

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, August 18, 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 18th day of August, 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, AUGUST 18, 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, SEPTEMBER 19, 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 Phoenixville	Keith LeParulo	13
Borough of Phoenixville	Denise Moore and John R. Moore	33
Borough of Phoenixville	Lynn D. Wright	34
Borough of Phoenixville	Alice Sherlock	19
Borough of South Coatesville	Alonzo B. Baxter, Jr. and Rachel J. Baxter	30
Borough of West Chester	James F. Horvath and Dianne E. Horvath	51
City of Coatesville	Tizh Liwana Boyer	3
City of Coatesville	Sherry L. Klinovski and Richard S. Klinovski, Jr.	37
City of Coatesville	Luis Juarez Leon	14

Continued

INDEX

Location	Defendant	Page
Caln Township	Kimberly A. Baker and Kevin M. Baker	57
Caln Township	Sheila E. Chaney	54
Caln Township	Carlos A. Cotto and Tara Cotto	53
Caln Township	Suzqnnne Loschiavo	42
Caln Township	Christopher May	29
East Brandywine Township	Kenneth J. Klinger, Deceased, Lindsay Ryan and Courtney Ryan	5
East Brandywine Township	Mary Ann Smiler	45
East Caln Township	Christina M. Besselman a/k/a Christina M. Carlson	10
East Caln Township	Jeffrey Snyder and Denise Snyder	52
East Coventry Township	D. Craig Goodman	39
East Fallowfield Township	Martin R. Bauer	27
East Fallowfield Township	Gary Walton and Mary Walton	21
East Goshen Township	Harry H. Pennewell, III	58
East Nottingham Township	Vincent A. Cortlessa a/k/a Vincent Anthony Cortlessa, Sr. and Margaret A. Cortlessa a/k/a Margaret Ann Cortlessa	31
East Nottingham Township	Gary D. Fairman and Janice Fairman	41
East Nottingham Township	Theresa J. Posse and Mark Posse	8
East Vincent Township	Kenneth R. Sachar a/k/a Kenneth Raymond Sachar and Deborah M. Sachar a/k/a Deborah Marie Sachar	50
East Whiteland Township	Marie M. Leasa, Paul G. Warren, Administratrix of the Estate of W. Kenneth Lease, Deceased Mortgagor, and Steven K. Leasa	56
Franklin Township	James R. Brown, Sr. and Elisa E. Brown	55
Franklin Township	Diane M. Ginn and Vernon A. Ginn	35
Kennett Township	David C. Jordan and Deborah A. Jordan	47
Kennett Township	Barbara Underwood and John B. Underwood	12
London Britain Township	Gary J. Spencer and April D. Spencer	40
Londonderry Township	Robert L. Davis and April Davis	46
Londonderry Township	Lynn F. Ricci-Johnson a/k/a Lynn F. Ricci	32
Sadsbury Township	Sean W. O'Donnell	22
Uwchlan Township	Jaheen E. Beckett and Jacqueline Jones-Becket	43
Valley Township	Kimberly A. Adams & Thomas J. Adams	26
Valley Township	Julia Ben & Edwad I Holland	48
Valley Township	Barbara A. Bird	28
Valley Township	Adranih F. Ernay	25
Valley Township	Lillian R. Keitt	15
Wallace Township	Carl Jacobsen, Jr. and Tina Rollman	6
West Bradford Township	Christopher S. Adams and Margaret A. Adams	26
West Bradford Township	James J. Kirby a/k/a James Kirby and Maria Kirby	17
West Bradford Township	Rebecca L. Miller	24
West Brandywine Township	Jay C. Hayes, Je. and Dawn C. Hayes	23
West Brandywine Township	Joseph M. Pisano	20
West Caln Township	William J. Kling	38
West Goshen Township	Leo Pall, Esq. a/k/a Leo M. Pall, in his capacity as Executor of the Estate of Louis T. Balch, Grace Harkins, in her capacity as Devsee of the Estate of Louis T. Balch, Kathy Savage a/k/a Katherine Gonbliesch, in her capacity as Devisee of the Estate of Louis T. Balch,	7
West Goshen Township	Thomas E. Wallace, Jr., and Ruth M. Wallace	18
West Pikeland Township	Kathryn Fonash and William Fonash	49
West Fallowfield Township	Todd W. Richardson	9
West Pikeland Township	Amy L. Wright	4
West Sadsbury Township	Gerald M. Lamb and Jacqueline F. Lamb	44
West Whiteland Township	Linda P. Boodey	16
West Whiteland Township	Daniel J. McIntyre a/k/a Daniel McIntyre and OLinda G. McIntyre a/k/a Linda McIntyre	36

Sheriff's Sale of Real Estate

SALE NO: **16-8-572**

DEBT- **\$126,722.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01369 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 tract of land, together with the dwelling erected thereon, situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin marking the intersection of the north line of Harmony Street with the east side of Star Alley, north 9 degrees 16 minutes west, 70 feet to a point, a corner of land formerly of Samuel Guerrero; thence along the same north 80 degrees 44 minutes east 40 feet to an iron pin, a corner of land now or land now or late of Harry Amos and wife; thence by the same 9 degrees 15 minutes east 70 feet to an iron pin set in the north line of Harmony Street, thence by the same south 80 degrees 44 minutes west 40 feet to the place of Beginning.

Property known as: 719 Harmony Street, Coatesville, PA 19320.

Tax ID #: 16-6-542

BLR# 16-6-542

BEING THE SAME PREMISES which Eliza May Crawford n/k/a Eliza May Brown granted and conveyed unto Taisha Luwana Boyer by Deed dated August 8, 2006 and recorded September 26, 2006 in Chester County Record Book 6964, Page 1053 for the consideration of \$100,000.00.

PLAINTIFF: Residential Credit Solutions.

