

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, July 21, 2016 @ 11 AM

ADDENDUM

CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 21st day of Julye, 2016 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JULY 21, 2016 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, AUGUST 22, 2016 DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

NDEX

Location	Defendant	Page
Borough of Atglen	Sharon M. Walters	61
Borough of Downingtown	Jose Yanez and Teresa Yanez	43
Borough of Elverson	Richard V. Slonaker and Virginia B. Slonaker	66
Borough of Modena	Kie C. Pak and Mary Nguyen a/k/a Mary X. Nguyen	54
Borough of Parkesburg	Dennis Eric Keith Monreo Archey, Jr, in his Capacity as Administrator and Heir of the Estate of Dennis E. K. Archey a/k/a Dennis K. Archey; Jaqui Erica Archey, in her Capacity as Heir of the Estate of Dennis E. K. Archey a/k/a Dennis K. Archey; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dennis E. K. Archey a/k/a Dennis K. Archey, Deceased	34

Continued

INDEX

Location	Defendant	Page
Borough of Phoenixville	Helen B. Paster	10
Borough of Phoenixville	Alexandria Tindall	28
Borough of Phoenixville	Brian M. Varano	27
Borough of Spring City	Justin A. Meisten	82
Borough of West Chester	Doris A. Bond	37
Borough of West Chester	Joseph Yori, Jr.	46
Borough of West Grove	M. Marguerite Eichelberger a/k/a Marguerite M. Eichelberger	35
City of Coatesville	Vance L. Brown	25
City of Coatesville	Michael D. Carroll a/k/a Michael Carroll	74
City of Coatesville	John J. Del Casale, Executor of the Estate of Geneva C. McFall, Deceased Mortgagor and Real Owner	72
City of Coatesville	Robin L. Ruark and Rebecca Ruark	73
City of Coatesville	Amy L. Smith and James W. Smith	39
Birmingham Township	Robert J. Hughes, Jr.	44
Caln Township	Alice Kiiru	57
East Bradford Township	Edward A. Turner	80
East Brandywine Township	Christopher Janczak a/k/a Christopher A. Janczak and Irena Janczak	60
East Brandywine Township	Theresa Reynolds and James Brian Reynolds	55
East Coventry Township	Ruth E. Jackson and Stephen M. Jackson	45
East Fallowfield Township	Diane E. Farrell and Brian M. Farrell	71
East Fallowfield Township	Richard Gorgo and Kristin Gorgo	7
East Fallowfield Township	Frank C. Haas and Susan Seachrist-Haas	58
East Nottingham Township	Michelle E. Nask and Glenn E. Nask	33
East Pikeland Township	Herlin B. Davis, Jr., Shirley J. Davis and Durand Davis	16
East Pikeland Township	John J. Massaro	67
East Pikeland Township	Willism A Morsheaad and Kristi Doodd Morshead	41
Easttown Township	Carol Littleton a/k/a Caol A. Littleton & United States of America, 13	
East Whiteland Township	Dean Prescott a/k/a Dean F. Prescott and Tracey Deschaine a/k/a Tracey L. Deschaine	30
East Whiteland Township	Nathaniel L. Williams, Last Record Owner; Ella A. Williams, Known Heir to the Estate of Nathaniel L. Williams, Deceased Last Record Owner; Marion La Verne, Known Heir to the Estate of Nathaniel L. Williams, Deceased Last Record Owner; Perry Williams; Known Heir to the Estate of Nathaniel L. Williams, Deceased Last Record Owner; and the Unknpwn Heirs, Devises and Personal Representatives of Nathaniel L. Williams, Deceased Last Record Owner	11
Franklin Township	David L. Bruni and Betsy J.	78
London Britain Township	Gregory W. Miller	29
London Grove Township	Bernard J. Radecki	32
London Grove Township	Gregory P. Russell	24
New Garden Township	Loretta H. Evans and Steven Evans a/k/a Steven J. Evans	26
New Garden Township	Ronald C. Hux and Rebecca N. Hux	14
New Garden Township	John Skross and Kristina Skross	50
Newlin Township	Maria T. Harris and Todd E. Harris	85
North Coventry Township	Marilyn Joy Gillis	69

Continued

INDEX

Location	Defendant	Page
North Coventry Township	Dona Sellman and Timothy Sellman	38
Pocopson Township	Stephen P. Sassi and Karen B. Sassi	52
Sadsbury Township	James W. Shute, Jr.	76
Schuylkill Township	Louise Symington	5
Schuylkill Township	Babukumar Thomas and Angeline Thomas	59
Schuylkill Township	Kurt Zerbe	9
South Coventry Township	Stephen Maute	68
Tredyffrin Township	Peter R. Dolnack	77
Tredyffrin Township	Matthew B. Forgie and Megan B. Forgie	62
Tredyffrin Township	Joye McDonald-Hamer	79
Tredyffrin Township	Edward F. Murphy and Kim M. Murphy a/k/a Kimberly Murphy a/k/a Kimberly M. Murphy	15
Tredyffrin Township	Joseph Plummer and Joesph Plummer, Jr. Executor of Estate of Marie Plummer	53
Tredyffrin Township	Kathryn A. Stoeri	12
Upper Oxford Township	Cynthia Martin, Stephen Martin and The United States of America	51
Uwchlan Township	Robert C. Kent	40
Valley Township	Leona Sims	63
Valley Township	Evelyn Simmons	70
Valley Township	Arthur Craig Jones a/k/a Arthur Jones & Kathleen T. Jones a/k/a Kathleen Travis	81
Valley Township	James L. Mattson, Jr. and Kelly S. Hayes	86
Valley Township	The Unknown Heirs, Successors or Assigns of Thelma Green, Deceased, and All Persons, Firms or Associations Claiming Right, Title or Interest From ot Under Thelma Green, Deceased, Owner, Reputed Owner or Whoever May be the Owner	6
Wallace Township	Valhalla Brandywine Partners LP	17
West Bradford Township	Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert Sabatino a/k/a Robert C. Sabatino, Deceased and Pamela L. Sabatino, Known Heir of Robert Sabatino a/k/a Robert C. Sabatino	49
West Brandywine Township	John Searle & Fay Searle	83
West Brandywine Township	Michael E. Staples	56
West Brandywine Township	United States of America c/o United States Attorney For The Eastern District of Pennsylvania, Chalamar D. Muhammad Curtis Muhjammad	65
West Caln Township	Diane Gonzalez	48
West Caln Township	Willard H. Yarnall & Amy K. Thompson	84
West Goshen Township	Thomas R. Gillespie, III	75
West Goshen Township	Vicki A. Olde, a/k/a Vicki Olde, a/k/a Victoria Olde, a/k/a Victoria A. Olde; Michael R. Olde	42
West Nantmeal Township	Alan R. Shingle and Lisa Shingle	31
West Pikeland Township	Linda Star Glaum a/k/a Linda S. Glaum and Robert L. Glaum, Jr.	36
West Sadsbury Township	Terence H. Nixon	64
Westtown Township	Mark V. Ciarrocchi	4
West Whiteland Township	David W. Becker Known Surviving Heir of Elsie M. Becker, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Elsie M. Becker, Deceased Mortgagor and Real Owner and Bruce W. Becker Known Surviving Heir of Elsie M. Becker, Deceased Mortgagor and Real Owner	8
Willistown Township	George Desenberg	47

Sheriff's Sale of Real Estate

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

DEBT- **\$4,701.51**

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

Thursday, March 19, 2015

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

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

ALL THAT CERTAIN lot or piece of land situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania being known and designated as Lot 1.

