

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, June 16, 2016 @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 16th day of June, 2016 at 11 AM.

1st. The highest and best bidder, by a fair and open bid, shall be the purchasers.

2nd. Ten percent of the purchase money shall be paid to the Sheriff at the time of sale. The balance of the purchase money must be paid at her office in West Chester, within twenty-one (21) days from the date of sale without any demand being made by the Sheriff therefor.

3rd. If any person to whom the above premises shall be struck off, shall neglect or refuse to take the same at his bid, and comply with the conditions of sale thereof, the same when exposed to sale again, by reason of such default, shall be at the sole risk of the first purchaser, who shall derive no benefit from such sale; but they shall pay all difference or deficiency between his bid and the price the same shall bring at such subsequent sale, with all interest, costs and expenses consequent thereon. Accordingly, the Sheriff as advertised and announced and in the event that the purchase money is not paid within twenty-one days from the date of sale, the Sheriff may forthwith and without further notice cause the premises again to be advertised for sale and shall look in the defaulting bidder for the payment of all costs occasioned by the re-advertised sale.

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JUNE 16, 2016 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, JULY 18, 2016 DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

INDEX

Location	Defendant	Page
Borough of Downingtown	Linda K. Ferguson a/k/a Linda Day Tomlinson and Edward Nathan Ferguson	10
Borough of Elverson	Elizabeth M. Young	20
Borough of Kennett Square	Jesus Baeza Zavala a/k/a Jesus M. Baeza and Beatriz L. Alvarez Cantoran a/k/a Beatriz L. Alvarea a/k/a Beatriz Inez Alvarez	25
Borough of Malvern	Eligio Bonelli	62
Borough of Parkesburg	Jodi M. Knox and Jason E. Knox	44
Borough of Parkesburg	Joseph Rzonca	17
Borough of Phoenixville	Elizabeth H. Manning	11

Continued

INDEX

Location	Defendant	Page
Borough of Phoenixville	Donna D. Novia	38
Borough of Phoenixville	Alexandria Tindall	29
Borough of South Coatesville	Tia M. Lawson	37
Borough of Spring City	Michael Galinsky a/k/a Michael J. Galinsky and Kathleen Ralston	52
Borough of West Chester	Renee Karen Wahington & United States of America	5
Borough of West Grove	Anthony D. Corsaro	28
City of Coatesville	Rashion A. Legree-Garrett, Known Heir or Richard L Legree, Rajon Legree, Known Heir or Richard Legree, Dana Cannon, Known Heir or Richard Legree, Dayshona Myers, a/k/a Da-Shanna Myers a/k/a Da'Shanna Myers Known Heir or Richard Legree,, Sharicthie Myers a/k/a Sharichie a/k/a Sha'Richie Myers, Known Heir or Richard Legree,, Richard Legreev a/k/a Richard Legree, Jr., Known Heir or Richard Legree, Carletta Lagree,, Known Heir or Richard Legree,, Rasha Myers, Known Heir or Richard Legree, Taneen Lagree, Known Heir or Richard Legree, Sharae Legree, Known Heir or Richard Legree,, Tyrone Legree, Known Heir or Richard Legree, India Legree, Known Heir or Richard Legree,, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, ot Interest From or Under Richard Legree, Last Record OwnerI	23
City of Coatesville	Angel Mack and Karen A. Hand	69
Caln Township	Charmaine Grove	43
Caln Township	Joseph D. Natalie, Jr.	47
Caln Township	Charles Neal and Sharie Neal	42
Charlestown Township	Susan H. Hagner and Wiliam R. Hagner	49
East Bradford Township	Unkwn Surviving Heirs of Mary E. Moody a/k/a Mary E. Letter, CrystaL R. Kahn, nknwn Surviving Heir of Mary E. Moody a/k/a Mary E. Letter, Mary A. Taylor, Knknwn Surviving Heir of Mary E. Moody a/k/a Mary E. Letter, William. Letter, IV, nknwn Surviving Heir of Mary E. Moody a/k/a Mary E. Letter and Tmr A. Letter, nknwn Surviving Heir of Mary E. Moody a/k/a Mary E. Letter	64
East Brandywine Township	Shari Hardin and Darryl G. Ferron	57
East Coventry Township	Christian Hugh O'Rourke, III	26
East Coventry Township	Stephani A. Zdrzil	15
East Fallowfield Township	Jacob T. Brumback and Tracey McShane Allen a/k/a Tracey A. McShane	68
East Fallowfield Township	Oscar C. Hendry, Jr. a/k/a Oscar C. Hendry and Katrina M. Hendry a/k/a Katrina S. Hendry a/k/a Katrina S. Hendry	61
East Goshen Township	Robert Chamness and Deborah Chamness	12
East Goshen Township	Kathleen A. Earley	53
East Goshen Township	Michael Sharff and Janel Sharff	9
East Goshen Township	Julie E. Summers	21
Easttown Township	Carol Littleton a/k/a Caol A. Littleton and United States of America	19
East Whiteland Township	Dean Prescott a/k/a Dean F. Prescott and Tracey Deschaine a/k/a Tracey L. Deschaine	30
Franklin Township	Michael J. Glackin and Sandra P. Glackin	50

Continued

INDEX

Location	Defendant	Page
Franklin Township	Arthur W. Paviglianiti and Karen L. Paviglianiti	58
Londonderry Township	Mary E. Winter, Shana M. Winter and William Winter	59
New Garden Township	Marilyn T. Obrofta a/k/a Marilyn T. Obrafta	56
North Coventry Township	Crystal Lee Dasher	45-46
North Coventry Township	Marilyn Joy Gillis	66
North Coventry Township	Geoffrey J. Cross and Lori J. Cross	
PennTownship	Karen Klemaszewski a/k/a Karen L. Klemaszewski & Michael Klemaszewski a/k/a Michael P. Klemaszewski	34
Schuylkill Township	Donna Cashman, Known Surviving Heir of Daniel Cashman, Deceased Mortgagor and Real owner,,Kristen Gleason, Known Surviving Heir of Daniel Cashman, Deceased Mortgagor and Real owner, Kristen Gleason, Known Surviving Heir of Daniel Cashman, Deceased Mortgagor and Real owner, Elise Bonk, Known Surviving Heir of Daniel Cashman, Deceased Mortgagor and Real owner,, Daniel E. Cashman, Known Surviving Heir of Daniel Cashman, Deceased Mortgagor and Real owner And All Unknown Surviving Heirss of Daniel V. Cashman, Deceased Mortgagor and Real owner	24
South Coventry Township	Stephen Maute	65
Tredyffrin Township	Anthony Dilucia	14
Tredyffrin Township	Donald B.Lynn, Jr., Administrator of the Estate of Ruth E. Ragatky	67
Tredyffrin Township	Courtney Montastero	35
Upper Uwchlan Township	Joseph Degnan and Deborah B. Willis	36
Uwchlan Township	Jack F. Scott	27
Valley Township	Nick Anagnostopoulos and Vasiliki Anagnostopoulos	13
Valley Township	Michael P. LaBranche	22
Valley Township	Dawn P. Maiorano	60
West Bradford Township	Margaret Lombertino	55
West Bradford Township	Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert Sabatino a/k/a Robert C. Sabatino, Deceased and Pamela L. Sabatino, Known Heir of Robert Sabatino a/k/a Robert C. Sabatino	54
West Caln Township	Shawn A. Baylor & Monique Y. Baylor	33
West Caln Township	Crystal Handy and Daniel A. Handy	39
West Goshen Township	Christine Hagan and George M. Hagan	18
West Goshen Township	Keith S. Smith a//a Keith Smith and Susan C, Smith a/k/a Susan Smith	16
West Nantmeal Township	Alan R. Shingle and Lisa Shingle	31
West Pikeland Township	Patrick R. Malley, Jr.	63
West Pikeland Township	Charles R. Orlando and Batrbara L. Orlando	7
Westtown Township	Robert & Tara Calabrese	4
Westtown Township	Mark V. Ciarrochi and United States of America	6
West Whiteland Township	Jennifer Jaramillo and David J. Jaramillo	32
West Whiteland Township	Steven Kearnes a/k/a Steven P. Kearnes and Catina Kearnes a/k/a Katina S. Keares a/k/a Catina S. Keares	51
Willistown Township	Vincent Craven a/k/a Vincent Craven, Jr. and Aimee Craven a/k/a Aimee Fisher Craven	40
Willistown Township	James V. Diantonio	48

Sheriff's Sale of Real Estate

SALE NO: **13-11-910**

DEBT- **\$1,956.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12-11934 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 21, 2013

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 23, 2013. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

TAX Parcel No. 67-2M-50

PROPERTY address: 1523 Johnnys Way, Westtown Twp., Pennsylvania

PLAINTIFF: Westtown Township

VS

DEFENDANT: **ROBERT & TARA CALABRESE**

SALE ADDRESS: 1523 Johnnys Way, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$252,136.60**

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

Thursday, January 15, 2015

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

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

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

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

BLR No. 1-9-523

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-175**

DEBT- **\$4,701.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012--9826 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania being known and designated as Lot 1.
TAX Parcel No. 67-4-88
DOCKET No. 12-09826

PLAINTIFF: Westtown Township
VS

DEFENDANT: **MARK V. CIARROCCHI and UNITED STATES OF AMERICA**

SALE ADDRESS: 911 S. Concord Road, Westtown Township, Pennsylvania 19382

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-10-776**

DEBT- **\$764,116.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05157 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

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

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

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania.
PARCEL No.: 34-1-1.3
THE improvements thereon are: residential dwelling

PLAINTIFF: REV Asset Acquisition, LLC
VS

DEFENDANT: **CHARLES B. ORLANDO and BARBARA L. ORLANDO**

SALE ADDRESS: 1657 Art School Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP, 215-572-5095**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-11-842**

DEBT- **\$1,329.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02693 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 19, 2015

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

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

ALL THAT CERTAIN tract of land, with the buildings thereon erected, hereditaments and appurtenances, being known as Lot No. 125 on the original Plan of Megargee Heights, Caln Township, County of Chester and State of Pennsylvania.
TAX Parcel No. 39-3Q-28

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **CHARISSE A. LAFFERTY**

SALE ADDRESS: 1305 Oak Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$133,646.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03179 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

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

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

ALL THAT CERTAIN parcel of land together with the buildings and improvements thereon erected, being a portion of Lot Number 17 of the development known as Milltown Manor, situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide avenue known as Park Avenue at a distance of 950.3 feet measured north 82 degrees 58 minutes east, from an iron pin the middle of the Township Line Road; thence extending by other land of Grantees and passing over an iron pin set on the north side of Park Avenue north 7 degrees 2 minutes west, 220 feet to an iron pin in line of Lot 6; thence extending by Lot 6 north 82 degrees 58 minutes east, 62.5 feet to an iron pin; thence extending by land of the Grantors south 7 degrees 2 minutes east, 220 feet in the middle of Park Avenue aforesaid; thence extending along the middle of Park Avenue south 82 degrees 58 minutes west, 62.5 feet to the first mentioned point and place of beginning.

