-1445
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **BRENDA M. SHEA**

SALE ADDRESS: 546 Astor Square Unit 20, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-555**

DEBT- **\$117,699.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00729 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the City of Coatesville, Chester
County, Pennsylvania
BLR# 16-6-69
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: American Financial Resources, Inc.

VS

DEFENDANT: **JOSEPH F. OWENS**

SALE ADDRESS: 584 Elm Street, Coatesville, PA 19320-3216

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: **16-7-556**

DEBT- **\$536,442.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-08229 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the Uwchlan Township, Chester
County, Commonwealth of Pennsylvania
BLR# 33-5F-366
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing, LLC
VS

DEFENDANT: **JOHN MONTGOMERY a/k/a JOHN M. MONTGOMERY, IN HIS CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and JOHN GOFF, IN HIS CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and ROBERT MONTGOMERY, IN HIS CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and ERIN GOFF, IN HER CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and AMANDA MONTGOMERY, IN HER CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and SHAWNA MONTGOMERY, IN HER CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY MONTGOMERY, DECEASED**

SALE ADDRESS: 214 Woodward Drive, Exton, PA 19341-1426

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: **116-7-557**

DEBT- **\$183,350.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-11857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the West Bradford Township,
Chester County, Pennsylvania
BLR# 50-5D-75
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **ZACHARIAH ALAN BEZINQUE a/k/a ZACHARIAH BEZINQUE and JEANNETTE MARIE BEZINQUE a/k/a JEANNETTE BEZINQUE**

SALE ADDRESS: 1204 Rhode Island Lane, Downingtown, PA 19335-3845

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: **16-7-558**

DEBT- **\$233,335.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00901 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the Sadsbury Township, Chester
County, Commonwealth of Pennsylvania
BLR# 37-4-40.18A
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **MARK AQUILANTE and MEGAN McGOVERN-AQUILANTE**

SALE ADDRESS: 507 Fox Trail, Parkesburg, PA 19365-2166

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: **16-7-559**

DEBT- **\$402,885.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01236 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground, being known as Lot Number 16, situate in West Brandywine Township, Chester County, Commonwealth of Pennsylvania, as shown on a Subdivision Plan of Wynne-Wood Hollows made by Lester R. Andres, P.R., Thorndale, Pennsylvania, dated February 16, 1987 and last revised February 15, 1988 and recorded in Chester County Recorder of Deeds Office as Plan Number 7135, and more particularly described as follows, to wit:

BEGINNING at a point on the southerly line of Monacy Road (50 feet wide) said point being the total tangent distance of 117.58 feet from the easterly end of a 13 foot radius curve (18.89 feet long) connecting said Monacy Road with Man-Lin Drive (50 feet wide); thence north 89 degrees 11 minutes 05 seconds east, 54.83 feet to a point; thence north 88 degrees 41 minutes 48 seconds east, 78.31 feet to a point, a corner; thence south 05 degrees 30 minutes 51 seconds west, 245.46 feet to a point, a corner; thence north 05 degrees 43 minutes 27 seconds east 244.46 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Kemberly Rucker, by Deed from Kemberly Nichols, a/k/a Kemberly Rucker and April Nichols, her mother, dated 03/28/2012, recorded 04/11/2012 in Book 8401, Page 506.

BLR No. 29-7-151.1R

RESIDENTIAL property

SEIZED in execution as the property of Kemberly Nichols a/k/a Kemberly Rucker and Sherita Thompson on No. 2013-01236-

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

VS

DEFENDANT: **KEMBERLY NICHOLS a/k/a KEMBERLY RUCKER and SHERITA THOMPSON**

SALE ADDRESS: 248 Monacy Road, Coatesville, PA 19320-1448

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: **16-7-560**

DEBT- **\$319,184.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07494 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the West Goshen Township, Chester
County, Pennsylvania
BLR# 52-7-26.2
Improvements thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon, fka The Bank of New York, as Successor-in-Interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Inc, Bear Stearns Alt-A Trust, Mortgage Pass Through Certificates Series 2005-4

VS

DEFENDANT: **SARA J. FRANCO a/k/a SARA JEAN FRANCO and ALEJANDRO FRANCO**

SALE ADDRESS: 205 Larchwood Road, West Chester, PA 19382-7325

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: **16-7-561**

DEBT- **\$183,457.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12423 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN tract of unimproved land, hereditaments and appurtenances, situate on the southwesterly side of Log House Road in Upper Oxford Township, County of Chester, Commonwealth of Pennsylvania as the same appears as Lot No. 10 on a Final Plan numbered 880105 prepared by Lake Roeder Hillard & Beers, Civil Engineers & Land Surveyors, Oxford, Pennsylvania, as Subdivision Plan No. 15499, bounded and described as follows:

BEGINNING at a 3/4 inch rebar set on the southwesterly right-of-way line of Log House Road at the northwesterly corner of Lot 9 of the above referenced plan, thence along Lot No. 9 the following 2 courses and distances (1) south 23 degrees 16 minutes 14 seconds west, 60 feet to a point; and (2) south 43 degrees 27 minutes 18 seconds west, 254.11 feet to a 3/4 inch rebar set in line of land of Joseph K. IV and Katherine Ann McCammon; thence (3) along the line of land of McCammon, north 46 degrees 32 minutes 42 seconds west, 150 feet to a 3/4 inch rebar set at the southwesterly corner of Lot No. 11; thence (4) along Lot No. 11, north 43 degrees 27 minutes 18 seconds east, 295.08 feet to a 3/4 inch rebar set on the south-

westerly right-of-way line of Log House Road; thence along the southwesterly right-of-way line of Log House Road the 2 following courses and distances: (5) south 46 degrees 32 minutes 43 seconds east, 43.03 feet to a point; and (6) along the arc of a 250 foot radius curve to the left 88.07 feet, said curve having a chord distance of 87.62 feet and bearing south 56 degrees 38 minutes 14 seconds east to a 3/4 inch rebar set, the point of beginning.

UPI No. 57-4-85.8C

PARCEL No. 57-04-0085.08C

BEING the same premises which Robert J. Scarlett by Indenture dated May 20, 2004 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 6169 Page 766, granted and conveyed unto Charles Wood and Pamela Wood, husband and wife, in fee.

IMPROVEMENTS: residential dwelling

BEING known as 142 Log House Road, Oxford, Pennsylvania 19363

PLAINTIFF: Conestoga Bank, successor by merger to Transnational Mortgage Corporation
VS

DEFENDANT: **CHARLES M. WOOD and PAMELA L. WOOD**

SALE ADDRESS: 142 Log House Road, Oxford, Pennsylvania 19363

PLAINTIFF ATTORNEY: **CHARLES N. SHURR, JR., ESQ., 610-670-2552**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **16-7-562**

DEBT- **\$341,470.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11374 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the North Coventry Township,
Chester County, Pennsylvania
BLR# 17-02-0011
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Abfc 2006-Opt3 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-Opt3

VS

DEFENDANT: **DAVID D. MILLER and KAREN L. DELANEY**

SALE ADDRESS: 1225 Shenkel Road, Pottstown, PA 19465-7215

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: **16-7-563**

DEBT- **\$200,329.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11506 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the Schuylkill Township, Chester
County, Pennsylvania
BLR# 27-2N-34
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SANDRA J. PACELL**

SALE ADDRESS: 1198 Laurel Lane, Phoenixville, PA 19460-2212

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: **16-7-564**

DEBT- **\$192,255.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00873 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN tract or piece of land, situate in the Borough of Downingtown (formerly Caln Township), Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Pennsylvania Avenue, said point being one hundred seventy-five feet in an easterly direction from the center of Lloyd Avenue, and also being a corner of land recently conveyed to Edmund D. Lear and Ethel E. Lear, his wife; thence along the middle of the said Pennsylvania Avenue north eighty-six degrees thirty minutes east seventy-five feet to a point in the middle thereof; thence along land of S. Earl Entrekin, Jr., south one and one-half degrees east one hundred forty feet to a point; thence south eighty-six degrees thirty minutes west west seventy-five feet to a point, another corner of land of Edmund D. Lear, et ux; thence along said land north one and one-half degrees west one hundred forty feet to the first mentioned point and place of beginning.