VS

DEFENDANT: **TAISHA LUWANA BOYER**

SALE ADDRESS: 719 East Harmony Street, Coatesville, PA 19320

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: **16-8-573**

DEBT- **\$277,612.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10606 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY SITUATE IN THE West Pikeland Township,
Chester County, Pennsylvania
BLR# 34-3H-62
Improvements thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **AMY L. WRIGHT**

SALE ADDRESS: 1224 Huntsman Way a/k/a 1224 Huntsman Lane, Chester Springs, PA 19425-2115

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: **16-8-574**

DEBT- **\$388,282.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03600 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY SITUATE IN THE East Brandywine
Township, Chester County, Pennsylvania
BLR# 30-6-27
Improvements thereon: Residential Dwelling

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **KENNETH J. KLINGER, DECEASED, LINDSAY RYAN, and COURTNEY RYAN**

SALE ADDRESS: 191 Dowling Forge Road, a/k/a 191 Dowlin Forge Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-575**

DEBT- **\$177,224.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00781 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

SITUATE in Wallace Township Chester County Pennsylvania more fully described according to a survey made by Edgar Laub R.S. September 27, 1956 as follows to wit;

BEGINNING at a spike southwest of an intersection of two public roads which is the most easterly point of a 12 acre tract of land of Mrs. Anna Crosby; thence north 80 degrees 30 minutes west 19.8 feet to a spike; thence north 57 degrees west 240 feet to a spike in a public road; thence by lands of Anna Crosby south 33 degrees 48 minutes 30 seconds west 255.5 feet to an iron pipe thence by lands of Anna Crosby south 53 degrees 3 minutes 30 seconds east 235.37 feet to a spike in a public road; thence by public road north 38 degrees 30 minutes east 280.22 feet to spike and Point of Beginning.

CONTAINING 1.494 Acres

BEING THE SAME PREMISES which Geraldine Forrester, by Deed dated 2/27/04 and recorded 3/10/04 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6096, Page 2367, and Instrument #10387788, granted and conveyed unto Carl Jacobsen, Jr., and Tina Rollman, as tenants with the right of survivorship, in fee.

PLAINTIFF: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **CARL JACOBSEN, JR. and TINA ROLLMAN**

SALE ADDRESS: 21 Park Lane, Glenmoore, PA 19343

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-576**

DEBT- **\$377,617.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02611 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY SITUATE in the West Goshen Township,
Chester County, Commonwealth of Pennsylvania, Pennsylvania
BLR# 52-2-65.7
Improvements thereon: Residential Drelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: LEO PALL, ESQ a/k/a LEO M. PALL, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF LOUIS T. BALCH, GRACE HARKINS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LOUIS T. BALCH, KATHY SAVAGE a/k/a KATHERINE GONBLIESCH, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LOUIS T. BALCH

SALE ADDRESS: 525 Legion Drive, West Chester, PA 19380-7202

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: **16-8-577**

DEBT- **\$218,514.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00419 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 18, 2016

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Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 19, 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 tract of land situate in Barnsley Village, East Nottingham Township, Chester County, Pennsylvania, bounded and described as follows, according to a survey thereof made 8-18-1958 by S. Pusey Morrison, as follows:

BEGINNING at a point in the center line in a public highway known as Route #42 leading from Oxford to Chrome, formerly known as Route #131, said point of beginning being 234.5 feet northeast from a culvert under said Route #42, said distance being measured along the center line of said Route #42; thence leaving said Route #42 and passing over an iron pin set in the west bank of said Route #42 and extending along the land of C. Everett Grace and Ruby Grace, grantors herein of which this tract was once a part, north 49 degrees west 337 feet to an iron pin set in the center line of the Philadelphia and Baltimore Central Railroad tracks; thence extending along the center line of said railroad tracks; north 52 degrees 20 minutes east 236 feet to an iron pin; thence leaving said railroad tracts and extending along lands now or late of Sam Park, south 52 degrees east 279.5 feet crossing over an iron pin set in the west bank of the said Route #42 to a point in the center line of said Route #42; thence extending along the center line of Route #42, south 37 degrees 30 minutes west 236 feet to the point of beginning.

CONTAINING 1.65 acres, being the same more or less.

BEUBG Chester County Tax Parcel 69-6-109.1

BEING the same premises which Mark A. Hall and Jennifer J. Hall and Ronald E. Stephens, by Deed dated 3/24/97 and recorded 4/4/97 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4159, Page 1699, and Instrument #17738, granted and conveyed unto Mark Posse and Theresa J. Posse, tenants by the entirety, in fee.

PLAINTIFF: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-2AG Mortgage-Backed Notes, Series 2015-2AG

VS

DEFENDANT: **THERESA J. POSSE and MARK POSSE**

SALE ADDRESS: 197 Barnsley Road, Oxford, PA 19363

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: **16-8-578**

DEBT- **\$183,439.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09239 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in West Fallowfield Township
TAX PARCEL #44-07-0019
Improvements thereon: A Residential Dwelling

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **TODD W. RICHARDSON**

SALE ADDRESS: 241 Church Street, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **KLM 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: **16-8-579**

DEBT- **\$207,892.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10848 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 18, 2016

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PROPERTY situate in Township of East Caln
TAX PARCEL #40-04-0206
Improvements thereon: A Residential Dwelling
SOLD as Property of: Cristina M. Besselman a/k/a Cristina
M. Carlson

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CRISTINA M. BESSELMAN a/k/a CRISTINA M. CARLSON**

SALE ADDRESS: 18 May Apple Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **KLM 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: **16-8-580**

DEBT- **\$264,919.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00752 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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ALL THAT CERTAIN, Messuage, Lot or Piece of Land situate on, in the Township of Valley, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Valley, County of Chester and State of Pennsylvania bounded and described according to a final subdivision plan for Valley Springs made by Drake and Waddington, Inc., Kennett Square, Pennsylvania, dated 3/09/1987 and last revised 6/11/1987 and filed in Chester County. A Plan No. 7247, as follows, to wit:

BEGINNING at a point on the east side of Lamberts Lane, said point being a corner of Lot No. 3 as shown on said plan; thence extending from said point of beginning along the west side of Lamberts Lane north 84 degrees 3 minutes 20 seconds east 80.00 feet to the point, a corner of Lot No. 1; thence extending along the same south 1 degree 42 minutes 41 seconds east 210.55 feet to a point in line of land now or late of Jeffrey K. Wright; thence

extending along the same south 82 degrees 54 minutes 13 seconds east, 80.73 feet to a point, a corner of Lot No. 3, aforesaid; thence extending along the same north 1 degree 42 minutes 40 seconds west, 192.28 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said plan.

CONTAINING 16,069 square feet of land, more or less.