BEING UPI #53-6-47

BEING the same premises which M. Grant Everhart, by Deed dated 10/12/99 and recorded 11/3/99 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4661 Page 556 Instrument #0088527, granted and conveyed unto Michael Sharff and Janet Sharff, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **MICHAEL SHARFF and JANET SHARFF**

SALE ADDRESS: 1321 Park Avenue, West Chester, Pa. 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-64**

DEBT- **\$417,946.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09721 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

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

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

ALL THAT CERTAIN message and lot or tract of land situate on the south side of Prospect Avenue, Downingtown, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in Prospect Avenue at a corner of land formerly of Daniel J. McAlner; thence along the same south 4 degrees east, 470.84 feet to a corner of land formerly of this tract, sold to the Pennsylvania Railroad Company; thence along said Railroad Company's land south 85 degrees east, 198.1 feet to a point in line of land formerly of Matthew Bowman; thence along said Bowman's land north 4 degrees west, 513.1 feet to another point in the said Prospect Avenue; thence along said Avenue south 79 degrees west, 67.3 feet to a corner of land conveyed to John W. Gallagher and wife to Frank Terriman and wife; thence along said land the next three courses and distances; south 4 degrees east, 144 feet; south 79 3/4 degrees west, 66 feet; north 4 degrees west 144 feet to another point in the said Prospect Avenue; thence along the said Avenue south 79 3/4 degrees west, 66 feet to the place of beginning.

CONTAINING 1 acre 158.72 perches of land, more or less.

EXCEPTING and reserving thereout all that certain lot or tract of land situate on the south side of Prospect Avenue aforesaid, conveyed by Frank Terriman and wife to Joseph P. Terriman and Nellie M. Terriman, his wife, by Deed dated 04/04/1928 as of record in the Recorder's Office of Chester County in Deed Book R-17, vol.

414, page 407, bounded and described as follows:

BEGINNING at a point in the south line of Prospect Avenue in the line of land of Luigi Sarmenti, thence along the said Sarmenti's land south 4 degrees east, 100 feet to a corner of the remaining land of the said Frank Terriman and wife; thence along the said remaining land, north 79 degrees 45 minutes east, 50 feet; thence still along the same land, north 4 degrees west, 100 feet to another point in the south line of the said Prospect Avenue; thence along the south line thereof, south 79 degrees 45 minutes west, 50 feet to the place of beginning.

CONTAINING 5,000 square feet of land, more or less.

AND also included in this conveyance all that certain lot or tract of land situate on the south side of Prospect Avenue, in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of the said Prospect Avenue 66 feet eastward from the corner of Daniel McAlner's land; thence along land now or formerly of Annie Gallagher being tract described herein the next three courses and distances: south 4 degrees east 144 feet; north 79 3/4 degrees east, 66 feet; north 4 degrees west, 144 feet to another point in the middle of the said Prospect Avenue; thence along the middle of the same south 79 3/4 degrees west, 66 feet to the place of beginning.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **LINDA K. FERGUSON aka LINDA DAY TOMLINSON and EDWARD NATHAN FERGUSON**

SALE ADDRESS: 246 Prospect Avenue, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-67**

DEBT- **\$255,805.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00075 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

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

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

ALL THAT CERTAIN, message, 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 lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Phoenixville, Chester County, Pennsylvania, described according to a Survey and Plan thereof made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pa., on August 2, 1954 described as follows, to wit:

BEGINNING at a point on the northwest side of Monroe Avenue which point is measured on the arc of a circle curving to the left having a radius of 13.89 feet the arc distance of 18.04 feet from a point on the northeast side of Tyler Avenue (50 feet wide); thence extending along the northwest side of Monroe Avenue north 59 degrees 05 minutes east 45.67 feet to a point; thence extending north 30 degrees 55 minutes west 125 feet to a point; thence extending south 59 degrees 05 minutes west 91.11 feet to a point on the north-

east side of Tyler Avenue; thence extending along the northeast side of Tyler Avenue south 46 degrees 31 minutes east 119.24 feet to a point of curve; thence extending along the arc of a circle to the left having a radius of 13.89 feet the arc distance of 18.04 feet to a point on the northwest side of Monroe Avenue, the first mentioned point and place of beginning.

BEING Lot 131 Monroe Avenue.

BEING UPI Number 15-16-1

PARCEL No.: 15-16-1

BEING KNOWN AS: 1240 Tyler Avenue, Phoenixville, PA 19460

BEING the same premises which Carole J. Foster, now known as Carole J. Foster Guerra, by Deed dated April 30, 2009 and recorded May 1, 2009 in and for Chester County, Pennsylvania in Deed Book 7654, Page 563, granted and conveyed unto Elizabeth H. Manning.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ELIZABETH H. MANNING**

SALE ADDRESS: 1240 Tyler Avenue, 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: **16-2-77**

DEBT- **\$559,619.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04829 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

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

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

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan for "Goodwin Acres" prepared by Robert O. Drake and Associates, Consulting Engineers and Land Surveyors, dated 9/29/1994, recorded in Plan No. 14021, as follows, to wit:

BEGINNING at a point on the westerly side of Reservoir Road, said point being a corner of Lot No. 6-A; thence extending from said beginning point along Reservoir Road south 13 degrees 19 minutes 0 seconds east, crossing over a 20 feet wide sanitary sewer easement, 214.01 feet to a point in line of land of Gerald V. Ruffenbach; thence extending along the same south 60 degrees 27 minutes 0 seconds west 385.74 feet to a point, a corner of land of Phillip Price, Jr.; thence extending along the same north 28 degrees 8 minutes 0 seconds west 445.63 feet to a point, a corner of Lot No. 6-A; thence extending along same the (3) following courses and distances: (1) north 60 degrees 57 minutes 59 seconds east 214.71 feet to a point (2) north 81 degrees 8 minutes 57 seconds east, crossing over a 20 feet wide sanitary sewer easement 176.59 feet to a point and (3) north 60 degrees 39 minutes 22 seconds east 117 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Robert B. Chamness and Deborah M. Chamness, husband and wife by Deed from Lung-Lung Shen Chiang and Tao-Pin Chiang by Attorney in Fact Lung-Lung Shen Chiang by Power of Attorney dated 07/03/1998 and recorded 07/09/1998 in the Chester County Recorder of Deeds in Book 4379, Page 1200.

PLAINTIFF: The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments II Inc. Mortgage Pass-Through Certificates Series 2005-AR2

VS

DEFENDANT: **ROBERT CHAMNESS AND DEBORAH CHAMNESS**

SALE ADDRESS: 508 Reservoir Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-84**

DEBT- **\$410,237.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09660 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Valley Township, County, of Chester and State of Pennsylvania, bounded and described according to Phase 1 final plan of hill farm age qualified residential community, made by Gilmore & Associates, Inc., consulting engineers & land surveyors, dated December 20, 2001 last revised November 5, 2002 and recorded as Plan File #16537 as follows, to wit:

BEGINNING at a point on the southwesterly side of Kendig Lane cul-de-sac, a corner of Lot No. 429 on said Plan; thence extending from said beginning point, along Kendig Lane the four following courses and distances, (1) south 73 degrees 00 minutes 49 seconds east, 31.34 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 28.36 feet to a point of reverse curve; (3) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 8.74 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 28.82 feet to a point, a corner of Lot No. 427; thence leaving the

said side of Kendig Lane, along Lot No. 427, south 30 degrees 14 minutes 45 seconds west, 117.15 feet to a point; thence extending north 73 degrees 00 minutes 49 seconds west, 66.28 feet to a point, a corner of Lot No. 429; thence extending along same north 16 degrees 59 minutes 11 seconds west, 127 feet to a point on the southwesterly side of Kendig Lane, being the first mentioned point and place of beginning.

BEING Lot No. 428 as shown on the aforementioned Plan. CONTAINING 10,136 square feet of land, be the same

more or less.