TAX Parcel No. 67-4-88

DOCKET No. 12-09826

PLAINTIFF: Westtown Township
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-4-276**

DEBT- **\$462,300.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01861 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot or tract of land with the dwelling and other improvements thereon situate on the southeasterly side of State Road in the Township of Schuylkill, County of Chester, State of Pennsylvania bounded and described in accordance with a survey and plan dated December 18, 1978 made for Frank D. Showalter by Ralph E. Shaner & Son Engineering Co. Pottstown, Pa. as follows, to wit:

BEGINNING at a corner of other lands of the grantors, Frank Showalter, single man and Russell W. Showalter and Gertrude Showalter, his wife, said point being in the middle of State Road, Pennsylvania, Traffic Route #29 and Legislative Route #202, (legal width variable 33 feet to 50 said point being distant along and in State Road from a corner of others lands of the grantors and lands previously conveyed to Russell W. Showalter and Gertrude Showalter, his wife, at the centerline intersection of State Road and another public road known as Pothouse Road the following two courses and distances: (1) south 12 degrees 53 minutes west, 468.78 feet and (2) south 46 degrees 08 minutes west, 266.20 feet; thence

along other lands of the grantors the following four (4) courses and distances: (1) leaving State Road, south 38 degrees 49 minutes east, 506.25 feet to a corner; (2) south 53 degrees 28 minutes west, 223.50 feet to a corner; (3) north 38 degrees 49 minutes west, 489.93 feet to a point in the middle of the aforesaid State Road; and (4) along and in State Road, north 44 degrees 11 minutes east, 225.00 feet to the place of beginning.

CONTAINING 109,000 square feet or 2.502 acres of land, more or less.

BEING known as 1510 State Road, Phoenixville, PA 19460

BEING Parcel #27-05-0046.010

BEING UPI #27-5-46.1

BEING the same premises which James Baldwin and Jean Baldwin, husband and wife, granted and conveyed unto Louise Symington by Deed dated January 10, 2003 and recorded January 22, 2003 in Chester County Record Book 5542, Page 1932.

BLR# 27-05-0046.010

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **LOUISE SYMINGTON**

SALE ADDRESS: 1510 State Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-5-388**

DEBT- **\$3,157.01**

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

Thursday May 21, 2015

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

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

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

PLAINTIFF: Township of Valley

VS

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

SALE ADDRESS: 905 Lafayette Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-5-443**

\$2,078.37

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08725 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 2015

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

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

ALL THAT CERTAIN tract of land situated in East Fallowfield Township, Chester County, Pennsylvania.
TAX Parcel No. 47-3-42

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **RICHARD GORGO and KRISTIN GORGO**

SALE ADDRESS: 49 Wagner Lane, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-603**

DEBT- **\$264,429.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06624 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, described in accordance with a plan known as Whitford Country Club, said plan made by Yerkes Engineering Company, Registered Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated December 10, 1956, as follows, to wit:
TAX I.D. #: 41-004-0002.1700

PLAINTIFF: Reverse Mortgage Solutions, Inc.
VS

DEFENDANT: **DAVID W. BECKER KNOWN SURVIVING HEIR OF ELSIE M. BECKER, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF ELSIE M. BECKER, DECEASED MORTGAGOR AND REAL OWNER AND BRUCE W. BECKER KNOWN SURVIVING HEIR OF ELSIE M. BECKER, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 610 Whiteland Hunt Road, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$152,913.51**

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

Thursday, August 20, 2015

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

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

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

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

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

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

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

UPI No. 27-5D-17

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

19460

PARCEL No.: 27-5D-17

IMPROVEMENTS: residential property.

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

DEFENDANT: **KURT ZERBE**

SALE ADDRESS: 40 Russell Road, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$100,796.49**

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

Thursday, September 17, 2015

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

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

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

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

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

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

VS

DEFENDANT: **HELEN B. PASTER**

SALE ADDRESS: 48 Walnut Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$330,533.78**

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

Thursday, September 17, 2015

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

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

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

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

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

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

TAX ID: 42-4-349

BEING the same property conveyed to Nathaniel L.

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

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

PLAINTIFF: Generation Mortgage Company
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-729**

DEBT- **\$7,918.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05775 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN tract or parcel of land with buildings and improvements erected thereon, situate in the Township of Tredyffrin, County of Chester, State of Pennsylvania.
TAX Parcel No. 43-10N-27

PLAINTIFF: Tredyffrin/Easttown School District
VS

DEFENDANT: **KATHRYN A. STOERI**

SALE ADDRESS: 1415 Berwyn Paoli Road, Berwyn, Pennsylvania 19312

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$140,486.16**

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

Thursday, February 18, 2016

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-133**

DEBT- **\$462,093.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-07493 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

PROPERTY situate in the New Garden Township, Chester
County, Pennsylvania
BLR# 60-4-446
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-2 Trust, Home Equity Asset-Backed Certificates, Series 2005-2

VS

DEFENDANT: **RONALD C. HUX and REBECCA N. HUX**

SALE ADDRESS: 104 Hoylake Court Unit 923, a/k/a 106 Hoylake Court, Avondale, PA 19311-9638

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-138**

DEBT- **\$564,790.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10279 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

PROPERTY situate in the Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-10J-18.6
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2004-3

VS

DEFENDANT: **EDWARD F. MURPHY and KIM M. MURPHY a/k/a KIMBERLY MURPHY a/k/a KIMBERLY M. MURPHY**

SALE ADDRESS: 1489 Russell Road, Paoli, PA 19301-1235

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-158**

DEBT- **\$174,593.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08807 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

ALL THAT CERTAIN tract of land situate in the Township of East Pikeland, County of Chester, and State of Pennsylvania, on the south side of State Road leading from Kimberton to Phoenixville, bounded and described as follows:

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

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

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

PARCEL No.: 26-2-226

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

TAX ID / Parcel No. 31-4-58 (A) and 31-4-60.1 (B)
PREMISES A

ALL THAT CERTAIN tract or parcel of land, with a stucco-sided, single-family dwelling erected thereon, situate on the west-erly side of Devereux Road (T-410) in the Township of Wallace, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by K. R. Comstock, Jr., Registered Land Surveyor, dated March 3, 2000 as follows, to wit:

BEGINNING at the northeasterly corner thereof, a point on the title line in the bed of Devereux Road. (T-410), which point is the southeasterly corner of Parcel #1 on the above-mentioned plan and located a distance of 1,603 feet, more or less, as measured southwardly in said Devereux Road, from the intersection of the same with the center of Fairview Road (LR 15148); thence extending from the point of beginning, south 05 degrees 47 minutes west, along in Devereux Road, for a distance of 269.8 feet to a point, a corner of other land of the Grantees herein, Joseph E. Helm, 1E1 and wife; thence leaving the public road, by other land of said Grantees, the following three (3) courses and distances, to wit: (1) north 70 degrees 30 minutes west, 109.16 feet to an iron pin; (2) south 79 degrees 17 minutes west, 333.92 feet to an iron pin; and (3) north 41 degrees 47 minutes west, 770.63 feet to an iron pin on line of land of the Devereux Foundation; thence by Devereux's land,

north 31 degrees 31 minutes east, for a distance of 251.27 feet to a point, a corner of the heretofore mentioned Parcel #1; thence extending by Parcel #1, south 50 degrees 54 minutes east, for a distance of 622.0 feet to an iron pin; thence continuing by the same, south 74 degrees 01 minute east, for a distance of 372.05 feet to the first-mentioned point and place of beginning.