BEING UPI NUMBER 38-002-0235.0000

PARCEL NO.: 38-002-0235.0000

BEING KNOWN AS: 13 Lamberts Lane, Coatesville, PA 19320

BEING THE SAME PROPERTY conveyed to Thomas J. Adams and Kimberly A. Adams, husband and wife, who acquired title by virtue of a Deed from Richard J. Denny, dated December 1, 2006, recorded December 8, 2006, at Deed Book 7028, Page 2373, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KIMBERLY A. ADAMS & THOMAS J. ADAMS**

SALE ADDRESS: 13 Lamberts 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's Sale of Real Estate

SALE NO: **16-8-581**

DEBT- **\$339,712.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01975 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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ALL THAT CERTAIN lot or parcel of land, situate in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the center of Waywood Road, said point being a corner of land now or late of Joseph Diviney,

THENCE along the center of aforesaid road, south four (4) degrees eight (8) minutes fifteen (15) seconds east, one hundred (100) feet to a point

THENCE the following two courses and distances separating land of Monroe L. Nute from land about to be conveyed; north eighty-six (86) degrees twenty-six (26) minutes forty-five (45) seconds east two hundred ninety-nine (299) feet to an iron passing over an iron on the easterly side of aforesaid road;

THENCE north three (3) degrees, thirty-three (33) minutes, fifteen (15) seconds west, one hundred (100) feet to an iron a corner of land of Joseph Diviney aforesaid;

THENCE thereby along land of Joseph Diviney aforesaid, south eighty-six (86) degrees, twenty-six (26) minutes, forty-five (45) seconds west, three hundred feet to the place of beginning.

PREMISES being: 524 McFarlan Road, Kennet Square, PA 19348

PARCEL No. 62-4-224

BEING the same premises which Barbara A. Skodzinski by Deed dated October 17, 2005 and recorded January 4, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6728 Page 2242, granted and conveyed unto John B. Underwood and Barbara Underwood, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-1 Mortgage Loan Asset Backed Certificates, Series 2007-1 c/o Ocwen Loan Servicing, LLC
VS

DEFENDANT: **BARBARA UNDERWOOD and JOHN B. UNDERWOOD**

SALE ADDRESS: 524 McFarlan Road, Kennett Square, PA 19348

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: **16-8-582**

DEBT- **\$154,183.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06121 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

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

SITUATE in the Borough of Phoenixville, County of Chester, State of Pennsylvania being Lot No. 4 on Plan made by Earl E. Ewing, Registered Surveyor 5/5/1960, last revised 5/28/1951 said revision recorded 5/29/1951 at West Chester in the Office for the Recording of Deeds in and for the County of Chester in Plan Book 2 Page 121 and being more particularly bounded and described according to said revised plan as follows, to wit:

BEGINNING at a point on the northeasterly side of Virginia Avenue (50 feet wide) at the distance of 183.02 feet measured north 56 degrees 40 minutes west from the intersection of the said northeasterly side of Virginia Avenue with the northeasterly side of Lincoln Avenue (50 feet wide) thence along the said northeasterly side of Virginia Avenue north 58 degrees 40 minutes west 60.00 feet to a point; thence along Lot No. 5 north 33 degrees 20 minutes east 185.55 feet to a point in the center line of a 20 feet wide alley extending northwestwardly from Lincoln Avenue to Lane Avenue; thence long the center line of said 20 feet wide alley south 58 degrees 26 minutes east 60.00 feet to a point thence along Lot No. 3 south 33 degrees 20 minutes west 185.85 feet to the first mentioned point and place of beginning.

TITLE to said Premises vested in Keith LeParulo by Deed from Luigi Leparulo and Keith LeParulo dated August, 27 2004 and recorded March 16, 2005 in the Chester County Recorder of Deeds in Book 6436, Page 766.

PLAINTIFF: Wells Fargo Bank, N.A

VS

DEFENDANT: **KEITH LEPARULO**

SALE ADDRESS: 407 Virginia Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-583**

DEBT- **\$186,242.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01462 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

PROPERTY situate in the Coatesville City, 4th Ward,
Chester County, Commonwealth of Pennsylvania
BLR# 16-7-105
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-15Xs

VS

DEFENDANT: **LUIS JUAREZ LEON**

SALE ADDRESS: 1210 Olive Street, Coatesville, PA 19320-3506

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: **16-8-584**

DEBT- **\$272,629.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-02700 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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# 38-2Q-34, 38-2Q-33, 38-02Q-032
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LILLIAN R. KEITT**

SALE ADDRESS: 907 West Lincoln Highway, a/k/a 903-907 West Lincoln Highway, Coatesville, PA
19320-1832

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: **16-8-585**

DEBT- **\$158,580.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01149 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland, County of Chester and State of Pennsylvania bounded and described according to a Subdivision of Lands belonging to Heinhart-Lawley Associates made by Roland A. Dunlap dated July 9, 1980 and recorded in Chester County as Plan #3278 as follows, to wit:

BEGINNING at a point on the southerly side of Boot Road (LR 15095), a corner of Lot #3 on said Plan; thence from the beginning and extending along Boot Road, north 63 degrees 27 minutes 40 seconds east, 124.17 feet to a point in line of lands of Stephen Bennett; thence leaving Boot Road and extending along said lands, south 26 degrees 59 minutes 10 seconds east, 229.40 feet to a point, a corner of Lot #3, aforesaid; thence extending along said Lot, the four (4) following courses and distances: (1) south 63 degrees 00 minutes 50 seconds west, 116.95 feet to a point; (2) north 43 degrees

59 minutes 42 seconds west, 130.09 feet; (3) north 26 degrees 32 minutes 20 seconds west, 76.21 feet to a point of curve; and (4) extending along the arc of a circle curving to the right having a radius of 30.00 feet, the arc distance of 47.12 feet to the first mentioned point and place of beginning.

BEING part of the same premises which Roger E. Meinhart and Gene Lawley, Co-Partners, by Deed dated August 14, 1984 and recorded on August 14, 1984 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 263, Page 474, granted and conveyed unto Robert A. Boodey and Linda P. Boodey, his wife.

AND the said Robert A. Boodey, hereby departed this life on or about May 9, 2002, thereby vesting title solely in his wife, Linda P. Boodey.

PARCEL #41-5-261.1

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **LINDA P. BOODEY**

SALE ADDRESS: 270 West Boot 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: **16-8-586**

DEBT- **\$538,746.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11076 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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.: 50-4-23.45

PLAINTIFF: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE3, Asset Backed Pass-Through Certificates

VS

DEFENDANT: **JAMES J. KIRBY a/k/a JAMES KIRBY & MARIA KIRBY**

SALE ADDRESS: 1307 Stanwood Ct., 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: **16-8-587**

DEBT- **\$225,031.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01326 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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# 52-4D-35
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **THOMAS E. WALLACE, JR., and RUTH M. WALLACE**

SALE ADDRESS: 914 Baylowell Drive, West Chester, PA 19380

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: **16-8-588**

DEBT- **\$128,452.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04744 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

PROPERTY situate in the Phoenixville Borough, 5th Ward,
Chester County, Commonwealth of Pennsylvania
BLR# 15-5-589
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **ALICE SHERLOCK**