PREMISES being: 213 Kendig Road, Coatesville, PA 19320

PARCEL No. 61-5-152.1

BEING the same premises which Realen Homes, L.P., a Pennsylvania limited partnership by Deed dated September 21, 2004 and recorded September 30, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6293 Page 1631, granted and conveyed unto Nick Anagnostopoulos and Vasiliki Anagnostopoulos.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-5 by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **NICK ANAGNOSTOPOULOS and VASILIKI ANAGNOSTOPOULOS**

SALE ADDRESS: 213 Kendig Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-88**

DEBT- **\$118,265.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-07668 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

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

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

PROPERTY situate in the Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-6A-253
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **ANTHONY DILUCIA**

SALE ADDRESS: 53 Drummers Lane, Wayne, PA 19087-1511

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-91**

DEBT- **\$352,034.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11687 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

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

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

PROPERTY situate in the East Coventry Township, Chester
County, Pennsylvania
BLR# 18-1-389
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **STEPHANI A. ZDRAZIL**

SALE ADDRESS: 218 South Savanna Drive, Pottstown, PA 19465-6603

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$262,589.92**

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

Thursday, February 18, 2016

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

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

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

PLAINTIFF: Bank of America, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-99**

DEBT- **\$121,283.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-09961 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

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

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

PROPERTY situate in the Parkesburg Borough, Chester
County, Pennsylvania
BLR# 08-05-0014
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JOSEPH M. RZONCA**

SALE ADDRESS: 8 Chestnut Street, Parkesburg, PA 19365-1220

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-107**

DEBT- **\$406,894.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2009-08308 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances, thereon.

SITUATE in the township of West Goshen, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Lots called "Caswallen" Section "A" made for Goshen Wood Development Corp., made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated January 19, 1960 and last revised May 6, 1960 as follows, to wit:
TAX I.D. #: 52-02R-0026

PLAINTIFF: U.S. Bank National Association, as Trustee for the LXS 2006-10N
VS

DEFENDANT: **CHRISTINE HAGAN and GEORGE M. HAGAN**

SALE ADDRESS: 116 Caswallen Drive, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-108**

DEBT- **\$140,486.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-11339 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

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

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

ALL THAT CERTAIN lot of land situate in Township of
East Town, Chester County, Pennsylvania:
PARCEL Number: 55-3E-27
IMPROVEMENTS: residential property

PLAINTIFF: U.S. Bank National Association, as Trustee for the Certificateholders of the Mortgage Pass-Through Certificates 1997-R2

VS

DEFENDANT: **CAROL LITTLETON a/k/a CAROL A. LITTLETON and UNITED STATES OF AMERICA**

SALE ADDRESS: 214 Devon State Road, Devon, PA 19333

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-116**

DEBT- **\$25,720.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2001-03873 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate at the south side of Chestnut Street, Elverson Borough, Chester County, Pennsylvania and all that certain tract of land formerly situate in West Nantmeal Township, now the Borough of Elverson, Chester County, Pennsylvania.

TAX Parcel No. 13-4-91

PLAINTIFF: Municipal Authority of the Borough of Elverson
VS

DEFENDANT: **ELIZABETH M. YOUNG**

SALE ADDRESS: 115 S. Chestnut Street, Elverson, Pennsylvania 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$461,105.43**

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

Thursday, February 18, 2016

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

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

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

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

VS

DEFENDANT: **JULIE E. SUMMERS**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-131**

DEBT- **\$304,747.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01241 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Tide Plan of Country Ridge made by Lester R. Andes, Professional Engineer, 6 Whisel Drive, Drawer C Thorndale, Pennsylvania, 19372, dated 02/15/1988 last revised 07/19/1988 and recorded in Plan #9993 as follows, to wit:

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

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

BEING Lot No. 31 on said Plan.

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

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

PARCEL No.: 38-2-433

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MICHAEL P. LABRANCHE**

SALE ADDRESS: 112 Arianna Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-141**

DEBT- **\$608,239.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06710 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in City of
Coatesville, Chester County, Pennsylvania
TAX Parcel No.: 16-1-4

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Asset Backed Funding Corporation Asset-Backed Certificates, Series 2007-NC1

VS

DEFENDANT: **RASHION A. LEGREE-GARRETT, KNOWN HEIR OF RICHARD LEGREE, RAJON LEGREE, KNOWN HEIR OF RICHARD LEGREE, DANA CANNON, KNOWN HEIR OF RICHARD LEGREE, DAYSHONA MYERS a/k/a DA-SHANNA MYERS a/k/a DA'SHANNA MYERS, KNOWN HEIR OF RICHARD LEGREE, SHARICHTIE MYERS a/k/a SHARICHIE MYERS a/k/a SHA'RICHIE MYERS, KNOWN HEIR OF RICHARD LEGREE, RICHARD LEGREE a/k/a RICHARD LEGREE, JR., KNOWN HEIR OF RICHARD LEGREE, CARLETTA LEGREE, KNOWN HEIR OF RICHARD LEGREE, RASHIA MYERS, KNOWN HEIR OF RICHARD LEGREE, TANEEN LEGREE, KNOWN HEIR OF RICHARD LEGREE, SHARAE LEGREE, KNOWN HEIR OF RICHARD LEGREE, TYRONE LEGREE, KNOWN HEIR OF RICHARD LEGREE, INDIA LEGREE, KNOWN HEIR OF RICHARD LEGREE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD LEGREE, LAST RECORD OWNER**

SALE ADDRESS: 230 Harlan Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$576,128.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05164 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Kent Packard, Jr. and Elizabeth M. Packard by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated 4/20/1973 and recorded in Chester County in Plan Book 49 Page 47 as follows, to wit:

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

PLAINTIFF: OneWest Bank, FSB

VS

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

SALE ADDRESS: 110 Ashenfelter Road, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-184**

DEBT- **\$202,133.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00417 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land known and designated as No. 414 Meredith Street, situate in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described as follows to wit:

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

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

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

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

PARCEL No.: 03-04-133

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

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

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

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, LLC, 215-942-9690**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-186**

DEBT- **\$222,828.74**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04215 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, R.E. as follows, to wit:

BEGINNING at a corner of lands now or formerly of Ray Brobst said point being in the middle of "School House Road" (33 feet wide) and distant along the same from a point marking the centerline intersection with the terminus of another public road known as the "East Cedarville Road", north 42 degrees 00 minutes east, 1 236 feet;

THENCE from the said point of beginning leaving said road and along lands now or formerly of the said Ray Brobst north 48 degrees 00 minutes west, 216.50 feet to a corner on line of other lands now or formerly of John F. Peterson;

THENCE along the same north 42 degrees 00 minutes east, 152 feet and south 48 degrees 00 minutes east, 216.50 feet to a corner in the middle of "school house road";

THENCE along the same south 42 degrees 00 minutes west, 152 feet to the place of beginning. Containing 0 acres and 120.87 perches of land, more or less.

PARCEL No.: BLR# 18-1-109-7

BEING known as: 200 School House Road, Pottstown, PA 19465.

BEING the same premises which Nationwide Mutual Insurance Company, by Deed dated August 30, 2010 and recorded September 30, 2010 in and for Chester County, Pennsylvania, in Deed Book Volume 8005, Page 819, granted and conveyed unto Christian Hugh O'Rourke, III.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTIAN HUGH O'ROURKE, III**

SALE ADDRESS: 200 School House Road, Pottstown, PA 19465

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: **16-3-189**

DEBT- **\$343,815.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00774 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or parcel of ground, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Marchwood West-Section No. I made by Henry S. Conrey, Inc. and recorded in the Recorder of Deeds of Chester County, in Plan Book 29 Page 38, as follows, to wit:

BEGINNING at a point on the southeasterly side of Concord Avenue (60 feet wide), a corner of Lot #54, said point being measured from a point of curve on the southwest side of Morris Road (50 feet wide) the 4 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 37.73 feet to a point of tangent on the southerly side of Concord a venue (the remaining courses and distances being measured along the same) (2) south 88 degrees 19 minutes 30 seconds west, 30.03 feet to a point of curve (3) on the arc of circle curving to the left having a radius of 570 feet the arc distance of 104.24 feet to a point of tangent and (4) south 77 degrees 50 minutes 50 seconds west, 634.95 feet to the point of beginning;

THENCE extending from said point of beginning along Lot #54 south 12 degrees 09 minutes 18 seconds east 200 feet to a point

in line of lands of Bernard Hankin and Miles Robinson,

THENCE extending along the same south 87 degrees 35 minutes 25 seconds east, crossing the side of Magnolia Pipe Line Company right of way 109.79 feet to a point in bed of same a corner of Lot #56;

THENCE extending along the same crossing the northerly side of said pipeline north 12 degrees 09 minutes 10 seconds west, 184.43 feet to a point in the southeasterly side of Concord a venue

THENCE extending along the same north 77 degrees 50 minutes 50 seconds east. 105.15 feet to the first mentioned point and place of beginning.

BEING Lot Number 55 as shown on said Plan.

CONTAINING in area 20,626 square feet of land.

BEING Parcel Number 33-4M-163

BEING UPI Number 33-4M-163

PARCEL No.: 33-4M-163

BEING known as: 206 Concord Avenue, Exton, PA 19341

BEING the same premises which William J. MacLuskie and Helen Elizabeth MacLuskie, husband and wife, by Deed dated October 30, 1989 and recorded November 1, 1989 in and for Chester County, Pennsylvania in Deed Book 1757, Page 423, granted and conveyed unto Jack F. Scott and Mary E. Scott, husband and wife, as tenants by the entireties.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JACK F. SCOTT**

SALE ADDRESS: 206 Concord Avenue, Exton, PA 19341

PLAINTIFF ATTORNEY: **REBEKAH QUESENBERRY, 717-516-7651**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-190**

DEBT- **\$256,516.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02759 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot of land situate in the Borough of West Grove, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Record Major Subdivision Plan of "West Meadows" made by Kiddie Consultants, Inc., dated February 24, 1987, last revised April 21, 1987 and recorded in Chester County Recorder of Deeds Office as Plan #7312 as follows, to wit:

BEGINNING for the same at a point in the center of Poppy Lane said point being a corner for this Lot and Lot 67 and being located the following 2 courses and distances from a point formed by the intersection of the center line of Columbia Drive (50 feet wide) which the center line of Poppy Lane (50 feet wide); (1) by a curve to the left, having a radius of 350.00 feet, an arc distances of 7.00 feet to a point; and (2) south 45 degrees 17 minutes 36 seconds west, 176.11 feet to the point of beginning; thence from said point of

beginning and with Lot 67, south 42 degrees 44 minutes 01 second east, 199.65 feet to a point in line of Lot 73; thence with Lot 73, south 48 degrees 13 minutes 38 seconds west, 74.51 feet to a corner for Lot 65; thence, with Lot 65, north 58 degrees 33 minutes 27 seconds west, 179.22 feet to a point in the center of Poppy Lane; thence, with the center of Poppy Lane the following 2 courses and distances: (1) by a curve to the right having a radius of 350.00 feet, an arc length of 123.94 feet to a point; and (2) north 45 degrees 17 minutes 38 seconds east, 2.82 feet to the point and place of beginning.