CONTAINING: 7.63 acres of land be the same more or less.

BEING Parcel #2 on the above-mentioned plan. Parcel No. 31-4-58

PREMISES B

ALL THAT CERTAIN lot or piece of ground located in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania as shown on a Plan prepared by Reagis, Inc., Engineers and Surveyors, Job Number 01004, Plan dated February 19, 2001, and last revised March 30, 2001 (the "Plan"), being more fully described as follows, to wit:-

BEGINNING at a point in the centerline of Park Lane, said point being a drill hole located in the road bed of a bridge crossing over the east branch of Brandywine Creek, a distance of approximately 450 feet northeasterly of the centerline intersection with Creek Road; thence leaving the said point of beginning, along Park Lane north 40 degrees 10 minutes 00 seconds east 908.97 feet

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 X**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

to an iron pin on the north side of the intersection with Fairview Road; thence along and through Fairview Road the following, four courses and distances: south 82 degrees 08 minutes 00 seconds east 215.54 feet to a P.K. pin in the roadbed; north 71 degrees 26 minutes 00 seconds east 306.90 feet to a P.K. pin on the south side of the roadbed; north 38 degrees 23 minutes 00 seconds east 249.37 feet to a P.K. pin in the roadbed; north 48 degrees 38 minutes 00 seconds east 388.48 feet to a spike in the center of the roadbed; thence leaving Fairview Road south 49 degrees 36 minutes 45 seconds east 421.32 feet to a found nail in trek; thence south 81 degrees 47 minutes 30 seconds east 986.71 feet to an iron pin; thence south 22 degrees 32 minutes 10 seconds west 919.48 feet to an iron pin; thence south 36 degrees 44 minutes 00 seconds east 1,459.69 feet to a point along the approximate centerline of Devereux Road and common corner with Lot 2; thence along the said centerline of Devereux Road and common boundary with Lot 2 the following seven courses and distances: south 35 degrees 00 minutes 26 seconds west 34.31 feet to a point; south 41 degrees 43 minutes 59 seconds west 120.42 feet to a point; south 45 degrees 15 minutes 37 seconds west 247.76 feet to a point; south 53 degrees 54 minutes 00 seconds west 386.20 feet to a tangent point on a curve; along a curve to the left having the radius of 650.00 feet, an arc distance of 569.12 feet and a delta angle of 50 degrees 10 minutes 00 seconds to a point

of tangent; south 03 degrees 44 minutes 00 seconds west 178.28 feet to a tangent point on a curve; along a curve to the left having the radius of 275.00 feet, an arc distance of 164.26 and a delta angle of 34 degrees 13 minutes 20 seconds to a point of tangent and common corner with Lot 2; thence leaving the approximate centerline of Devereux Road south 66 degrees 22 minutes 00 seconds west 1,446.11 feet to a point along a property line and common corner with Lot 2; thence along the said property line the following eight courses and distances: - north 08 degrees 23 minutes 00 seconds west 435.00 feet to an iron pin; south 73 degrees 53 minutes 00 seconds west 298.68 feet to an iron pin; north 20 degrees 52 minutes 00 seconds west 414.98 feet to a monument; north 28 degrees 34 minutes 00 seconds east 647.29 feet to a point; north 18 degrees 34 minutes 00 seconds west 990.00 feet to a point; north 18 degrees 34 minutes 00 seconds west 12.99 feet to an iron pin; south 64 degrees 41 minutes 00 seconds west 39.60 feet to a point in the approximate center of the east branch of Brandywine Creek; north 36 degrees 16 minutes 00 seconds west 1,114.01 feet to the point and place of beginning.

CONTAINING 185.32 acres more or less.

BEING Lot 1 on said Plan. Parcel No. 31-4-60.1

AS to Premises A and B – being the same premises which Joseph E. Heim and Patricia J. Heim, husband and wife, by Deed

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 XX**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

dated 5-31-2012 and recorded 6-08-2012 in Chester County in Record Book 8443 Page 1213 conveyed unto Valhalla Brandywine Partners, LP, a Pennsylvania limited partnership, in fee.

TAX ID/Parcel No. 31-4-73.1

ALL THAT CERTAIN tract of land, with dwelling, barn and other buildings erected thereon, hereditaments and appurtenances, situate on the east side of Devereux Road (T-410) in the Township of Wallace, Chester County, and Commonwealth of Pennsylvania, bounded and described according to a survey thereof by KR. Comstock, Jr, Registered Land Surveyor, Glen Moore, Pennsylvania, dated 10-01-1968, as follow, to wit:

BEGINNING at a nail in the middle of Devereux Road (as shown on said Plan) in the line of Russell Comstock, said point being distant 1,730 feet, more or less, as measured in said road, south from the centerline of Fairview Road (LR 15148); thence from the said beginning point, leaving Devereux Road, by land retained by the grantor herein, Frank Comstock, the following five courses and distances, to wit; (1) south 85 degrees 56 minutes east, 548.60 feet to an iron pin; (2) south 12 degrees 06 minutes east, 37.10 feet to an iron pin; (3) south 29 degrees 11 minutes west, 337.80 feet to a stake in a stone fence; (4) south 71 degrees 24 minutes east, along and in aforesaid stone fence, 730 feet to a stake and (5) south 39 degrees 33 minutes west, 238.50 feet to an iron post, formerly a

black oak tree and an original corner of a larger tract of land of which this herein described tract is a part; thence by land of Mort Farr, the following five courses and distances, to wit: (1) south 71 degrees 50 minutes west, along a stone fence, 420.50 feet to an iron pipe; (2) south B9 degrees 45 minutes west, continuing in said stone fence, 200 feet to an iron pipe; (3) north 27 degrees 26 minutes west, 126.30 feet to an iron pipe by a walnut tree; (4) north 64 degrees 33 minutes west, 222.10 feet to an iron pipe and (5) north 54 degrees 23 minutes west, crossing a small spring run, 360.50 feet to a stake in the middle of the heretofore mentioned Devereux Road; thence along in said road, by land of the grantor, north 29 degrees east, a distance of 185.05 feet to a point; thence by land of the same, and in the public road, north 11 degrees 18 minutes east, a distance of 154.95 feet to a point and still in said road, by land retained by the grantor and land of Russell Comstock, north 03 degrees 17 minutes east, a distance of 521.40 feet to the place of beginning.