SALE ADDRESS: 31 Franklin Avenue, Phoenixville, PA 19460-3201

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: **16-8-589**

DEBT- **\$225,774.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03936 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in West Brandywine Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Final Title Plan of Subdivision for "Hammell South" not known as "Hawthorne Lane" made by Edward P. Walsh & Associates, Inc. Exton PA dated 7/18/96 last revised 1/16/97 recorded 5/21/97 as Plan #13864, as follows:

BEGINNING at a point of curve on the southwesterly side of Hawthorne Lane (33 feet wide) said point being a corner of Lot 29 (as shown on said Plan); thence from said point of beginning extending along said lane on a line curving to the left having a radius of 191.50 feet an arc distance of 65.67 feet to a point, being a corner of Lot 27; thence leaving said lane and extending along Lot 27 south 00 degrees 31 minutes 49 seconds west 123.65 feet to a point in line of lands now or late of Central and Western Chester County Industrial Development Authority, being a corner of Lot 27; thence extending partially along said lands south 89 degrees 27 minutes 13 seconds west 116.44 feet to a point, being a corner of Lot 29; thence leaving said lands extending along said Lot 29 north 21 degrees 19 minutes 38 seconds east 146.54 feet to the first mentioned point and place of beginning.

BEING UPI # 29-7-155.43

BLR# 29-7-155.43

BEING the same premises which Robert F. Stocker Jr. granted and conveyed unto Joseph M. Pisano by Deed dated February 25, 2005 and recorded March 3, 2005 in Chester County Record Book 6424, Page 1154 for the consideration of \$290,000.00.

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

VS

DEFENDANT: **JOSEPH M. PISANO**

SALE ADDRESS: 70 North Hawthorne Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-590**

DEBT- **\$213,153.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01620 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Victoria Hills made by Huth Engineers, Inc., dated November 19th, 1973, recorded in Plan Book 55 Page 44, as follows, to wit:

BEGINNING at a point on the southwesterly side of the cul-de-sac at the end of Regency Circle a corner of Lot #15 on said Plan, said point being located the 4 following courses and distances from a point of tangent on the northwest side of Crown Lane: (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 42.58 feet to a point of compound curve of the south-east side of Regency Circle; (2) on the arc of a circle curving to the left having a radius of 290.82 feet the arc distance of 186.06 feet to a point of compound curve; (3) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 47.02 feet to a point of reverse curve and (4) on the arc of a circle curving to the right having a radius of 60.00 feet the arc distance of 155.49 feet; thence extending from said point of beginning leaving the said side of the cul-de-sac and extending along Lot #15, south 72 degrees 36

minutes 10 seconds west, 130.00 feet to a corner of Lot #13; thence extending along the same, north 17 degrees 23 minutes 50 seconds west, 271.49 feet to a point in line of lands of Philadelphia Electric Power Company; thence extending along the same, north 56 degrees 17 minutes 00 seconds east 210.00 feet to a corner of Lot #11; thence extending along the same, south 15 degrees 23 minutes 50 seconds east, 270.70 feet to a point on the northwest side of the cul-de-sac at the end of Regency Circle; thence extending along the same on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 96.34 feet to the first mentioned point and place of beginning.

BEING Lot #12 on said Plan.

CONTAINING 1.282 acres, more or less.

BEING Registry Parcel #47-4P-12

BEING the same premises which Lawrence Scanlan, Jr. and Patricia Anne Scanlan, his wife, by Deed dated 7/31/85 and recorded 8/2/85 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 31, Page 259, and Instrument #5760628, granted and conveyed unto Gary Walton and Mary Walton, his wife, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **GARY WALTON and MARY WALTON**

SALE ADDRESS: 13 Regency Circle, 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: **16-8-591**

DEBT- **\$218,986.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01906 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Sadsbury, County of Chester, and State of PA, bounded and described according to a Plan of "Quarry Ridge", dated 11/3/1997 and recorded in Chester County Plan File No. 15071, as follows, to wit:

BEGINNING at a point on the northerly side of Bedrock Road, said point being a corner of Lot No. 80; thence extending from said beginning point along Lot No. 80 north 12 degrees 54 minutes 27 seconds west, 115.00 feet to a point in line of Phase No. 2; thence along the same the 2 courses and distances: (1) north 77 degrees 05 minutes 33 seconds east 108.73 feet to a point and (2) south 89 degrees 14 minutes 06 seconds east, crossing a 20 feet wide storm drainage easement, 31.62 feet to a point, a corner of Lot No. 82; thence along the same and through the aforesaid easement south

04 degrees 08 minutes 32 seconds east 110.86 feet to a point of curve on the northerly side of Bedrock Road; thence along the same the 2 courses and distances: (1) on the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 26.77 feet to a point of tangent and (2) south 77 degrees 05 minutes 33 seconds west, 99.89 feet to the first mentioned point and place of beginning.

BEING Lot #81 on said Plan.

BEING UPI #37-4-53.51.

BEING the same premises which Alan C. Brown and Stacey Brown, also known as Stacy Brown, husband and wife, by Deed dated 5/22/07 and recorded 6/4/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7176, Page 1376, and Instrument #10759438, granted and conveyed unto Sean W. O'Donnell, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **SEAN W. O'DONNELL**

SALE ADDRESS: 607 Bedrock Road, 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: **16-8-592**

DEBT- **\$368,761.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09720 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Jay C. and Nancy R. Hayes, made by John D. Stapleton, III, Registered Land Surveyor, Coatesville, Pennsylvania, dated March 29, 1984, last revised February 5, 1986 and recorded June 18, 1986, in Plan File #6374, as follows, to wit:

BEGINNING at a point on the title line in the bed of Caln Meeting House Road (T-413) said point also being a corner of land and along the title line in the bed of Caln Meeting House Road (T-413) south 79 degrees, 35 minutes 02 seconds east, 166.64 feet to a point a corner of Lot 1-A, thence extending along same the two following courses and distances: (1) south 10 degrees 24 minutes 58 seconds west, 275.00 feet to a point and (2) north 79 degrees 35 minutes 02 seconds east, 201.13 feet to a point in line of Lot #2; thence extending along same the five following courses and distance: (1) south 03 degrees 14 minutes 35 seconds east, 175.14 feet to a point; (2) south 87 degrees 25 minutes 00 seconds west, 191.45

feet to a point; (3) south 73 degrees 09 minutes 00 seconds west, 213.52 feet to a point; (4) south 07 degrees 50 minutes 00 seconds west, 72.65 feet to a point; and (5) south 30 degrees 16 minutes 00 seconds west, 47.22 feet to a point in line of land of Anna M. Wilson; thence extending along same north 01 degrees 46 minutes 57 seconds west, crossing an existing macadam driveway and existing 20 feet wide right of way, 199.36 feet to a point a corner of land of Mark D. Shockites, thence extending along same north 02 degrees 09 minutes 29 seconds east, 186.94 feet to a point in line of land of Walter N. Russell, thence extending along same the two following courses and distance: (1) north 88 degrees 30 minutes 22 seconds east, 35.94 feet to a point; and (2) north 12 degrees 54 minutes 51 seconds east, 316.08 feet to the first mentioned point and place of beginning.