BEING Chester County UPI 11-6-44

BLR# 11-006-0044.0000

TITLE vested in Elizabeth Martin and Dean Martin, husband and wife by Deed from Jean R. Harrison and Susan C. Parker, dated 1/28/2008 and recorded 1/31/2008 in Book 7357 Page 1322

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)
VS

DEFENDANT: **DEAN MARTIN and ELIZABETH MARTIN**

SALE ADDRESS: 704 West Pennsylvania Avenue, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-565**

DEBT- **\$120,715.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-07558 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot of land situate in Caln Township,
Chester County, Pennsylvania
TAX Parcel No.: 39-03G-0031

PLAINTIFF: PNC Bank, National Association
VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIRGIL H. NEWMAN, DECEASED AND/OR MARJORIE MAY NEWMAN, DECEASED and IRENE OLLIE NEWMAN and JAMES P. WALTZ**

SALE ADDRESS: 1107 Scott Dr., 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: **16-7-566**

DEBT- **\$12,751.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-10841 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL the right, title, interest and claims of Barry C. Sproul in and to the following described property:

ALL THAT CERTAIN parcel situate in the Borough of West Chester.

HET a dwelling k/a 137 East Barnard Street, West Chester, PA 19382.

BEING the same property which Barry C. Sproul and Doris Myers, granted and conveyed unto Barry C. Sproul by Deed dated May 8, 2000 and recorded May 12, 2000 in the Recorder's Office of said County in Deed Book 4753 Page 1175.

UNIFORM Parcel Identifier Tax Parcel No. 01-09-0540.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **BARRY C. SPROUL**

SALE ADDRESS: 137 East Barnard Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **BRETT A. SOLOMON, ESQ., 412-566-1212**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **116-7-567**

DEBT- **\$253,544.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-02241 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the Penn Township, Chester County,
Pennsylvania
BLR# 58-4-46.9
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citifinancial Servicing LLC

VS

DEFENDANT: **JEFFREY M. BROWN and SUZANNE M. WHITE**

SALE ADDRESS: 482 West Baltimore Pike, West Grove, PA 19390-9101

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: **16-7-568**

DEBT- **\$150,010.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00777 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
BLR# 39-5E-47
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **MICHAEL J. BASSETT**

SALE ADDRESS: 157 Appledore Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-569**

DEBT- **\$257,371.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10991 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 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, Chester
County, Pennsylvania
BLR# 5005A005200
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

VS

DEFENDANT: **ANDREW BACCILE**

SALE ADDRESS: 1646 Ithan Circle, Downingtown, PA 19335-3544

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-570**

DEBT- **\$676,276.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09656 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

PROPERTY situate in the West Pikeland Township, Chester
County, Pennsylvania
BLR# 34-03-0022.110
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for Harborview Mortgage Loan Trust
Mortgage Loan Pass-Through Certificates, Series 2007-2

VS

DEFENDANT: **BRIAN JARRATT a/k/a BRADFORD J. JARRATT a/k/a JAMES BRIAN JARRATT
and JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425-2200

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: **16-7-571**

DEBT- **\$1,083,173.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06973 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground situate in West Goshen Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision for Paul F. Kummer, drawn by Henry S. Conrey, Inc. 2/5/1979 last revised 2/13/1979 recorded as Plan #2856, as follows.

BEGINNING at a point on the northerly side of Sunset Hollow Road (T-387) said point being the southeasterly corner of Lot 1 as shown on said plan and the southwesterly corner of the about to be described lot; thence from said point of beginning and extending along Lot 1 and Lot 2, north 3 degrees 15 minutes 0 seconds west 279 feet to a point; thence continuing along Lot 2 the following 2 courses and distances: (1) north 21 degrees 20 minutes 0 seconds west 161 feet to a point; (2) north 32 degrees 0 minutes 0 seconds west 188.39 feet to a point of land now or late of E. DeMarco; thence along said lands of DeMarco and others, north 65 degrees 45 minutes 50 seconds east 376.95 feet to a found iron pin

in lands now or late of Theodore D. and Gladys B. Rogers; thence along said lands the 2 following courses and distances: (1) south 12 degrees 40 minutes 0 seconds west 570 feet to a found iron pin; (2) south 6 degrees 15 minutes 0 seconds east 169 feet to a point on the aforementioned northerly side of Sunset Hollow Road; thence along said northerly side south 69 degrees 54 minutes 32 seconds west 51.52 feet to the first mentioned point and place of beginning.

BEING the same premises which Kathleen T. Burkett, by Deed dated 11/30/2005 and recorded 12/06/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument No. 10602980, granted and conveyed unto Thomas B. Ives.

BEING known as: 403 Sunset Hollow Road, West Chester, PA 19380

PARCEL No.: 52-2-5.1A

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THOMAS B. IVES**

SALE ADDRESS: 403 Sunset Hollow Road, West Chester, PA 19380

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