CONTAINING 19.437 acres of land, be the same more or less,

BEING the same premises which Joseph E. Heim, III and Patricia J. Heim, husband and wife, by Deed dated 7-11-2012 and recorded 7-18-2012 in Chester County in Record Book 8472 Page 1640 conveyed unto Valhalla Brandywine Partners, LP, a

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 XXX**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

Pennsylvania limited partnership, in fee.

TAX ID/Parcel No. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PREMISES A

ALL THAT CERTAIN tract of land situate in Wallace Township, Chester County, Pennsylvania, bounded as described more particularly according to a Minor Subdivision Plan for Joseph E. Heim, III, et. ux., made by Kenneth R. Comstock, Jr., Registered Surveyors, dated 5/22/95 and last revised on 9/30/95, and recorded as Plan #13162, as follows, to wit:

BEGINNING at the southeasterly corner thereof, a spike found in the middle of Devereux Road (T-410), which spike is the original southeasterly corner of a larger tract of land of which this parcel is a part, and which spike is distant 2,095 feet, more or less, as measured southwardly in Devereux Road, from the intersection of the same with the center of Fairview Road, thence extending from the point of beginning, leaving Devereux Road by land recently conveyed to Joseph E. Heim, III, and wife, grantees herein, north 69 degrees 32 minutes west, for a distance of 377.80 feet to a point by a hickory tree; thence by the same land, north 41 degrees 47 minutes west, along in an old stone fence, a distance of 84.14 feet to an iron pin set for a corner of land remaining to the grantors herein, Kenneth R. Comstock and wife; thence extending by the grantors' remaining

lands, north 79 degrees 17 minutes east, for a distance of 333.92 feet to an iron pin set by a large poplar tree; thence continuing by the same land, south 70 degrees 30 minutes east, a distance of 109.16 feet to a point in the middle of the aforesaid Devereux Road; thence extending along in the bed of the public road, south 05 degrees 26 minutes west, for a distance of 221.43 feet to the first mentioned spike and place of beginning.

PREMISES B

ALL THAT CERTAIN parcel or tract of land situate on the westerly side of Devereux Road (T-140) in the Township of Wallace, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner thereof, a spike found in the middle of Devereux Road (T-140), the southeasterly corner of land of Kenneth R. Comstock, et ux, and which spike is distant 2,095 feet, more or less, as measured southwardly in Devereux Road, from the intersection of the same with the center of Fairview Road, thence extending from the point of beginning, along in the bed of Devereux Road, the following four (4) courses and distances, to wit: (1) south 05 degrees 26 minutes west, 159.00 feet to a point; (2) south 13 degrees 19 minutes west, 154.95 feet to a point; (3) south 31 degrees 01 minute west, 185.05 feet to a bolt found in the center of said road, a corner of land of George Ley;

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 IV**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

and (4) south 35 degrees 58 minutes west, crossing the Texas Eastern pipeline right-of-way, 511.42 feet to an iron buried in the east side of the said Devereux Road; thence leaving the public road by land of the Devereux Foundation and following along in an old stone fence, north 27 degrees 45 minutes 30 seconds west, recrossing the aforesaid pipeline right-of-way, for a distance of 1,477.16 feet to a crimped iron pipe found; thence continuing by the same land, north 31 degrees 31 minutes east, for a distance of 403.43 feet to an iron pin set, a corner of land of the aforesaid K.R. Comstock, et ux; thence by Constocks' land, south 41 degrees 47 minutes east, following along in an old stone fence, for a distance of 854.77 feet to a point by a hickory tree; thence continuing by the same land, South 69 degrees 32 minutes east, for a distance of 377.80 feet to the first mentioned spike and place of beginning.

SUBJECT to a Texas Eastern Pipeline Company right of way as shown on the above mentioned Plan.

PREMISES C

ALL THAT tract or parcel of land situate on the easterly side of Devereux Road (T-410) in the Township of Wallace, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof by K.R. Comstock, Jr., Registered Land Surveyor, last revised Aug. 23, 1991, as follows, to wit:

BEGINNING at the northwesterly corner thereof, an existing spike found in the center of Devereux Road (T-410), which spike is the southwesterly corner of land of the Fairview Church Cemetery and located a distance of 1,112 feet, more or less, as measured southwardly in Devereux Road, from the intersection of the same with the middle of Fairview Road, thence extending from the point of beginning and leaving Devereux Road, south 71 degrees 55 minutes east, along the south line of the aforesaid cemetery and along other land of the Grantors herein, K.R. Comstock, Jr., et al, for a distance of 828.67 feet to an iron pipe found, a corner of land of E. Douglas Bohannon, et ux; thence by said land, south 71 degrees 35 minutes east, a distance of 308.70 feet to an iron pin found on the west side of a 50 feet wide right-of-way (a proposed extension of Lexington Manor); thence continuing by the same course, 50.2 feet crossing said right-of-way, to a corner of land of Stephen Przyuski, et ux; thence by said land on a line curving to the left, having a radius of 375 feet, for an arc distance of 51.69 feet to a point; thence continuing by the same land and by land of E.A. Melo, south 09 degrees 07 minutes west, for a distance of 414.2 feet to a point; thence continuing by Melo's land, south 80 degrees 54 minutes east, a distance of 362.57 feet to an iron pin found on the westerly line of land of John Corry; thence by Corry's land, south 06 degrees 10 minutes west, a distance of 275.15 feet to

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 V**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

a corner of other land of the grantees herein, Joseph E. Heim, III, et ux: thence extending by Helms other land, the following five (5) courses and distances, to wit: (1) south 29 degrees 59 minutes west, 78.36 feet to an iron pin set; (2) north 77 degrees 03 minutes west, following along in an old fence row, 716.71 feet to an iron pin set; (3) north 00 degrees 48 minutes east, 418.73 feet to an iron pin set; (4) north 15 degrees 42 minutes west, 440.72, feet to an iron pin set; and (5) north 71 degrees 55 minutes west, along the south line of a 50 feet wide right-of-way retained by the aforesaid grantors herein, for a distance of 561.50 feet to a point in the middle of the heretofore mentioned Devereux Road (T-410); thence extending along in the public road, north 06 degrees 16 minutes east, a distance of 51.09 feet to the first mentioned spike and the place of beginning.

BEING Parcel #1 on the above-mentioned Plan.

SUBJECT to a 50 feet wide right-of-way retained by the Grantors herein for access to their other lands (Tax Parcel # 31-4-75) from Devereux Road, which right-of-way extends eastward from the middle of Devereux Road, along the south line of the aforesaid Church cemetery and partly along the south line of the said Tax Parcel #31-4-75, for a distance of 561.60 feet.