CONTAINING 3.465 acres of land, be the same more or less.

BEING Lot #1 as shown on said Plan.

TAX ID: 29-7-171

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **JAY C. HAYES, JR. and DAWN HAYES**

SALE ADDRESS: 301 Reeceville Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-593**

DEBT- **\$1,582.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10806 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TAX Parcel No. 50-5A-141

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **REBECCA L. MILLER**

SALE ADDRESS: 1313 Walker Drive, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-594**

DEBT- **\$1,263.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06992 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 land designated as Lots 49
and 50 on Plan of Lots called Lincoln Heights on the Lincoln
Highway in the Township of Valley, Chester County, Pennsylvania.
TAX Parcel No. 38-5C-1

PLAINTIFF: Township of Valley

VS

DEFENDANT: **ADRANIH F. ERNAY**

SALE ADDRESS: 301 Rainbow Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-595**

DEBT- **\$1,690.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00158 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot or piece of ground, situate in the
Township of West Bradford, County of Chester and State of PA.
TAX Parcel No. 50-5-222

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **CHRISTOPHER S. ADAMS and MARGARET A. ADAMS**

SALE ADDRESS: 1542 Tattersall Way, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-596**

DEBT- **\$1,412.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05936 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 Fallowfield, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 47-4-356

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **MARTIN R. BAUER**

SALE ADDRESS: 154 Milbury Road, E. Fallowfield, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-597**

DEBT- **\$2,934.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09757 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THOSE TWO CERTAIN tracts of land situate in the
Township of Valley, County of Chester and State of Pennsylvania.
TAX Parcel No. 38-5F-199

PLAINTIFF: Township of Valley

VS

DEFENDANT: **BARBARA A. BIRD**

SALE ADDRESS: 133 Oak Avenue, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-599**

DEBT- **\$149,093.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00216 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
BLR# 39-4L-50.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTOPHER MAY**

SALE ADDRESS: 3230 Hazelwood Avenue, Downingtown, PA 19335-2025

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: **16-8-600**

DEBT- **\$237,123.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00548 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, August 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, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the South Coatesville Borough,
Chester County, Commonwealth of Pennsylvania
BLR# 09-02-0051
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust

VS

DEFENDANT: **ALONZO B. BAXTER, JR. and RACHEL J. BAXTER**

SALE ADDRESS: 131 Modena Road, Coatesville, PA 19320-4036

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: **16-8-601**

DEBT- **\$148,939.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08731 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 Nottingham Township,
Chester County, Pennsylvania
BLR# 69-6-114
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC2

VS

DEFENDANT: **VINCENT A. CORTLESSA a/k/a VINCENT ANTHONY CORTLESSA, SR. and MARGARET A. CORTLESSA a/k/a MARGARET ANN CORTLESSA**

SALE ADDRESS: 223 Barnsley Road, Oxford, PA 19363-4102

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: **16-8-602**

DEBT- **\$297,917.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07624 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 land situate in Londonderry
Township, Chester County, Pennsylvania
TAX Parcel No.: 46-4-38.20

PLAINTIFF: Ditech Financial, LLC

VS

DEFENDANT: LYNN F. RICCI-JOHNSON a/k/a LYNN F. RICCI

SALE ADDRESS: 220 Baker Road, Cochranville, PA 19330

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: **16-8-603**

DEBT- **\$316,506.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00150 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

PROPERTY situate in Borough of Phoenixville
TAX Parcel #15-9-861 part of (15-9-75)
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Wells Fargo Bank N.A., as Trustee for Securitized Asset Backed Receivables LLC 2005-FR5 Mortgage Pass-Through Certificates, Series 2005-FR5 c/o Nationstar Mortgage LLC

VS

DEFENDANT: **DENISE MOORE and JOHN R. MOORE**

SALE ADDRESS: 619 Vanderslice Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-604**

DEBT- **\$188,070.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-03480 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot of land situate in Borough of
Phoenixville, Chester County, Pennsylvania
TAX Parcel No.: 15-5-359.3

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-WMC1,
Pooling and Servicing Agreement dated as of September 1, 2005

VS

DEFENDANT: **LYNN D. WRIGHT**

SALE ADDRESS: 18 Oak Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-605**

DEBT- **\$179,818.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00051 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Franklin Township, Chester County, Pennsylvania, shown as Lot 2, on a Preliminary/Final Subdivision Plan of the Kay Ginn Property, prepared by Hillcrest Associates, Inc., dated April 29, 1998, last revised July 28, 1998, and recorded in the Office of the Recorder of Deeds in and for Chester County as Plan No. 14646, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in line of land now or formerly of Equine Enterprise, Ltd., said point being on the northerly right-of-way line of Lewisville-Chesterville Road (PA Route 841, 33' wide right-of-way).

THENCE by said right-of-way line, the following two courses and distances:

1. S 82° 41' 40" W 329.97' to a point.
2. N 85° 13' 37" W 429.68' to a point on the easterly right-of-way line of Schoolhouse Road (T-378, 33' wide right-of-way).

THENCE by said right-of-way line, the following two courses and distances:

1. N 12° 50' 02" E 669.96 to a point of curve,

2 By the arc of a circle curving to the right with a radius of 1,378.77', an arc length of 158.19', with a chord of N 16° 17' 15" E 158.11' to a point and corner of land now or formerly of Kenneth Weaverling, Jr.

THENCE by said land, the following two courses and distances:

1. S 72° 02' 17" E 296.64' to a point.
2. N 18° 57' 19" E 282.70' to a point and corner of Lot 1.

THENCE by Lot 1, N 84° 54' 05" E 344.56' to a point and corner of land now or formerly of Equine Enterprise, Ltd.

THENCE by said land, S 08° 43' 57" W 1,017.21' to the first mentioned point and place of beginning.

CONTAINING 14.894 acres of land to be the same more or less.