BEING Lot 66 on said Plan.

BEING UPI Number 05-007-0074.0000

PARCEL No.: 05-007-0074.0000

BEING known as: 11 Poppy Lane, West Grove, PA 19390

BEING the same premises which Eileen D. Tscheme, by Deed dated July 8, 2009 and recorded August 19, 2009 in and for Chester County, Pennsylvania in Deed Book 7753, Page 958, granted and conveyed unto Anthony D. Corsaro and Lisa Ellen Corsaro.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ANTHONY D. CORSARO**

SALE ADDRESS: 11 Poppy Lane, West Grove, PA 19390

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: **16-3-196**

DEBT- **\$192,489.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-13042 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Borough of Phoenixville 2nd Ward, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot of land, with the message thereon erected, situate in the Second Ward of the Borough of Phoenixville, known as No. 4 Anderson Avenue, and being Lot No, 6, Subdivision A, on a Plan of Building Lots known as Picketing Knoll. Which said Plan has been duly recorded in the Office of the Recorder of Deeds, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northeast side of Anderson Avenue, which said street is laid out sixty feet wide and at a corner of Lot No. 5, Subdivision A, on said Plan;

THENCE in a northeasterly direction along the southeast side of Lot No. 5, Subdivision A, one hundred and twenty five feet to the southwest side of Truman D. Wade's land;

THENCE along the aid side of lands now or late of Truman D. Wade, in a southeasterly direction, seventy five feet to the north-west side of Lot No. 7;

THENCE along the said side of Lot No. 7, in a southwesterly direction, one hundred and twenty five feet to the northeast side of Anderson Avenue, aforesaid;

THENCE along the said side of said street in a north westerly direction, seventy five feet to the place of beginning.

CONTAINING nine thousand three hundred and seventy five square feet of land be the same more or less.

BEING UPI Number 15-17-54

PARCEL No.: 15-17-54

BEING known as: 4 Anderson Avenue, Phoenixville, PA 19460

BEING the same premises which Philip D. Hurt and Nikki L. Hurt, by Deed dated August 26, 2008 and recorded September 2, 2008 in and for Chester County, Pennsylvania in Deed Book 1087, Page 1802, granted and conveyed unto Alexandria Tindall, as Sole Owner.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **ALEXANDRIA TINDALL**

SALE ADDRESS: 4 Anderson Avenue, 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: **16-3-198**

DEBT- **\$169,086.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00589 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Whiteland Township,
Chester County, Pennsylvania
BLR# 42-4K-5
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **DEAN PRESCOTT a/k/a DEAN F. PRESCOTT and TRACEY DESCHAIINE a/k/a TRACEY L. DESCHAIINE**

SALE ADDRESS: 11 Pine Road, Malvern, PA 19355-1623

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-199**

DEBT- **\$201,717.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01362 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 18, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Nantmeal Township,
Chester County, Pennsylvania
BLR# 23-6-12.8
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **ALAN R. SHINGLE and LISA SHINGLE**

SALE ADDRESS: 277 Killian Road, Honey Brook, PA 19344-9636

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-217**

DEBT- **\$900,608.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08588 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Whiteland Township,
Chester County, Pennsylvania
BLR# 41-2-84.2D
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Rasc 2006-Emx7

VS

DEFENDANT: **JENIFER JARAMILLO and DAVID J. JARAMILLO**

SALE ADDRESS: 503 Anthony's Drive, Exton, PA 19341-2349

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-220**

DEBT- **\$450,084.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06343 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Sandy Hill, drawn by Commonwealth Engineers, Inc., dated February 8, 2001 and last revised June 18, 2002, said Plan recorded in Chester County in Plan Book, Page, as follows, to wit:

BEGINNING at a point on the northerly side of Sandy Lane (50 feet wide), said point being a corner of Lot No. 67 on said Plan; thence extending from said point of beginning along Lot No. 67 north 00 degrees 29 minutes 21 seconds west 155.19 feet to a point, a corner of Lot No. 69 on said Plan; thence extending along same south 75 degrees 57 minutes 29 seconds east 176.54 feet to a point on the northwesterly side of Sandy Lane; thence extending along same south 14 degrees 02 minutes 31 seconds west 17.83 feet to a point of curve on the northwesterly side of Sandy Lane; thence extending southwestwardly and westwardly along the northwesterly

and northerly side of Sandy Lane along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 164.65 feet to a point of tangent on the northerly side of Sandy Lane; thence extending along same south 89 degrees 30 minutes 39 seconds west 45.42 feet to the first mentioned point and place of beginning.

CONTAINING 19,342 square feet of land.

BEING Lot No. 68 as shown on the abovementioned Plan.

SUBJECT to a utility easement extending along front portion of premises.

BEING the same premises which All County Partnership, a PA General Partnership, by Deed dated 4/13/07 and recorded 5/9/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7154, Page 2235, and Instrument #10752447, granted and conveyed unto Shawn A. Baylor and Monique Y. Baylor, in fee.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **SHAWN A. BAYLOR & MONIQUE Y. BAYLOR**

SALE ADDRESS: 235 Sandy Way, Coatesville, PA 19320

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: **16-4-224**

DEBT- **\$517,763.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of
Penn, Chester County, Pennsylvania
TAX Parcel No.: 58-3-33.67

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **KAREN KLEMASZEWSKI a/k/a KAREN L. KLEMASZEWSKI and MICHAEL KLEMASZEWSKI a/k/a MICHAEL P. KLEMASZEWSKI**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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: **16-4-227**

DEBT- **\$11,689.810**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08947 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit in the property known, named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq., by the Recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration, including the plan attached thereto as an exhibit, dated 6/17/1981 and recorded in Misc. Deed Book 519 Page 423, and as amended by Amendments to the Declaration dated 7/21/1981 and recorded 7/22/1981 in Misc. Deed Book 523 Page 114, and further amended in Misc. Deed Book 534 Page 307 and Misc. Deed Book 594 Page 486, being and designated as Unit No. 221, together with a proportionate undivided interest in the common elements (as defined in such Declaration).

BEING known as 221 Drummers Lane, Wayne, PA 19087
TAX ID No. 43-6A-421
RESIDENTIAL dwelling

PLAINTIFF: Glenhardie Condominium Association
VS

DEFENDANT: **COURTNEY L. MONASTERO**

SALE ADDRESS: 221 Drummers Lane, Wayne, Tredyffrin Township, Chester County, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-232**

DEBT- **\$342,399.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-09697 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, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit designated as Unit No. 18 in the Condominium known as Hunters Run at Willistown Condominium situate in Upper Uwchlan Township, Chester County, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the recording in the Chester County Recorder of Deeds Office which Unit is designated on the Declaration of Condominium of Hunters Run at Willistown Condominium dated December 3, 2002 and recorded in the office of the Recorder of Deeds in and for Chester County in Record Book 5483 Page 2264 and as in unrecorded Bylaws of Hunters Run at Willistown Condominium filed as Plan No. 16427

TOGETHER with a percentage interested in the Common Elements (as defined in said Declaration of Condominium of Hunters Run at Willistown Condominium and any future Amendments thereto).

PREMISES known as 12 Fawn Court

BEING UPI Number 54-8-2153

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record and current taxes and to the pro-

visions easements and covenants contained in the Declaration of Condominium.

THE grantees, for and on behalf of the Grantees and the Grantees heirs, personal representatives, successors and assigns by the acceptance of this deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements as may be assessed from time to time by the Executive Board in accordance with the Uniform Condominium Act of Pennsylvania and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that this covenant shall run with and bind the Unit hereby and all subsequent owners thereof.

BLR# 54-8-2153

BEING the same premises which Eve S. Chin granted and conveyed unto Joseph Degnan and Deborah B. Willis, as joint tenants with right of survivorship and not as tenants in common, by Deed dated August 19, 2005 and recorded September 1, 2005 in Chester County Record Book 6605, Page 1066 for the consideration of \$450,000.00.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **JOSEPH DEGNAN and DEBORAH B. WILLIS**

SALE ADDRESS: 12 Fawn Court, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-236**

DEBT- **\$160,919.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00548 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or tract of land being situate in the Borough of South Coatesville County of Chester and the Commonwealth of Pennsylvania said tract being shown as Lot 5S on a Final Subdivision/Land Development Plan prepared for Coatesville Area Hope VI Project Cambria Park prepared by D C Gohn Associates Inc on 5/24/2001 and last revised 11/21/2002 bounded and described as follows to wit

BEGINNING at a point on the north right of way line of Montclair Avenue at the intersection with the west line of Cambria Heights Lane as shown on the above referenced Final Subdivision/Land Development Plan thence along the same on a line curving to the left having radius of 3 492 32 feet and an arc length of 60 95 feet to a point at the southeast corner of lands of now or formerly Nickolas and Lena Dematteo thence along the same north

33 degree 59 minutes 53 seconds west 127 06 feet to a point in the south line of Lot 10S thence along same and along Lot 11S north 56 degrees 00 minutes 07 seconds east 60 86 feet to a point in the west line of Cambria Heights Lane thence along same south 33 degrees 59 minutes 53 seconds east 123 89 feet to a point on the north side of Montclair Avenue at the intersection with the west line of Cambria Heights Lane the point or place of beginning.