SUBJECT also to another 50 feet wide right-of-way (the proposed extension of Lexington Manor), which right-of-way serves as access to the public road from land of the aforesaid Stephen

Przyuski, et ux and from land of the aforesaid E.A. Melo, et ux.
BEING Parcel # 1 on said Plan.

PREMISES D

ALL THAT CERTAIN tract or parcel of land situate on the easterly side of Devereux Road (T410) in the Township of Wallace, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof by K.R. Comstock, Jr., Registered Land Surveyor, last revised August 23, 1991 and recorded as Plan No. 11380 in the records of Chester County, as follows, to wit:

BEGINNING at the northwesterly corner thereof, a spike set in or near the middle of Devereux Road (T-410) a corner of a 50 feet wide strip of land retained by the grantors herein, K.R. Comstock, et al, and which spike is distant 1,163 feet more or less, as measured southwardly in said Devereux Road, from the center of Fairview Road (LR 15148); thence extending from the point of beginning, leaving Devereux Road by remaining lands of the grantors, the following five (5) courses and distances, to wit: (1) south 71 degrees 55 minutes east, 561.50 feet, along the southerly side of the said 50 feet wide strip of land, to an iron pin set; (2) south 15 degrees 42 minutes east 440.72 feet to an iron pin set; (3) south 00 degrees 48 minutes west 418.73 feet to an iron pin set in a fence row; (4) south 77 degrees 03 minutes east, in said fence row,

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-161 VI**

DEBT- **\$6,139,513.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

716.71 feet to an iron pin set; and (5) north 29 degrees 59 minutes east 78.36 feet to an existing corner of land of John Corry; thence extending by Corry's land, south 38 degrees 41 minutes east in and along an old stone fence, for a distance of 792.30 feet to an iron pin set; thence continuing by Corry's land and by land of Albert Greenfield, south 86 degrees 08 minutes east in and along an old stone fence, for a distance of 537.42 feet to an old post in the intersection of two stone fences; thence by land of Albert Greenfield, south 33 degrees 09 minutes west, in and along an old stone fence, for a distance of 1,349.70 feet to an iron pin found, a corner of land of George Ley; thence by Ley's land, the following three (3) courses and distances, to wit: (1) north 42 degrees 48 minutes west, still in and along an old stone fence a distance of 776.20 feet to an iron pin found; (2) north 05 degrees 55 minutes east 495.35 feet to an existing iron pin; and (3) north 69 degrees 48 minutes west, 342.82 feet to an existing iron stake, a corner of other lands of the grantees herein, Joseph E. Heim, III and wife; thence extending by the grantees' other land, the following five (5) courses and distances, to wit: (1) north 41 degrees 36 minutes east 238.50 feet to a point; (2) north 69 degrees 12 minutes west, in and along an old stone fence, 730.00 feet to a point; (3) north 31 degrees 33 minutes east 337.80 feet to a point; (4) north 10 degrees 08 minutes west 377.17 feet to an iron pipe found; and (5) north 83 degrees 47 minutes west, crossing an

existing iron pipe found on the east side heretofore mentioned Devereux Road, for a distance of 548.60 feet to a point in or near the middle of said public road; thence extending along in the middle of Devereux Road, north 06 degrees 16 minutes east, for a distance of 567.47 feet to the first mentioned spike and place of beginning.

CONTAINING 42.643 acres of land be the same more or less.

SUBJECT to a Texas Eastern Pipeline Company right of way as shown on the above mentioned Plan.

AS to Premises A, Premises B, Premises C and Premises D – being the same premises which the Idit Irrevocable Trust dated June 15, 2009 FBO Kelly Heim; and the Idit Irrevocable Trust dated June 15, 2009 FBO Steven Heim; and Joseph E. Heim, II and Patricia J. Heim, husband and wife, by Deed dated 5-31-2012 and recorded 6-7-2012 in Chester County in Record Book 8443 Page 240 conveyed unto Valhalla Brandywine Partners, L.P., a Pennsylvania limited partnership, in fee.

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$387,368.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-10812 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

PROPERTY situate in London Grove Township
TAX Parcel #59-008-0551.0000
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **GREGORY P. RUSSELL**

SALE ADDRESS: 51 Abby Road, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-171**

DEBT- **\$173,430.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07029 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate, lying and being in the city of Coatesville, County of Chester and Commonwealth of Pennsylvania

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

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

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

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

PARCEL # 16-6-175

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

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

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

VS

DEFENDANT: **VANCE L. BROWN**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-175**

DEBT- **\$289,982.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05475 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

ALL THAT CERTAIN lot or piece of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Brittany Hills, made by Hillcrest Associates, Inc., dated 9/27/2000, last revised 3/4/2001 and recorded in Chester County as Plan File #90-15749 as follows, to wit:

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

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

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

BEING Lot No. 41 on said Plan.

BEING UPI# 60-4-337

BLR# 60-4-337

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

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

VS

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

SALE ADDRESS: 218 Brittany Drive, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-179**

DEBT- **\$226,666.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07579 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

ALL THAT CERTAIN lot of land situate in Borough of
Phoenixville, Chester County, Pennsylvania
TAX Parcel No.: 15-4-697

PLAINTIFF: PNC Bank, National Association
VS

DEFENDANT: **BRIAN M. VARANO**

SALE ADDRESS: 1402 Joplin Lane, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-196**

DEBT- **\$192,489.49**

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

Thursday, March 17, 2016

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

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

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

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

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

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

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

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

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

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

BEING UPI Number 15-17-54

PARCEL No.: 15-17-54

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

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

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **ALEXANDRIA TINDALL**

SALE ADDRESS: 4 Anderson Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$244,783.37**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00749 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 17, 2016

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

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

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

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

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

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

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

BEING UPI Number 73-005-0035-4200

PARCEL No.: 73-005-0035-4200

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **GREGORY W. MILLER**

SALE ADDRESS: 103 Fox Drive, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-3-198**

DEBT- **\$169,086.89**

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

Thursday, March 17, 2016

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$201,717.69**

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

Thursday, March 17, 2016

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

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

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

PLAINTIFF: Santander Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-206**

DEBT- **\$227,488.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08847 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

PROPERTY situate in Township of London Grove
TAX Parcel #59-11-12-6A
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Ditech Financial LLC F/K/A Green Tree Servicing LLC
VS
DEFENDANT: **BERNARD J. RADECKI**
SALE ADDRESS: 257 Garden Station Road, Avondale, PA 19311
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-216**

DEBT- **\$326,750.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-01445 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Tweed Crossing-Phase II made by Government Specialists, Inc. 59 South Third Street, PO Box 336 Oxford, PA 19363-0336 (610) 932-5563 and Lake Roeder Hillard and Beers – 213 Limestone Road, Oxford, PA 19363 (610) 932-3220 dated 8-19-1997 last revised 10-7-1998 and recorded as Plan #14676, as follows, to wit:

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Structured Asset Mortgage Investments II Trust, Mortgage Pass-Through Certificates, Series 2006-AR3