BEING Chester County Tax Parcel No. 72-5-8.1

BLR# 72-5-8.1A

TITLE to said premises vested in Vernon A. Ginn, II, her son and Diane M. Ginn, his wife as tenants by the entireties by Deed from Kay J. Ginn, dated 4/12/2000 and recorded 5/24/2000 in Book 4758 Page 2001

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

VS

DEFENDANT: **DIANE M. GINN and VERNON A. GINN, II**

SALE ADDRESS: 663 Old School House Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **MARTHA A. 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: **16-8-606**

DEBT- **\$78,864.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01384 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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# 41-5G-51
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **DANIEL J. McINTYRE a/k/a DANIEL McINTYRE and LINDA G. McINTYRE a/k/a LINDA McINTYRE**

SALE ADDRESS: 224 South Hendricks Avenue, Exton, PA 19341-2712

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: **16-8-607**

DEBT- **\$173,785.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02483 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THOSE CERTAIN two (2) tracts of land, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, together with a dwelling house erected thereon known as: 1000 West Chester Road, Coatesville, PA 19320.

PARCEL # 16-07-0289

REFERENCE Chester County Record Book 7908, Page

901

PLAINTIFF: U.S. Bank National Association as Trustee for the Pennsylvania Housing Finance Agency

VS

DEFENDANT: **SHERRY L. KLINOVSKI and RICHARD S. KLINOVSKI, JR.**

SALE ADDRESS: 100 West Chester Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PURCELL KRUG & HALLER, 717-234-4178**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-608**

DEBT- **\$187,282.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00221 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

PROPERTY situate in West Caln Township
TAX Parcel #28-005-0095.140
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Ditech Servicing LLC F/K/A Green Tree Servicing LLC
VS
DEFENDANT: **WILLIAM J. KLING**
SALE ADDRESS: 107 Woodland Drive, Coatesville, PA 19320
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-609**

DEBT- **\$193,003.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07045 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

PROPERTY situate in East Coventry Township
TAX Parcel # 18-3-4.9
IMPROVEMENTS: a residential dwelling

PLAINTIFF: SDC SMKOZ, LLC

VS

DEFENDANT: **D. CRAIG GOODMAN**

SALE ADDRESS: 1460 Harvey Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **PHILIP S. ROSENZWEIG, ESQ., 610-263-0115**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-610**

DEBT- **\$93,085.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11478 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

THE real property or its address is commonly known as
302 Mercer Mill Road, Landenberg, PA 19350-0061

THE real property is also known as Parcel No. 7303-
00381100 in the Township of London Britain, County of Chester,
State of Pennsylvania

PLAINTIFF: The First National Bank of Elmer

VS

DEFENDANT: **GARY J. SPENCER and APRIL D. SPENCER**

SALE ADDRESS: 302 Mercer Mill Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **SALDUTTI LAW GROUP, 610-994-1137**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-611**

DEBT- **\$41,434.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03025 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 tract of land, with the buildings and improvements thereon erected situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

TAX I.D. #: 69-06-0074

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **GARY D. FAIRMAN and JANICE E. FAIRMAN**

SALE ADDRESS: 296 Mount Pleasant Road, Oxford, Pennsylvania 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-612**

DEBT- **\$101,962.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10734 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, designated as Lot No. 2 on a Plan of Lots of Kings Way Development, bounded and described according to a survey thereof made by C. Timothy Slack, Professional Engineer, dated May 21, 1959, as follows, to wit:

BEGINNING at a point in the center line of Kings Highway, a corner of Lot No. 1; thence along the center line of said Highway, south $77^{\circ} 55' 30''$ west, 70.35 feet; thence still along in said Highway, south $78^{\circ} 13'$ west, 40.05 feet to another point in said highway, marking the intersection of the center line of Kings Highway with the east street line of Kings Highway Drive (a proposed 50 feet wide street); thence along said street line, north $11^{\circ} 47'$ west, 220 feet to a corner of Lot No. 3 on said Plan; thence along Lot No. 3, north $83^{\circ} 48'$ east, 110.93 feet to the northwest corner of Lot No. 1; thence along Lot No. 1, south $11^{\circ} 47'$ east, 208.84 feet to the first mentioned point and place of beginning.

CONTAINING 23,679.42 square feet of land, more or less.

BEING known as 974 Kingsway Drive, Coatesville, PA

19320

BEING the same premises which Nancy E. Dickinson, by Deed dated 10/26/2005 and recorded 11/4/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6673, Page 1953, granted and conveyed unto Suzanne Loschiavo.

PARCEL No.: 39-3-21.4

IMPROVEMENTS: residential property.

PLAINTIFF: Ditech Financial LLC F/K/A Green Tree Servicing LLC

VS

DEFENDANT: **SUZANNE LOSCHIAVO**

SALE ADDRESS: 974 Kingsway Drive, Coatesville, PA 19320

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: **16-8-613**

DEBT- **\$225,071.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10260 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

PROPERTY situate in the Uwchlan Township, Chester
County, Pennsylvania
BLR# 33-5F-66
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Successor by Merger to Susquehanna Bank
VS

DEFENDANT: **JAHEEN E. BECKETT and JACQUELINE JONES-BECKETT**

SALE ADDRESS: 313 Gwynedd Court, Exton, PA 19341-1497

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: **16-8-614**

DEBT- **\$125,914.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-11544 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

PROPERTY situate in the Township of West Sadsbury,
Chester County, Pennsylvania
BLR# 36-5A-27
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **GERALD M. LAMB and JACQUELINE F. LAMB**

SALE ADDRESS: 640 Butternut Drive, Parkesburg, PA 19365-1744

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: **16-8-615**

DEBT- **\$286,321.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01536 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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# 30-2-52.39
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MARY ANN SMILER**

SALE ADDRESS: 101 Firethorn Drive, a/k/a, 101 Firethorne Drive, Downingtown, PA 19335-1020

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: **16-8-616**

DEBT- **\$272,810.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07496 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 Londonderry Township, Chester County, Pennsylvania bounded and described according to a Final Subdivision Plan "Barnsgate; made by Hillcrest Associates, Inc., dated 10/29/1999, last revised 9/8/2000 and recorded as Plan #9015592 as follows to wit:

BEGINNING at a point on the southerly side of Barnsgate Drive a corner of Lot #23 on said plan, thence extending along said side of Barnsgate Drive the following (2) courses and distances, (1) along the arc of a circle curving to the left having a radius of 444.99 feet the arc distance of 130.57 feet to a point of tangent, (2) north 47 degrees 71 minutes, 22 seconds east 69.23 feet to a point and corner of Lot #25 on said plan, thence extending along said side of Lot #25 south 42 degrees 48 minutes, 38 seconds east 235.46 feet to a point and corner of lands N/L of David H. and Annabelle Light, thence extending along said side of land N/L of David and Annabelle Light

the following (2) courses and distances (1) south 66 degrees 52 minutes, 12 seconds west 68.40 feet to a point, (2) south 18 degrees 18 minutes, 8 seconds west 287.87 feet to a point and corner of Lot #23 on said plan, thence extending along said side of Lot #23 north 25 degrees 59 minutes, 55 seconds west 382.51 feet to the first mentioned point and place of beginning.