BEING Lot 5S on said Plan.

BEING UPI Number 9-2-78.1F

BEING known as: 38 Montclair Avenue aka 38A Montclair Avenue, Coatesville, PA 19320

BEING the same property conveyed to Andre Figueroa and Tia M. Lawson who acquired title by virtue of a Deed from CJD Group, LLC, dated November 8, 2011, recorded March 29, 2012, at Deed Book 8390, Page 1328, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: TIA M. LAWSON

SALE ADDRESS: 38 Montclair Avenue aka 38A Montclair Avenue, Coatesville, PA 19320

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: **16-4-238**

DEBT- **\$287,099.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11165 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, 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 lot or piece of ground situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Pickering Knoll" made by Hiltner and Hitchcock, Registered Surveyor dated May 1926, and recorded in Plan Book 1, Page 247, as follows, to wit:

BEGINNING at a point of the northeasterly side of Anderson Avenue (60 feet wide) which point is measured along the northeasterly side of Anderson Avenue the distance of 1365.56 feet southeastwardly from the intersection of the center line of State Road (60 feet wide) and the northeasterly side of Anderson Avenue; thence beginning point and along Lot 617 on said Plan north 43 degrees 49 minutes east 125 feet to a point in line of lands now or late of Truman D. Wade; thence along said lands south 46 degrees

11 minutes east 78.49 feet to a point in line of lands now or late of A.W. Klay; thence along said lands south 45 degrees 57 minutes west 125.08 feet to a point on the northeasterly side of Anderson Avenue; thence along the same north 46 degrees 11 minutes west 73084 feet to the first mentioned point and place of beginning.

BEING Lot #15 Section "A" on said Plan

BEING UPI Number 15-018-0009.0000

PARCEL No.: 15-018-0009.0000

BEING known as: 24 Anderson Avenue, Phoenixville, PA 19460

BEING the same property conveyed to Marc F. Novia, married, and Donna D. Novia, married, as tenants by the entirety, who acquired title by virtue of a Deed from Thomas E. Mulhall and Eileen T. Mulhall, his wife, dated May 17, 1988, recorded May 20, 1988, at Deed Book 1148, Page 401, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA Successor by Merger to Wachovia Bank, National Association
VS

DEFENDANT: **DONNA D. NOVIA**

SALE ADDRESS: 24 Anderson Avenue, 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: **16-4-239**

DEBT- **\$188,152.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-06696 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Bank of America, N.A.

VS

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

SALE ADDRESS: 556 Wagontown Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-243**

DEBT- **\$1,688,374.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01131 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, Chester County, Pa bounded and described according to a Subdivision Plan for Elaine M. Yeager, made by Chester Valley Engineers, Inc., Civil Engineers & Registered Surveyors, 73 Chestnut Road, P.O. Box 447 Paoli, PA 19301 3/27/96 last revised 5/9/96 and recorded as Plan File 13424 as follows, to wit:

BEGINNING at a point in the bed of Forest Lane, a corner of Lot 1 as shown on said Plan, thence leaving said point and extending along said side of Lot 1 south 20 degrees 52 minutes, 00 seconds 461.00 feet to a point a corner of lands now or late of Lawrence and Sue Karas, thence extending along side of lands now or late of Lawrence and Sue Karas north 69 degrees 08 minutes, 00 seconds west 225.00 feet to a point in the bed of Skyline Drive, thence extending along and through said Skyline Drive north 20

degrees 52 minutes, 00 seconds east 461.00 feet to a point in the bed of Forest Lane; thence extending along and through said Forest Lane south 69 degrees 08 minutes, 00 seconds east 225.00 feet to the first mentioned point and place of beginning.

CONTAINING 2.381 acres more or less.

BEING Lot # 1 on said Plan.

BEING Lot No. 31 as shown on said Plan.

PREMISES being: 821 Forest Lane, Malvern, PA 19355

PARCEL No. 54-2-80

BEING the same premises which Aimee Craven by Deed dated May 31, 2006 and recorded May 31, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6855 Page 1879 granted and conveyed unto Vincent Craven and Aimee Craven, husband and wife, as tenants by the entireties.

PLAINTIFF: U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR4, c/o Ocwen Loan Servicing LLC.

VS

DEFENDANT: **VINCENT CRAVEN a/k/a VINCENT CRAVEN, JR. and AIMEE CRAVEN a/k/a AIMEE FISHER CRAVEN**

SALE ADDRESS: 821 Forest Lane, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-245**

DEBT- **\$140,807.81**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10955 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Martin Farm Subdivision prepared by Bursich Associates, Inc., dated 6/7/1996 last revised 3/15/1999 and recorded as Plan No. 15041, as follows, to wit:

BEGINNING at a point on the northeasterly side of Road A (50 feet wide), a corner of Lot No. 36 on said Plan; thence from said beginning point, leaving Road A and extending along Lot 36, north 70 degrees 56 minutes 51 seconds east, 190.84 feet to a point in line of Lot No. 46 on said Plan; thence extending along Lot 46, south 19 degrees 03 minutes 09 seconds east, 105.00 feet to a point, a corner of Lot No. 38 on said Plan; thence extending along Lot 38, south 70 degrees 56 minutes 51 seconds west 190.84 feet to a point on the northeasterly side of Road A, aforesaid; thence extending along Road A, north 19 degrees 03 minutes 09 seconds west, 105.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 37 on said Plan.

AND the said Road A is known as Wendler Circle

BEING County Parcel No. 17-3-280.40.

BLR# 17-3-280.40

TITLE to said premises is vested in Geoffrey J. Cross and Lori J. Cross, by Deed from Martin Farm Associates, L.P., a Pennsylvania Limited Partnership, dated 08/17/2001, recorded 09/07/2001 in Book 5058, Page 984.

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

VS

DEFENDANT: **GEOFFREY J. CROSS and LORI J. CROSS**

SALE ADDRESS: 1155 Wendler Circle, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-252**

DEBT- **\$351,283.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2012-09474 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Preliminary/Final Lot Line Revision of Bailey Station, dated 8/21/2002 last revised 7/23/2004 and recorded a Plan No. 17194 as follows, to wit:

BEGINNING at a point on the easterly side of Westerham Road, a corner of Lot 63W on said Plan,

THENCE extending along said Lot, north 82 degrees 24 minutes 12 seconds east 84.87 feet to a point 11, corner of Lot 61W,

THENCE extending along said Lot, south 07 degrees 35 minutes 48 seconds east 100.00 feet to a point on the northerly side of Honeymead Road,

THENCE extending along same, south 82 degrees 24 minutes 12 seconds west 59.87 feet to a point of curve,

THENCE extending on the arc of a circle curving to the

right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the easterly side of Westerham Road,

THENCE extending along same the two following courses and distances, (1) north 07 degrees 35 minutes 48 seconds west 73.58 feet to a point of curve, and (2) on the arc of a circle running to the right having a radius of 175.00 feet the arc distance of 1.42 feet to the first mentioned point and place of beginning.

BEING Lot 62W on said Plan.

PARCEL No.: 39-4-464

BEING known as: 2885 Westerham Road, Downingtown, PA 19335.

BEING the same property conveyed to Charles Neal and Sharie Neal, husband and wife, who acquired title by virtue of a Deed from B. Station Reserve, LLC, dated November 29, 2006, recorded January 5, 2007, at Book/Page 7051, Page 1110, Chester County, Pennsylvania Records, Commonwealth of Pennsylvania.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-1

VS

DEFENDANT: **CHARLES NEAL and SHARIE NEAL**

SALE ADDRESS: 2885 Westerham Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MANLES 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: **16-4-254**

DEBT- **\$152,891.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06630 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon situate in Caln Township, Chester County, Pennsylvania as shown on Plan of Subdivision for Hidden Forest made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated July 6, 1984, and last revised December 7, 1984 and recorded as Plan No. 5391 and Plan No. 5392 as more fully described as follows, to wit:

BEGINNING at a point on the southerly side of Katherine Lane (50.00 feet wide) said point also marking a corner of Lot No. 50 on said Plan; thence from said beginning point along the southerly side of Katherine Lane the two (2) following courses and distances: (1) north 79 degrees 59 minutes 30 seconds east, 28.19 feet to a point of curve, thence (2) on the arc of a circle curving to the right, having a radius of 300.00 feet, the arc distance of 62.66 feet to

a point; thence along Lot No. 48 on said Plan, south 01 degrees 57 minutes 30 seconds west, 102.38 feet to a point; thence south 79 degrees 59 minutes 30 seconds west, 69.17 feet to a point; thence along Lot No. 50 on said Plan, north 10 degrees 00 minutes 30 seconds west, 106.67 feet to the first mentioned point and place of beginning.

BEING UPI Number 39-3H-49

PARCEL No.: 39-3H-49

BEING known as: 207 Katherine Lane, Coatesville, PA 19320

BEING the same property conveyed to David E. Grove and Charmaine Grove, husband and wife, who acquired title by virtue of a Deed from Stephen L. John and Christiana M. John, husband and wife, dated August 26, 2003, recorded October 8, 2003, at Deed Book 5928, Page 466, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3

VS

DEFENDANT: **CHARMAINE GROVE**

SALE ADDRESS: 207 Katherine Lane, Coatesville, PA 19320

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: **16-4-256**

DEBT- **\$158,089.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04213 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with the dwelling thereon erected, situated in the Borough of Parkesburg, County of Chester and State of Pennsylvania, known and designated as No. 518 West Second Avenue, bounded and described as follows to wit:

BEGINNING at a point in the center line of Second Avenue, formerly Highland Avenue, a corner of land of Mae V. Connell and distant two hundred fifty-six feet westwardly from the west curb line of Culvert Street extended, measuring along the center line of Second Avenue; thence along said Connell's land south ten degrees twenty-three minutes east, one hundred ninety-five feet to a point in the center line of Spruce Alley; thence along the same north seventy-nine degrees thirty-seven minutes east, twenty-four and fifty-four one-hundredths feet to a point, a corner of land of H. Boyd Cowan and Mary M. Cowan, husband and wife; thence along the same and passing through the center of the middle dividing partition between the house erected on the lot herein conveyed and the house erected on the lot immediately adjoining it on the east, north ten degrees twenty-three minutes west, one hundred ninety-five feet to a

point in the center line of Second Avenue aforesaid; thence along the same south seventy-nine degrees thirty-seven minutes west, twenty-four and fifty-four one-hundredths feet to the place of beginning.