VS

DEFENDANT: **MICHELLE E. NASK and GLENN E. NASK**

SALE ADDRESS: 425 Ivy Drive, Oxford, Pennsylvania 19363

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-219**

DEBT- **\$115,214.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-01046 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

PROPERTY situate in the Parkesburg Borough, Chester
County, Pennsylvania
BLR# 8-3-169.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: DENNIS ERIC KEITH MONREO ARCHEY, JR, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF DENNIS E. K. ARCHEY a/k/a DENNIS K. ARCHEY; JAQUI ERICA ARCHEY, IN HER CAPACITY AS HEIR OF THE ESTATE OF DENNIS E. K. ARCHEY a/k/a DENNIS K. ARCHEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DENNIS E. K. ARCHEY a/k/a DENNIS K. ARCHEY, DECEASED

SALE ADDRESS: 225 North Limestone Road, Parkesburg, PA 19365-1003

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-223**

DEBT- **\$128,512.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03900 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

PROPERTY situate in the West Grove Borough, Chester
County, Pennsylvania
BLR# 5-2-2.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **M. MARGUERITE EICHELBERGER a/k/a MARGUERITE M. EICHELBERGER**

SALE ADDRESS: 58 Frog Hollow Lane, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-225**

DEBT- **\$298,501.10**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02739 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

PROPERTY situate in the West Pikeland Township, Chester
County, Pennsylvania
BLR# 34-3H-93
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **LINDA STAR GLAUM a/k/a LINDA S. GLAUM and ROBERT L. GLAUM, JR.**

SALE ADDRESS: 1502 Quaker Way, Chester Springs, PA 19425-2111

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-226**

DEBT- **\$163,464.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00028 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

ALL THAT CERTAIN message and land or piece of ground, designated as No. 509 East Barnard Street. Situate on the north side of Barnard Street, Penn and Worthington Street, in the Borough of West Chester, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BOUNDED on the north by a public alley: on the east by land now or late of Joseph Bostik; on the south by Barnard Street; and on the west by land now or late of Smith.

BEING 25 feet in front of said Barnard Street and extending back of that width between parallel straight lines 120 feet 6 inches to the alley aforesaid.

CONTAINING 3.013 square feet of land be the same more or less.

BEING Parcel Number 1-6-41

BEING the same premises which The Doris M. Bond Revocable Living Trust by Doris M. Bond, by Deed dated 7/24/03 and recorded 9/3/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5868, Page 2132, granted and conveyed unto Doris A. Bond, in fee.

PLAINTIFF: U.S. Bank, N.A.

VS

DEFENDANT: **DORIS A. BOND**

SALE ADDRESS: 509 East Barnard Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **GRENN & BIRSIC, 412-281-7650**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-229**

DEBT- **\$274,416.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07456 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

PROPERTY situate in Township of North Coventry
TAX Parcel # 17-3-280.1
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Carrington Mortgage Services LLC

VS

DEFENDANT: **DONA SELLMAN and TIMOTHY SELLMAN**

SALE ADDRESS: 1120 South Hanover Street, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-235**

DEBT- **\$180,721.98**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07632 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property of Coatesville Communities Corporation made by G.D. Houtman & Son, Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised October 17, 2000 and recorded as Plan No. 15673) (Sheets 1 to 5 inclusive) as follows, to wit:

TAX I.D. #: 16-4-271

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **AMY L. SMITH and JAMES W. SMITH, JR.**

SALE ADDRESS: 106 Country Run Drive, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-237**

DEBT- **\$374,488.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01214 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

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

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West-Section II made by Henry S. Conroy, Inc., dated November 14, 1969 and last revised May 9, 1970 as follows, to wit:

BEGINNING at a point on the northerly side of Devon Drive, (50 feet wide), said point being measured the four following courses and distances from a point of curve on the easterly side of Noel Circle (50 feet wide): (1) leaving Noel Circle on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet to a point on the northerly side of Devon Drive, (2) along Devon Drive, north 79 degrees 43' 9" west, 534.56 feet to a point of curve, (3) on the arc of a circle curving to the left having, a radius of 1025 feet, the arc distance of 119.91 feet to a point, and (4)

north 86 degrees 25' 20" west, 373.37 feet to a point and the place of beginning; thence extending from said beginning point along Devon Drive, north 86 degrees 25' 20" west, 100.00 feet to a point; a corner of Lot No. 78; thence along Lot No. 78 north 3 degrees 34' 40" east, 200.00 feet to a point in the line of Lot No. 67; thence partly along Lot No. 66 south 86 degrees 25' 20" 67 east, 100.00 feet to a point; a corner of Lot No. 80; thence along Lot No. 80, south 3 degrees 34' 40" west, 200.00 feet to the first mentioned point and place of beginning.

BEING UPI Number 33-05J-0303.0000

PARCEL No.: 33-05J-0303.0000

BEING known as: 357 Devon Drive, Exton, PA 19341

BEING the same property conveyed to Robert C. Kent and Lisa Kent, husband and wife, who acquired title by virtue of a Deed from Thomas E. Clifford and Marguerite A. Clifford, his wife, dated December 13, 2007, recorded January 30, 2008, at Deed Book 7356, Page 1887, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT C. KENT**

SALE ADDRESS: 357 Devon Drive, Exton, PA 19341

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-241**

DEBT- **\$268,325.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-07167 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of East Pikeland in the County of Chester and Commonwealth of Pennsylvania more particularly described as follows:

BEGINNING at a point on the southeasterly side of Beacon Drive, east (50 feet wide), which point is at the distance of 220 feet measured south 40 degrees 20 minutes west from a point formed by the intersection of the southeasterly side of Beacon Drive east (extended) with the title line in the bed of Coldstream Road (as shown on said Plan); thence extending from said beginning point south 49 degrees 40 minutes east 235 feet to a point; thence extending south 82 degrees 10 minutes west 36.33 feet to a point; thence extending south 5 degrees 37 minutes west 25.32 feet to a point; thence extending south 51 degrees 64 minutes west 65.57 feet to a point; thence extending north 54 degrees 53 minutes west 208.45 feet to a point on the southeasterly side of Beacon Drive east, aforesaid; thence extending along the same the 2 following courses and distances: (1) on a line curving to the right having a radius of 300 feet the arc distance of 52.35 feet to a point of tangent; and (2) north 40 degrees 20 minutes east 80 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on said Plan.

TITLE to said premises vested in William A. Morshead and Kristi Dodd Morshead by Deed from Charles P. Gabrill, Jr. and Janet Christopher dated 02/02/2006 and recorded 02/10/2006 in the Chester County Recorder of Deeds in Book 6762, Page 266.