CONTAINING 1.501 acres more or less (erroneously cited as 1,501 acres more or less on current deed)

BEING Tax UPI # 46-4-129

BEING Lot #24 on said Plan.

BLR# 46-4-129

BEING the same premises which Robert L. Davis granted and conveyed unto Robert L. Davis and April Davis, by Deed dated April 4, 2008 and recorded April 8, 2008 in Chester County Record Book 7404, Page 1892 for the consideration of \$1.00

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

VS

DEFENDANT: **ROBERT L. DAVIS and APRIL DAVIS**

SALE ADDRESS: 414 Barnsgate Drive, Cochranville, PA 19330

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-617**

DEBT- **\$494,487.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08971 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 Kennett, County of Chester and State of Pennsylvania, described according to a Final Subdivision Plan of Davenport, made by Vandemark and Lynch, Inc., as recorded at West Chester as Plan #9530, follows:

BEGINNING at a point on the southwesterly side of Davenport Road (50 feet wide) said point being marking a corner of this Lot and a corner of Lot #2 on said Plan; thence extending along said side of Davenport Road south 59 degrees 57 minutes 05 seconds east, 133.33 feet to a point, a corner of Lot #4; thence extending the said side of Davenport Road and extending along line of Lot #4 south 30 degrees 02 minutes 55 seconds west, 150.00 feet to a point; thence extending north 59 degrees 57 minutes 05 seconds west, 133.33 feet to a point, a corner of Lot #2, thence extending

along line of Lot #2, north 30 degrees 02 minutes 55 seconds east, 150.00 feet to a point on the southwesterly side of Davenport Road, the point and place of beginning.

CONTAINING 20,000 square feet more or less.

BEING Lot No. 3 on said Plan.

UPI # 62-3-169

PREMISES being: 106 Davenport Road, Kennett Square, PA 19348

BEING the same premises which Associates Relocation Management Company, Inc., a Colorado Corporation by Deed dated January 23, 1997 and recorded February 6, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4138 Page 1376, granted and conveyed unto David C. Jordan and Deborah A. Jordan, husband and wife, their heirs and assigns as tenants by the entirety.

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 4, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **DAVID C. JORDAN and DEBORAH A. JORDAN**

SALE ADDRESS: 106 Davenport Road, Kennett Square, PA 19348

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: **16-8-618**

DEBT- **\$236,730.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00196 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 Valley, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot of land designated as Lot 95 on a Plan of Lots as "Meadowbrook Addition No. 1" situated in Valley Township, County of Chester, Commonwealth of Pennsylvania duly recorded in the Recorder of Deeds Office in Plan Book 2, Page 73, more particularly bounded and described as follows:

BEGINNING at a point on the north line of Chestnut Street distance 88.25 feet eastwardly from the intersection of the north line of Chestnut Street with the east line of First Avenue, being the southeast corner of Lot 84 not of the Grantee herein; thence along same north 1 degrees 8 minutes west 150 feet to the south line of Sun Alley (15 feet wide); thence along same north 88 degrees 52 minutes east 25 feet to the northwest corner of Lot 96 now or late of Malen Hough, et ux; thence along same south 1 degrees 8 minutes east 150 feet to the north line of Chestnut Street; thence along the same south 88 degrees 52 minutes west 35 feet to the place of beginning.

CONTAINING 3750 square feet of land.

ALL THOSE CERTAIN four lots of land together with the improvements thereon erected designated Lots 91, 92, 93 and 94 on a tract of land called "Meadow Brook Addition No.1", a plan which is duly recorded in the Office of the Recorder of Deeds as Plan Book 2 Page 73, situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point of intersection on the north line of Chestnut Street with the northeast line of First Avenue at the southwest corner of Lots 91 on said Plan of Lots; thence from the point of beginning along the north line of Chestnut Street, north 88 degrees 52 minutes east 88.25 feet to a point being the southwest corner of Lot 95; thence along the west side of Lot 95, north 01 degrees 08 minutes west 150 feet to a point, being the northwest corner of Lot 95 in the south line of Sun Alley; thence along the said south line of Sun Alley, south 88 degrees 52 minutes west 128.44 feet to a point on the northeast line of First Avenue; thence along the northeast line of First Avenue; being the southwest line of Lot 91, south 15 degrees east 155.29 feet to a point on the north line of Chestnut Street, the place of beginning.

BOUNDED on the north by Sun Alley on the east by the west line of Lot 95 on the south by the north line of Chestnut Street and on the southwest by the northeast line of First Avenue.

BEING UPI Number 38-02Q-0021.0000 and 38-02Q-0020.0000

PARCEL No.: 38-02Q-0021.0000, 38-02Q-0020.0000

BEING known as: 999 West Chestnut Street, Coatesville, PA 19320

BEING the same property conveyed to Julia Ben who acquired title by virtue of a Deed from C&D Investment Property, LLC, dated June 17, 2008, recorded July 9, 2008, at Deed Book 7474, Page 2280, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JULIA BEN & EDWARD I. HOLLAND**

SALE ADDRESS: 999 West Chestnut Street, 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: **16-8-619**

DEBT- **\$330,082.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01716 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 any buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Fox Ridge" made by Earl R. Ewing, Inc., Phoenixville Pennsylvania, dated December 17, 1965 and revised April 22, 1966, recorded in Plan Book 23 Page 33, as follows:

BEGINNING at a point on the southwesterly side of Conestoga Pike (Route #401 which point is at the distance of 197.22 feet measured south 58 degrees, 43 minutes east along the same from a point formed by the intersection of the said southwesterly side of Conestoga Pike (Route #401), south 58 degrees, 43 minutes east 200 feet to a point; thence extending south 37 degrees west 170 feet to point; thence extending south 11 degrees, 50 minutes east 150.19 feet to a point; thence extending south 55 degrees west 172.78 feet to a point; thence extending north 150 degrees, 38 minutes west 180.44 feet to a point; thence extending north 26 degrees, 4 minutes east 413.37 feet to the first mentioned point and place of beginning.

BEING Lot #33 as shown on said Plan.

BEING County Parcel No. 34-4P-37

BEING the same premises which Homecomings Financial Network, Inc., a Delaware Corporation, by Deed dated 12/06/2001 and recorded on 12/18/2001 in Book 5145, Page 48, Instrument Number 10026894 in the Office of the Recorder of Deeds for Chester County, Pennsylvania, granted and conveyed unto William Fonash and Kathryn Fonash, husband and wife.