CONTAINING four thousand seven hundred eighty-five square feet of land, be the same more or less.

UPI Number: 8-5-196

BEING the same premises which Mark A. Parker and Dawn C. Porter f/k/a Dawn C. Dunlap, husband and wife, by Deed dated 08/17/2009 and recorded 08/19/2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7753, Page 386, granted and conveyed unto Jodi M. Knox and Jason E. Knox.

BEING known as: 518 West 2nd Avenue, Borough of Parkesburg, PA 19365

PARCEL No.: 8-5-196

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, NA Successor by Merger to BAC Home Loan Servicing, LP FKA Countrywide Home Loans Servicing

VS

DEFENDANT: **JODI M. KNOX and JASON E. KNOX**

SALE ADDRESS: 518 West 2nd Avenue, Borough of Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-262**

DEBT- **\$233,578.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09699 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PREMISES A

ALL THAT CERTAIN lot of land situate in the Village of Toughkenamon, Township of New Garden, County of Chester and State of Pennsylvania, being bounded and described according to a survey made by Arthur Crowell, Registered Surveyor, August 1953, as follows, viz:

BEGINNING at a point in the middle of a 20 feet wide private lane, being the northwest corner of lot of land belonging to Clarence Potter; thence along the middle of said 20 feet wide private lane, north 3 degrees 37 minutes west, 50 feet to a corner of land of Eugene D'Amico; thence by said land of Eugene D'Amico, passing over an iron pin set 11.4 feet distant from the center of said 20 feet wide private lane, north 86 degrees 52 minutes east, 579.7 feet to line of land of Angelo Fabiucci; thence by said Fabiucci's land, due south 50 feet to an iron pin, the northeast corner of land of Clarence Potter; thence along land of said Clarence Potter, passing over an iron pin set 31 feet distant from center of said 20 feet wide private lane, south 86 degrees 52 minutes west, 576.5 feet to the point and place of beginning.

TOGETHER with the right and privilege to the said Grantees, their heirs and assigns, to use in common with Antonio Mattoselo, his heirs and assigns, the aforementioned private lane 20 feet in width, as extending along the west side of the herein described premises.

EXCEPTING THEREOUT AND THEREFROM all that certain lot or tract of land conveyed by Deed from Bill Sexton and

Nellie Sexton, his wife, to Anthony D'Amico and Michael D'Amico, both single men, dated May 4, 1963 and recorded in Chester County in Deed Book S-35 Page 210, situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a survey made by Arthur Crowell, Registered Surveyor, dated May 15, 1962, as follows:

BEGINNING at the southeast corner of lot of Anthony D'Amico and Michael D'Amico, in line of land of Angelo Fabiucci; thence by line of same, south 50 feet to an iron pin a corner of land of Eugene D'Amico et ux; thence by line of same, south 86 degrees 52 minutes west, 233 feet to an iron pin; thence by land of Bill Sexton et ux, north 50 feet to line of land of Anthony D'Amico and Michael D'Amico; thence by same north 86 degrees 52 minutes east, 233 feet to place of beginning.

PREMISES B

ALL THAT CERTAIN lot or tract of land situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a survey made by Arthur Crowell, Registered Surveyor, dated May 15, 1962, as follows:

BEGINNING at the northwest corner of lot about to be conveyed by Bill Sexton et ux to Anthony D'Amico and Michael D'Amico; thence by line of lands of Bill Sexton et ux and Anthony D'Amico and Michael D'Amico, south 86 degrees 52 minutes west, 253.5 feet to an iron pin; thence by land of Anthony D'Amico and Michael D'Amico, north 25 feet; thence by same north 86 degrees 52 minutes east, 145 feet to an iron pin and south 80 degrees 9

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MARILYN T. OBROFTA a/k/a MARILYN T. OBRAFTA**

SALE ADDRESS: 110 Center Street, Toughkenamon, PA 19374

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: **16-4-262 X**

DEBT- **\$233,578.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09699 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

minutes east, 111.3 feet to place of beginning.

PREMISES C

ALL THAT CERTAIN lot or tract of land situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a survey made by Arthur Crowell, Registered Surveyor, dated May 15, 1962, as follows:

BEGINNING at the southwest corner of Lot about to be conveyed by Bill Sexton et ux to Anthony D'Amico and Michael D'Amico; thence by land of Eugene D'Amico et ux, south 10 feet; and by same, south 86 degrees 52 minutes west, 253.5 feet; thence north 10 feet to the south line of land of Bill Sexton; thence along part of said south line of land of Sexton, north 86 degrees 52 minutes east, 253.5 feet to place of beginning.

BEING Chester County UPI No. 60-1-109.

BEING the same premises which Patricia L. Reiter, Donna J. Abel and Karen E. Wisniewski, by Deed dated August 21, 2006 and recorded August 28, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6938, Page 809, granted and conveyed unto Marilyn T. Obrofta a/k/a Marilyn T. Obrafta and Ross Causey, III.

BEING known as: 110 Center Street, Toughkenamon, PA 19374

PARCEL No.: 60-1-109

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MARILYN T. OBROFTA a/k/a MARILYN T. OBRAFTA**

SALE ADDRESS: 110 Center Street, Toughkenamon, PA 19374

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: **16-4-263**

DEBT- **404,279.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11912 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situated in Caln Township Chester County, Pennsylvania, bounded and described according to a new description made by J. W. Harry, C.E. September 10, 1948, as follows:

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **JOSEPH D. NATALIE, JR.**

SALE ADDRESS: 1553 Fisherville Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-264**

DEBT- **\$370,969.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08277 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Willistown
Township, Pennsylvania
BLR# 54-03-0098
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7

VS

DEFENDANT: **JAMES V. DIANTONIO**

SALE ADDRESS: 1 Eisenhower Drive, Malvern, PA 19355-2905

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-268**

DEBT- **\$443,323.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04764 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Charlestown
TAX Parcel #35-5-28.1
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: First Niagara Bank, N.A. sbm to Harleysville National Bank and Trust Company
VS

DEFENDANT: **SUSAN H. HAGNER and WILLIAM R. HAGNER**

SALE ADDRESS: 514 Clothier Springs Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-271**

DEBT- **\$693,063.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-07493 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in the Township of Franklin, County of Chester, and State of Pennsylvania, bounded and described according to a Final Subdivision Plan for "Auburn Hills", made by Hillcrest Associates, Inc., dated 4/23/2002, last revised 11/21/2002 and recorded 5/16/2003 as Plan #16614, as follows, to wit:

BEGINNING at a point on the northwesterly side of Lavender Hill Lane (50 feet wide), said point being a corner of Lot #4 (as shown on said Plan); thence from said point of beginning extending along said lane the 2 following courses and distances; 1) south 58 degrees 09 minutes 36 seconds west 82.95 feet to a point of curve; thence 2) One a line curving to the left having a radius of 175.00 feet an arc distance of 104.00 feet to a point; being a corner of Lot #2; thence leaving said road extending along Lot #2 north 65 degrees 53 minutes 20 seconds west 181.12 feet to a point in line of

lands now or late of Wilkinson Kemblesville, Inc., being a corner of Lot #2; thence extending partially along said lands north 03 degrees 00 minutes 32 seconds east 258.06 feet to a point, being a corner of Lot #4; thence leaving said lands extending along Lot #4 south 53 degrees 57 minutes 34 seconds east 358.21 feet to the first mentioned and place of beginning.

BEING Lot #3 on the above mentioned Plan.

PARCEL No.: 72-03-0014.020

UPI #: 72-3-14.2

CURRENT/Prior Deed Reference: Deed from Wilkinson Heritage, L.L.C., a Pennsylvania Limited Liability Company to Michael J. Glackin and Sandra P. Glackin, husband and wife dated 9/1/2006 recorded on 10/5/2006 at DBV 6973, Page 2274.

UPI# 72-4-14.2

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWMBBS, Inc., CHL Mortgage Pass-Through Trust 2007-15 Mortgage Pass-Through Certificates, Series 2007-15

VS

DEFENDANT: **MICHAEL J. GLACKIN and SANDRA P. GLACKIN**

SALE ADDRESS: 103 Lavender Hill Lane, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-276**

DEBT- **\$938,752.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10328 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Clover Mill Business Park made by Roland A. Dunlap dated 12/20/1979, last revised 4/18/1980 and recorded in the Recorder of Deeds Office at West Chester, Pennsylvania, in Plan #3037 as follows to wit:

BEGINNING at a point on the southeasterly side of Clover Mill Road, a corner of Lot #13, on said Plan; thence from the beginning extending along said Lot south 45 degrees 06 minutes 37 seconds east 329.93 feet to a point on the northwesterly side of Clover Mill Circle (50 feet wide); thence extending along same south 44 degrees 53 minutes 23 seconds west 239.55 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 215.62 feet to a point of tangent; thence extending north 36 degrees 16 minutes 44 seconds west

163.07 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 40.00 feet, the arc distance of 58.58 feet to a point of tangent on the southeasterly side of Clover Mill Road, aforesaid; thence extending along same north 47 degrees 38 minutes 00 seconds east 296.94 feet to the first mentioned point and place of beginning.

CONTAINING 2.633 acres more or less.

BEING Lot #12 on said Plan.