PLAINTIFF: Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2006-6CB, Mortgage Pass-Through Certificates, Series 2006-6CB

VS

DEFENDANT: **WILLIAM A. MORSHEAD and KRISTI DODD MORSHEAD**

SALE ADDRESS: 163 East Beacon Drive, 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: **16-4-242**

DEBT- **\$414,366.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-05875 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, including a two-story dwelling and swimming pool, thereon erected, situate in the Township of West Goshen, County of Chester Commonwealth of Pennsylvania, described according to a Subdivision Plan for "Comp Builders, Inc.", prepared by N.M. Lake and Associates, Inc., Civil Engineers and Land Surveyors, Oxford, PA, Plan No. 9074 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester as Plan No. 11255, bounded and described as follows, to wit:

BEGINNING at a point, a 3/4 inch iron pipe set on the northeasterly side of Grubbs Mill Road (50 feet wide), said point being a corner of Lot No. 2, as shown on said Plan; thence extending from said beginning point and along the northeasterly side of Grubbs Mill Road the three (3) following courses and distances: (1) crossing the head of a certain 30 feet wide access easement north 32 degrees, 20 minutes, 00 seconds west 93.01 feet to a point; (2) north 33 degrees, 53 minutes, 33 seconds west 11.58 feet to a point; and (3) north 01 degrees, 16 minutes, 00 seconds west 125.00 feet to a point, a corner of lands now or late of Glenn Reiss and Patricia Miller; thence leaving the said northeasterly side of Grubbs Mill Road and extending along said lands now or late of Glenn Reiss and Patricia Miller north 71 degrees, 04 minutes, 56 seconds east 292.44 feet to a point, a corner of lands now or late of James F. Glass and

Regina L. Glass; thence extending along said lands now or late of James F. Glass and Regina L. Glass south 38 degrees, 25 minutes, 23 seconds east 200.90 feet to a point, a concrete monument fd. Set at the corner of the last mentioned lands and lands now or late of Thomas Darlington and Catherine C. Darlington; thence extending along said lands now or late of Thomas Darlington and Catherine C. Darlington south 38 degree, 01 minutes, 03 seconds east 98.31 feet to a point, a 3/4 inch iron pipe set at a point in line with the last mentioned lands and with a corner of Lot No. 2; thence extending along said Lot No. 2 the two (2) following courses and distances: (1) south 83 degrees, 27 minutes, 00 seconds west 296.00 feet to a point, a 3/4 inch iron pipe set, said point also being on the southeasterly side of the aforementioned 30 feet access easement; and (2) along the said 30 feet access easement, north 37 degrees, 14 minutes, 08 seconds east 117.19 feet to the first mentioned point and place of beginning.

BEING Lot No. 1, as shown on said Plan.

BEING UPI Number 52-002-0005.0300

PARCEL No.: 52-002-0005.0300

BEING known as: 556 Grubbs Mill Rd, West Chester, PA 19380

BEING the same property conveyed to Michael R. Olde and Vicki A. Olde, his wife who acquired title by virtue of a Deed from Doris J. Comp, dated February 7, 1996, recorded February 29, 1996, at Deed Book 3999, Page 416, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-BC1

VS

DEFENDANT: **VICKI A. OLDE, aka VICKI OLDE, aka VICTORIA OLDE, aka VICTORIA A. OLDE; MICHAEL R. OLDE**

SALE ADDRESS: 556 Grubbs Mill Rd, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-251**

DEBT- **\$347,562.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-06238 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Lots for Annabelle Jackson and James Warnick, prepared by Robert W. Mattox, PLS, Inc., Drexel Hill, PA, dated 11/10/2001, last revised 11/22/2002 and recorded in Plan #16781, as follows, to wit:

BEGINNING at a point on the southeasterly side of Prospect Avenue, a corner of Lot No. 3; thence extending from said beginning along the said southeasterly side of Prospect Avenue north 80 degrees 25 minutes 00 seconds east 85 feet to a point, a corner of lands now or late of Kistler; thence extending along same and along lands now of late of Jones, south 3 degrees 20 minutes 42 seconds east 145 feet to a point, a corner of Lot No. 3; thence extending along same the 2 following courses and distances: (1) south 80 degrees 25 minutes 00 seconds west 85 feet to a point and (2) north 03 degrees 20 minutes 42 seconds west 145 feet to the first mentioned point and place of beginning.

CONTAINING 12,292 square feet.

BEING on Lot No. 1 on said Plan.

TITLE to said Premises vested in Jose Yanez and Teresa Yanez, husband and wife by Deed from Robert J. Gizzio and Holly L. Gizzio, husband and wife dated 08/11/2006 and recorded 08/22/2006 in the Chester County Recorder of Deeds in Book 6932, Page 1741.

PLAINTIFF: Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC10, Mortgage Pass Through Certificates, Series 2006-OC10

VS

DEFENDANT: **JOSE YANEZ and TERESA YANEZ**

SALE ADDRESS: 292 Prospect Avenue, Downingtown, PA 19335

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: **16-4-255**

DEBT- **645,824.57**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06623 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

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

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

ALL THAT CERTAIN lot or piece of ground situate in Birmingham Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Radley Run, Phase III prepared by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors dated 4/13/82 and revised 5/14/1982 and recorded in Chester County as Plan Number 4010-18 as follows, to wit:

BEGINNING at a point on the southeasterly side of a cul-de-sac at the end of Bottom Lane (50 feet wide), a corner of Lot 89 on said Plan; thence from the beginning extending along said Lot south 76 degrees 46 minutes 17 seconds east 210.00 feet to a point, in line of open space on said plan; thence extending along said open space the two following courses and distance" (I) south 54 degrees

24 minutes 49 seconds west 344.34 feet to a point, and (2) north 11 degrees 02 minutes 16 seconds east 116.00 feet to a point on the southeasterly side of aforesaid cul-de-sac at the end of Bottom Lane; thence extending along said cul-de-sac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 52.36 feet to the first mentioned point and place of beginning.

CONTAINING 30,313 square feet more or less.

BEING Lot 90 on said Plan.

BEING UPI Number 65-4E-51

PARCEL No.: 65-4E-51

BEING known as: 1008 Bottom Lane, West Chester, PA 19382-8070

BEING the same property conveyed to Robert J. Hughes, Jr. and Mary Ann Hughes, his wife, as tenants by the entirety, who acquired title by virtue of a Deed from John H. Thompson, dated April 16, 1985,

RECORDED April 23, 1985, at Deed Book L65, Page 524, Chester County, Pennsylvania Records.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3

VS

DEFENDANT: **ROBERT J. HUGHES, JR.**

SALE ADDRESS: 1008 Bottom Lane, West Chester, PA 19382-8070

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-270**

DEBT- **\$233,835.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06817 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

PROPERTY situate in East Coventry Township
TAX Parcel #18-01-0092.010
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency,
Pursuant to a Trust Indenture dated as of April 1, 1982)

VS

DEFENDANT: **RUTH E. JACKSON and STEPHEN M. JACKSON**

SALE ADDRESS: 729 Old Schuylkill Road, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-275**

DEBT- **\$112,139.73**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10280 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

ALL THAT CERTAIN parcel of land situate in the City of West Chester, County of Chester and State of Pennsylvania bounded and described as follows:

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, situate in the Township of East Goshen, County of Chester and Sate of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by recording in the Office for the Recording of Deeds, in and for the County of Chester, Pennsylvania of the Declaration dated 12/7/1984 and recorded 12/7/1984, in Miscellaneous Deed Book 633 Page 352.