PLAINTIFF: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13ATT

VS

DEFENDANT: **KATHRYN FONASH and WILLIAM FONASH**

SALE ADDRESS: 1464 Conestoga Road, West Pikeland Township, PA 19425

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, 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: **16-8-620**

DEBT- **\$258,125.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00909 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 Vincent Township, Chester
County, Pennsylvania
BLR# 21-6-141
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC
VS

DEFENDANT: **KENNETH R. SACHAR a/k/a KENNETH RAYMOND SACHAR and DEBORAH M. SACHAR a/k/a DEBORAH MARIE SACHAR**

SALE ADDRESS: 307 Foxtail Lane, Spring City, PA 19475-1677

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-621**

DEBT- **\$195,277.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01731 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 Chester Borough, Chester
County, Pennsylvania
BLR# 01-09-0641
IMPROVEMENTS thereon: residential dwelling

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

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

SALE ADDRESS: 237 West Union Street, West Chester, PA 19382-3326

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-622**

DEBT- **\$255,328.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00601 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 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, September 19, 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 Caln Township, Chester
County, Pennsylvania
BLR# 39-4-101.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for Hlss Mortgage Master Trust for the benefit of The Holders of The Series 2014-1 certificates issued by Hlss Mortgage Master Trust

VS

DEFENDANT: **JEFFREY SNYDER and DENISE SNYDER**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335-2107

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: **16-8-623**

DEBT- **\$1,604.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08368 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN parcel of land situate in the
Township of Caln, County of Chester, and Commonwealth of
Pennsylvania
TAX Parcel No. 39-5A-171

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **CARLOS A. COTTO and TARA COTTO**

SALE ADDRESS: 336 Carlyn Court, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-624**

DEBT- **\$1,329.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08374 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected hereditaments and appurtenances situate in Caln Township, County of Chester, State of Pennsylvania.

TAX Parcel No. 39-4B-8

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **SHEILA E. CHANEY**

SALE ADDRESS: 3203 Sylvan Road, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-625**

DEBT- **\$2,022,830.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09945 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

PROPERTY situate in the Franklin Township, Chester
County, Commonwealth of Pennsylvania
BLR# 72-07-0004.040
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust

VS

DEFENDANT: **JAMES R. BROWN, SR. and ELISA E. BROWN**

SALE ADDRESS: 102 Fairview Lane, Landenberg, PA 19350-1269

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: **16-8-626**

DEBT- **\$73,839.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-11153 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, and bounded and described according to a survey thereof made by Conroy-Wright Reg. Engineers, Paoli, PA, on September 1949, as follows, to wit

TAX I.D. #: 42-4-126

PLAINTIFF: Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A.

VS

DEFENDANT: **MARIE M. LEASA, PAULA G. WARREN, ADMINISTRATRIX OF THE ESTATE OF W. KENNETH LEASA, DECEASED MORTGAGOR, and STEPHEN K. LEASA**

SALE ADDRESS: 54 Conestoga 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: **16-8-627**

DEBT- **\$303,163.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07988 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN parcel of land situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, being known and designated as follows:

SITUATE in the Township of Caln, in the County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plot Plan of "Downing Ridge" made by G.D. Houtman & Son, Civil Engineers & Land Surveyors dated 11/7/1975, last revised 2/16/1977 and recorded as Chester County Plan No. 1315, bounded and described as follows, to wit:

BEGINNING at a point in the northeasterly side of Hillcrest Drive (50 feet wide) said point of beginning being measured from a point of curve on the northwesterly side of Glen Ridge Drive (50 feet wide); thence on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.89 feet to the point of beginning; thence extending from said point of beginning and along the northeasterly side of Hillcrest Drive north 10° 8' 3" west, 65.37 feet to a point on corner of Lot No.72 on said Plan; thence extending along the same north 79° 51' 57" east, 110 feet to a

point in line of Lot No. 74 on said Plan; thence extending along the same north 79° 51' 57", 110 feet to a point in line of Lot No. 74 on said Plan; thence extending along the same south 10° 8' 3" east, 93.67 feet to a point on the northwesterly side of Glen Ridge Drive; thence extending along the same south 80° 44' 28" west, 85.39 feet to a point on curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.89 feet to the point of beginning.

BEING known as 111 Glen Ridge Drive, Downingtown, PA 19335

BEING the same premises which Kimberly A. Baker and Helen M. Baker, by Deed dated 2/26/2008 and recorded 4/1/2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7398, Page 1482, granted and conveyed unto Kimberly A. Baker, Kevin M. Baker and Helen M. Baker.

HELEN M. Baker departed this life in May 2014.

PARCEL No.: 39-2L-73

IMPROVEMENTS: residential property.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **KIMBERLY A. BAKER and KEVIN M. BAKER**

SALE ADDRESS: 111 Glen Ridge Drive, Downingtown, PA 19335

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

Sheritt's Sale of Real Estate

SALE NO: **16-8-628**

DEBT- **\$496,498.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00014 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester, State of Pennsylvania bounded and described according to a plan of subdivision for Dominic J. Spizozzi and Edward L. Mellor, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., Paoli, Pennsylvania dated 8-10-1984 last revised 6-26-1985 recorded 7-17-1985, as Plan File #5682, as follows, to wit:

BEGINNING at a point on the westerly side of Paoli Pike (LR 143) (40 feet wide) said point of beginning also being a corner Lot #4; thence extending from said beginning point and along the westerly side of Paoli Pike, south 15 degrees 10 minutes west, 150.52 feet to a point a corner of land now or late of Walter J. Savoumin, Jr.; thence extending along same and partly along lands now of late of Timothy A. and Mary Geary, north 79 degrees 34 minutes 30 seconds west, 339.46 feet to a point a corner of Lot #4; thence extending along same the 2 following courses and distances: (1) north 46 degrees 41 minutes 10 seconds east, 186.03 feet to a point and (2) south 79 degrees 34 minutes 30 seconds east, 241.87 feet to the first mentioned point and place of beginning.

BEING Lot #3 as shown on said Plan.

CONTAINING 1.001 acres, more or less.

TITLE to said premises vested in Harry H. Pennewell, III by Deed from Dominic J. Spinozzi and Rosalie N. Spinozzi, husband and wife dated October 3, 1986 and recorded October 28, 1986 in the Chester County Recorder of Deeds in Book 497, Page 316.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **HARRY H. PENNEWELL, III**

SALE ADDRESS: 1701 Paoli Pike, 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