CHESTER County Tax Parcel #41-4-34.

BEING the same premises which Central and Western Chester County Industrial Development Authority, by Deed dated January 8, 1993 and recorded February 4, 1993, in the Recorder of Deeds Office, in and for Chester County, Pennsylvania, in Record Book 3496, Page 18, granted and conveyed unto Steven P. Keares and Catina S. Keares also known as Katina S. Keares, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2

VS

DEFENDANT: **STEVEN KEARES a/k/a STEVEN P. KEARES and CATINA KEARES a/k/a KATINA KEARES a/k/a KATINA S. KEARES a/k/a CATINA S. KEARES**

SALE ADDRESS: 633 Jeffers Circle, Exton, PA

PLAINTIFF ATTORNEY: **PETER E. MELTZER, ESQ., 267-295-3363**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-284**

DEBT- **\$136,416.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07336 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Borough of
Spring City, Chester County, Pennsylvania
TAX Parcel No.: 14-4-333

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-11, Asset-Backed Certificates, Series 2006-11

VS

DEFENDANT: **MICHAEL GALINSKY a/k/a MICHAEL J. GALINSKY and KATHLEEN RALSTON**

SALE ADDRESS: 45 Central Avenue, Spring City, PA 19475

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: **16-4-288**

DEBT- **\$423,904.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00590 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

SITUATE in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan of General Development Corporation made by Urwiler and Walter, Inc. dated August 1, 1979, last revised March 22, 1974, and recorded in Plan Book 67, Page 11, as follows, to wit:

BEGINNING at a point on the title line in the bed of Strasburg Road a corner of Lot No. 23 on said Plan said point being located north 74 degrees 58 minutes 39 seconds east measured along the said title line 385.00 feet from its intersection of the center line of Springhouse Lane; thence extending from said point of beginning and along the said title line of Strasburg Road (the three following courses and distances) (1) north 74 degrees 58 minutes 39 seconds east 44.70 feet to a point; (2) north 82 degrees 52 minutes 39 seconds east 281.48 feet to a point; and (3) south 85 degrees 40 minutes 21 seconds east 40.00 feet to a corner of Lot No. 25; thence extending long the same leaving the bed of Strasburg Road and crossing

the southwest side thereof south 9 degrees 31 minutes 35 seconds east 520.66 feet to a point in line of Lot No. 19 as shown on said Plan; thence extending along the same south 89 degrees 1 minute 40 seconds west 300.00 feet to a corner of Lot No. 20 as shown on said Plan; thence extending along the same south 74 degrees 58 minutes 39 seconds west 24.00 feet to a corner of Lot No. 23; thence extending along the same north 14 degrees 10 seconds west crossing the southeast side of Strasburg Road 497.39 feet to a point on the title line in the bed of same, being the first mentioned point and place of beginning.

BEING Lot No. 24

CONTAINING 4.013 acres

BEING the same premises which Donald J. Metcalf, a single man, by Deed dated 5/22/2001 and recorded 6/13/2001 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4981, Page 355, granted and conveyed unto Kathleen A. Earley, a single woman.

PARCEL #15-4R-37

PLAINTIFF: JPMorgan Chase Bank, National Association Successor by Merger to Chase Home Finance LLC

VS

DEFENDANT: **KATHLEEN A. EARLEY**

SALE ADDRESS: 1670 East Strasburg Road, West Chester, Pa. 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-294**

DEBT- **\$553,235.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01720 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of
West Bradford, Chester County, Pennsylvania
TAX Parcel No.: 50-6A-164

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc. Alternative Loan Trust, Mortgage Pass-Through Certificates, Series 2002-17

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT SABATINO a/k/a ROBERT C. SABATINO, DECEASED and PAMELA L. SABATINO, KNOWN HEIR OF ROBERT SABATINO a/k/a ROBERT C. SABATINO**

SALE ADDRESS: 1126 Maryland Circle, Downingtown, PA 19335

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: **16-4-297**

DEBT- **\$339,830.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00511 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in West Bradford
Township, Chester County, Pennsylvania
TAX Parcel No.: 50-5A-343

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2

VS

DEFENDANT: **MARGARET LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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: **16-4-298**

DEBT- **\$86,743.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08078 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the North Coventry Township,
Chester County, Pennsylvania
BLR# 17 3D 82
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **CRYSTAL LEE DASCHER**

SALE ADDRESS: 349 South Hanover Street, Pottstown, PA 19465-7023

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-305**

DEBT- **\$267,885.77**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05784 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Brandywine Township,
Chester County, Pennsylvania
BLR# 30-6-23.4
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, not in its Individual Capacity, but solely as Legal Title Trustee for Lvs Title Trust I

VS

DEFENDANT: **SHARI HARDIN and DARRYL G. FERRON**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335-1467

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-308**

DEBT- **\$382,274.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09538 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Franklin, County of Chester, State of Pennsylvania, bounded and described according to a final subdivision plan of property owned by Calvin L. Volk and Sallie M. Volk, made by Crossan-Raimato, professional land surveyors, dated 7/7/1989 and last revised 10/18/1989 and recorded in Chester County as Plan No. 9940, as follows, to wit:

BEGINNING at a point on the title line of South Guernsey Road (T-364), a corner of Lot No. 3 as shown on said Plan; thence from said beginning point through the title line of South Guernsey Road, north 00 degrees 03 minutes 30 seconds west, 309.95 feet to a point, a corner of Lot No. 1; thence along Lot No. 1, north 89 degrees 56 minutes 30 seconds east, 311.08 feet to a point, a corner of Lot No. 3; thence along Lot No. 3, the two (2) following courses and distances: (1) south 00 degrees 03 minutes 30 seconds east, 309.95 feet, and (2) south 89 degrees 56 minutes 30 seconds west, 311.08 feet to the first mentioned point and place of beginning.

Being Lot No. 2 as shown on said Plan

BEING UPI #72-002-0002.0200

PREMISES being: 613 South Guernsey Road, West Grove, PA 19390-9600

BEING the same premises which Calvin L. Volk and Sallie M. Volk by Deed dated March 9, 1990 and recorded March 15, 1990 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1919 Page 391, granted and conveyed unto Arthur W. Paviglianiti and Karen L. Paviglianiti, his wife, as tenants by entireties.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, series ARSI 2006-M3, c/o Ocwen Loan Servicing LLC

VS

DEFENDANT: **ARTHUR W. PAVIGLIANITI and KAREN L. PAVIGLIANITI**

SALE ADDRESS: 613 South Guernsey Road, West Grove, PA 19390-9600

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-309**

DEBT- **324,493.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-03546 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **MARY E. WINTER, SHANA M. WINTER and WILLIAM WINTER**

SALE ADDRESS: 436 Wrigley Blvd., Cochranville, PA 19330

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: **16-4-315**

DEBT- **\$187,926.08**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09958 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester
County, Pennsylvania
BLR# 38-2F-25
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAWN P. MAIORANO**

SALE ADDRESS: 16 Pinckney Drive, Coatesville, PA 19320-5928

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

7000

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-316**

DEBT- **\$290,372.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10482 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 23, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,
Chester County, Pennsylvania
BLR# 47-04-0595.0000
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hbsc Bank USA N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of the Ace Securities Corp. Home Equity Loan Trust 2007-He1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **OSCAR C. HENDRY, JR. a/k/a OSCAR C. HENDRY and KATRINA M. HENDRY a/k/a KATRINA S. SEGAR a/k/a KATRINA S. HENDRY**

SALE ADDRESS: 101 Osprey Lane, a/k/a 101 Osprey Way, Coatesville, PA 19320-4365

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: **16-5-321**

DEBT- **\$37,701.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11383 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 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, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAND referred to in this commitment is described as all that certain property situated in the Borough of Malvern in the County of Chester, and State of PA and being described in a Deed dated 06/14/2001 and recorded 07/10/2001 in Book 5005 Page 2134 among the land records of the County and State set forth above, and referenced as follows:

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

SITUATE in the Borough of Malvern, County of Chester, State of Pennsylvania, described in accordance with a Building Envelope Plan for Bentley Construction Corporation made by Howard W. Doran, Inc. and Associates, Newtown Square, PA, dated 4/19/1983 last revised 3/2/1984 as follows, to wit:

BEGINNING at a point a corner of Lot A-13 which point being measured the six following courses and distances from a point of marking the intersection of the title line in the bed of Sugartown Road (50 feet wide) with the title line in the bed of King Road; (1) along the title line in the bed of Sugartown Road in a northwesterly direction 484.05 feet more or less to a point; (2) still along the aforementioned Sugartown Road north 21 degrees, 51 minutes, 20 seconds west 163.10 feet to a point; (3) crossing the southwesterly side of Sugartown Road and along lands now or late of Peter P. and Sara

A. Dittmer north 68 degrees, 42 minutes, 40 seconds east 178 feet to a point an iron pin found; (4) still along the aforementioned lands north 21 degrees, 51 minutes, 20 seconds west 20.90 feet to a point (5) still along the aforementioned lands and also along lands now or late of John K. and Margaret A. Miller north 68 degrees, 42 minutes, 40 seconds east 494.05 feet to a point a stone four and (6) south 21 degrees, 12 minutes, 06 seconds east 106.52 feet to the point of beginning; thence extending from said point of beginning south 07 degrees, 45 minutes west 76.50 feet to a point; thence extending north 82 degrees, 15 minutes west 29.24 feet to a point a corner of Lot B-12; thence extending along the same north 07 degrees, 45 minutes east, 76.50 feet to a point; thence extending south 82 degrees, 15 minutes east, 29.24 feet to the first mentioned point and place of beginning. Being Lot No. A-13 as shown on said Plan. Also known as 13 Landmark Drive, Malvern, PA 19355

BEING known as Parcel No. 2-2-81.

BEING the same premises which Jodi B. Shimock, unmarried, by Deed dated 06/14/01 and recorded 07/10/01 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 5005 Page 2134, conveyed and granted unto Eligio Bonelli, unmarried, in fee.

EXCEPTING thereout and therefrom (if any) me premises as more fully described in the following deed: none.

PLAINTIFF: Wells Fargo Bank, National Association, as Indenture Trust for GMACM Home Equity Loan Trust 2004-HE1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ELIGIO BONELLI**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA 19355

PLAINTIFF ATTORNEY: **ANDREW MARLEY, 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: **16-5-324**

DEBT- **\$146,392.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10263 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 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, June 20, 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# 34-3G-18
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **PATRICK R. MALLEY, JR.**

SALE ADDRESS: 317 Welsh Circle, Chester Springs, PA 19425-2129

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: **16-5-330**

DEBT- **\$122,296.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07466 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 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, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN property is situated in the Township of East Bradford in the County of Chester and Commonwealth of Pennsylvania, being described as follows: UPI# 51-4C-3, being more fully described in a Deed dated 09/12/1979 and recorded 10/19/1978, among the land records of the County and State set forth above, in Deed Volume V55 and Page 501, Tax Map or Parcel ID No.: 51-04C-0003
TAX I.D. #: 51-4C-3

PLAINTIFF: LSF9 Master Participation Trust
VS

DEFENDANT: UNKNOWN SURVIVING HEIRS OF MARY E. MOODY a/k/a MARY E. LETTER, CRYSTAL R. KAHN, KNOWN SURVIVING HEIR OF MARY E. MOODY a/k/a MARY E. LETTER, MARY A. TAYLOR, KNOWN SURVIVING HEIR OF MARY E. MOODY a/k/a MARY E. LETTER, WILLIAM H. LETTER, IV, KNOWN SURVIVING HEIR OF MARY E. MOODY a/k/a MARY E. LETTER and TAMARA A. LETTER, KNOWN SURVIVING HEIR OF MARY E. MOODY a/k/a MARY E. LETTER

SALE ADDRESS: 988 Fairview Avenue, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-375**

DEBT- **\$690,339.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00401 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 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, June 20, 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 South Coventry, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate in the Township of South Coventry, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a plan of property made for Kenneth G. Enochs by Howard W. Doran, Inc., Registered Surveyor (Newtown Square, Pennsylvania), dated 06/15/1976, last revised 7/28/1976 and recorded 8/4/1976 as Chester County Plan No. 511, as follows, to wit:

BEGINNING at an iron pin set on the southwesterly side of Dise Road (50 feet wide) at the northeast corner of Lot 1, which iron pin is measured south 53 degrees 57 minutes 14 seconds east, along the said southwesterly side of Dise Road, 499.52 feet from its point of intersection with the title line in the bed of Jones Road; thence from said iron pin of beginning and along the said southwesterly side of Dise Road, south 53 degrees 57 minutes 14 seconds east, 204.121 feet to a point, a corner of Lot 3; thence along Lot 3, the

two following courses and distances; (1) south 36 degrees 02 minutes 46 seconds west 75.0 feet to a point and (2) south 09 degrees 24 minutes 53 seconds west, 558.00 feet to an iron pin set in line of lands now or late of Beil Farm; thence along said lands, north 37 degrees 39 minutes 04 seconds west, 473.32 feet to an iron pin set at a corner of Lot 1; thence along Lot 1, north 36 degrees 02 minutes 46 seconds east, 441.01 feet to the first mentioned iron pin set on the southwesterly side of Dise Road, being the point and place of beginning.

BEING Lot 2 on the above mentioned Plan.

BEING UPI Number 20-1-4.8

PARCEL No.: 20-1-4.8

BEING known as: 2444 Jones Rd, Pottstown, PA 19465

BEING the same property conveyed to Stephen A. Maute and Debra A. Maute, husband and wife, as tenants by the entirety who acquired title by virtue of a deed from Darry P. Zdenek and Donna M. Zdenek, dated May 31, 2001, recorded June 11, 2001, at Book 4978, Page 801, Chester County, Pennsylvania records.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **STEPHAN A. MAUTE**

SALE ADDRESS: 2444 Jones Rd, Pottstown, PA 19465

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: **16-5-376**

DEBT- **\$308,405.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2010-15040 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 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, June 20, 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 North Coventry, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN TRACT or piece of ground, situate on the easterly side of Unionville Road, North Coventry Township, Chester County, Commonwealth of PA, shown as Lot No. 3 on a subdivision plan, Coventry Farms Section "E" by A.G. Newbold, P.E., dated 6/1/1970, last revised 12/29/1970, approved 2/8/1971, bounded and described as follows:

BEGINNING at a pin on the easterly side of Unionville Road T-470 said pin marking the westerly corner of Lot No. 4; thence by the easterly right of way line parallel to and 30 feet from the center line of Unionville Road north 14 degrees 39 minutes 50 seconds west 200 feet to a pin; thence by Lot No. 2 south 89 degrees 57 minutes east 468.51 feet to a pin; thence by other lands of Coventry Farms, Inc., south 19 degrees 44 minutes 30 seconds east

184 feet to a pin; thence by Lot No. 4 south 87 degrees 37 minutes 40 seconds west 480.43 feet to the place of beginning.

CONTAINING 2 acres, more or less.

SUBJECT to a 40 feet wide easement for trial along the easterly line of premises and subject further to the terms and conditions of a Declaration of Trial Easement about to be recorded.

BEING UPI Number 17-2-15.3

PARCEL No.: 17-2-15.3

BEING known as: 1310 Unionville Road, Pottstown, PA 19465

BEING the same property conveyed to Carlton Gillis and Marilyn Joy Gillis, as tenants by the entireties who acquired title by virtue of a Deed from J. Frderik Hulswit and Imogene S. Hulswit, husband and wife, dated April 30, 2001, recorded May 4, 2001, at Deed Book 4949, Page 1053, Chester County, Pennsylvania Records.

PLAINTIFF: US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF2

VS

DEFENDANT: **MARILYN JOY GILLIS**

SALE ADDRESS: 1310 Unionville Road, Pottstown, PA 19465

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: **16-5-394**

DEBT- **\$59,154.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10811 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 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, June 20, 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 Tredyffrin, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN unit in the property known named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act. 68 PA. C.S. 3101 et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration including the plant attached thereto as an Exhibit dated 6/17/1981 and recorded in Misc. Deed Book 519 Page 423 and as amended by an Amendment to Declaration dated 7/22/1981 and recorded in Misc. Deed Book 523 Page 114, and a Second Amendment thereto dated 10/17/1981 and recorded 11/17/1981 in Misc. Deed Book 534 Page 307, and Third Amendment thereof dated 6/10/1983 and recorded 7/14/1983 in Misc. Deed Book 594 Page 986, being and designated as Unit No. 251, together with a proportionate undivided interest in the common elements (as defined in such Declaration and Amendments, thereto).

BEING UPI Number 43-06A-0451.0000

PARCEL No.: 43-06A-0451.0000

BEING known as: 251 Drummers Lane, Wayne, PA 19087

BEING the same property conveyed to Ruth E. Ragatky who acquired title by virtue of a deed from John P. Collins, dated November 15, 1990, recorded November 21, 1990, in the Chester County Clerk's/Register's Office in Deed Book 2224, Page 223.

PLAINTIFF: Wells Fargo Bank, NA, Successor by Merger to Wachovia Bank, N.A. fka First Union National Bank

VS

DEFENDANT: **DONALD B. LYNN, JR., ADMINISTRATOR OF THE ESTATE OF RUTH E. RAGATKY**

SALE ADDRESS: 251 Drummers Lane, Wayne, PA 19087

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: **16-5-400**

DEBT- **\$243,671.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10989 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 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, June 20, 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 East
Fallowfield Township, Chester County, Pennsylvania
TAX Parcel No.: 47-04-0132

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **JACOB T. BRUMBACK and TRACEY McSHANE ALLEN a/k/a TRACEY A.**

McSHANE

SALE ADDRESS: 2650 Strasburg Road, 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: **16-5-405**

DEBT- **\$248,004.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08782 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 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, June 20, 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 City of Coatesville, County of Chester and Commonwealth of PA, bounded and described according to a plan of Millview, Subdivision Plan of Property of Coatesville Communities Corporation, made by G.D. Houtman and Son Inc., Civil Engineers and land surveyors, Media, PA, dated 11/02/1998, last revised 11/28/2001 and recorded as Plan No. 16144 as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Wesley Lane (50 feet wide) said point marking a corner of Lot No. 64 on said Plan; thence from said beginning point and extending along the southwesterly side of Wesley Lane on the arc of a circle curving to the left having a radius of 560 feet the arc distance of 47.24 feet to a point, a corner of Lot No. 62; thence leaving said side of Wesley Lane and extending along said Lot No. 62 south 63

degrees 0 minutes 0 seconds west 117.18 feet to a point in line of the rear of Lot No. 92; thence extending along the rear of Lots Nos. 92 and 91 north 21 degrees 37 minutes 0 seconds west 57.06 feet to a point, a corner of aforesaid Lot No. 64; thence extending along said Lot No. 64 north 67 degrees 50 minutes 0 seconds east 114.23 feet to the first mentioned point and place of beginning.

BEING Lot No. 63 on said Plan.

BEING UPI #16-04-0343.0000

PREMISES being: 113 Wesley Lane, Coatesville, PA 19320-3074

BEING the same premises which Gregory J. Moore and Tarrah M. Moor, husband and wife by Deed dated August 7, 2006 and recorded August 17, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6929 Page 1258, granted and conveyed unto Angel M. Mack and Kareem A. Hand.

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for Aegis Asset Backed Securities Trust 2006-1, Mortgage Backed Notes, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ANGEL M. MACK and KAREEM A. HAND**

SALE ADDRESS: 113 Wesley Lane, Coatesville, PA 19320-3074

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