TOGETHER with an undivided interest in the common areas and together with other rights and easements and subject to other easements, terms and conditions as disclosed and incorporated by Deed recorded 11/12/1986 in Deed Book 518, Page 433.

BEING Parcels #53-6-768

BEING the same premises which Robert J. Rafferty and Deborah A. Rafferty, husband and wife, by Deed dated 3/29/91 and recorded 4/1/91 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 2357, Page 520, granted and conveyed unto Joseph P. Yori, Jr. in fee.

PLAINTIFF: US Bank NA

VS

DEFENDANT: **JOSEPH YORI, JR.**

SALE ADDRESS: 2208 Eagle Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **GRENN & BIRSIC, 412-281-7650**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-277**

DEBT- **\$316,510.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07575 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

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

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **GEORGE DESEMBERG**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-287**

DEBT- **\$190,436.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03202 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

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

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan for William E. Warren, et ux by John D. Stapleton, III, dated 9/8/88, said Plan recorded in Chester County as Plan #8850 as follows, to wit:

BEGINNING at a point on the easterly ultimate right of way line of North Sandy Hill Road (T-43) (25 feet wide on the easterly side thereof), said point being in line of lands now or late of Richard M. Armstrong, Jr.; thence extending from said point of beginning along said lands north 47 degrees 53 minutes 20 seconds east 246.27 feet to a point a corner of Lot #2 on said Plan; thence extending along same the 2 following courses and distances: (1) south 42 degrees 06 minutes 40 seconds east 243.46 feet to a point a

corner and (2) south 58 degrees 37 minutes 00 seconds west 417.64 feet to a point on the easterly ultimate right of way line of North Sandy Hill Road; thence extending along same the 2 following courses and distances: (1) north 04 degrees 30 minutes 00 seconds east 172.37 feet to a point a corner and (2) north 02 degrees 45 minutes 00 seconds west 61.20 feet to the first mentioned point and place of beginning.

BEING UPI Number 28-5-60.01

PARCEL No.: 28-005-0060.0100

BEING known as: 540 North Sandy Hill Road,

Coatesville, PA 19320

BEING the same premises which Charles K. Atkinson and Sandra L. Atkinson, by Deed dated May 7, 2008 and recorded June 4, 2008 in and for Chester County, Pennsylvania in Book 7448, Page 1139, granted and conveyed unto Diane Gonzalez and Vanessa Entress.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DIANE GONZALEZ**

SALE ADDRESS: 540 North Sandy Hill Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$553,235.25**

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

Thursday, April 21, 2016

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

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

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

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

VS

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

SALE ADDRESS: 1126 Maryland Circle, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-299**

DEBT- **\$531,351.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-11236 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

PROPERTY situate in Township of New Garden
TAX Parcel #60-006-0534.0000
IMPROVEMENTS: a residential dwelling.
SOLD AS PROPERTY OF: John Skross and Kristina

Skross

PLAINTIFF: U.S. Bank, N.A., Successor Trustee to LaSalle Bank National Association, on Behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2006-HE1, Asset-Backed Certificates Series 2006-HE1

VS

DEFENDANT: **JOHN SKROSS and KRISTINA SKROSS**

SALE ADDRESS: 614 Sandys Parish Road, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$379,599.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-09537 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

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

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

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

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

BEING Lot 5 on said Plan.

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

PARCEL No. 57-07-0014.01E

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-306**

DEBT- **\$1,403,352.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02598 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Pocopson, Chester County, Pennsylvania, bounded and described according to a survey by George E. Register, Jr. & Sons, Inc., dated August 30, 1976, as taken from Plan V-43, and being House Tract on said Plan, as follows, to-wit:
TAX I.D. #: 63-3-112

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **STEPHEN P. SASSI and KAREN B. SASSI**

SALE ADDRESS: 1780 Lenape Unionville Road, West Chester, Pennsylvania 19382

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: **16-4-307**

DEBT- **\$6,405.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09933 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

ALL THAT CERTAIN Unit in the property known, named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq., by the Recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration, including the plan attached thereto as an Exhibit, dated 6/17/1981 and recorded in Misc. Deed Book 519 Page 423, and as amended by Amendments to the Declaration dated 7/21/1981 and recorded 7/22/1981 in Misc. Deed Book 523 Page 114, and further amended in Misc. Deed Book 534 Page 307 and Misc. Deed Book 594 Page 486, being and designated as Unit No. 279, together with a proportionate undivided in interest in the Common Elements (as defined in such Declaration).

BEING known as 279 Drummers Lane, Wayne, PA 19087
TAX ID No. 43-06A-0479
RESIDENTIAL dwelling

PLAINTIFF: Glenhardie Condominium Association
VS

DEFENDANT: **JOSEPH PLUMMER and JOSEPH PLUMMER, JR., EXECUTOR OF ESTATE OF MARIE PLUMMER**

SALE ADDRESS: 279 Drummers Lane, Wayne, Tredyffrin Township, Chester County, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-317**

DEBT- **\$123,703.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09738 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 21, 2016

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

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

PROPERTY situate in the Modena Borough, Chester
County, Commonwealth of Pennsylvania
BLR# 10-5-5.2
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **KIE C. PAK and MARY NGUYEN a/k/a MARY X. NGUYEN**

SALE ADDRESS: 61 South Brandywine Avenue, Coatesville, PA 19320-4443

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-325**

DEBT- **\$300,186.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10884 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Brandywine Township,
Chester County, Pennsylvania
BLR# 30-3-48.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THERESA REYNOLDS and JAMES BRIAN REYNOLDS**

SALE ADDRESS: 1024 Hopewell Road, Downingtown, PA 19335-1209

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-327**

DEBT- **\$192,893.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00315 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described according to a final title plan of Woodbrooke, made by George Medveczy, dated April 1981 and last revised August 3, 1981 and recorded in Chester County as Plan No. 3661, as follows, to wit:

BEGINNING at a point on the south side of Walden Way, said beginning point being a corner of Lot No. 26 as shown on said Plan; thence from said point of beginning along the south side of Walden Way, south 63 degrees 05 minutes 25 seconds east, partly crossing a 20 feet wide water easement, 100 feet to a point a corner of Lot No. 23; thence along Lot No. 24 and through the bed of a said easement, south 26 degrees 54 minutes 35 seconds west, 200 feet to

a point in line of Open Space; thence along said Open Space, north 63 degrees 05 minutes 25 seconds west, recrossing said 20 feet wide water easement, 100 feet to a point a corner of Lot No. 26; thence along Lot No. 26, north 26 degrees 54 minutes 35 seconds west, 200 feet to the first mentioned point and place of beginning.

BEING Lot No. 25 as shown on said Plan.

BEING UPI Number 29-07J-0012.0000

PARCEL No.: 29-07J-0012.0000

BEING known as: 50 Walden Way, Coatesville, PA 19320

BEING the same property conveyed to Cynthia A. Sacco-Staples and Michael E. Staples who acquired title by virtue of a Deed from Fannie Mae aka Federal National Mortgage Association by its attorney in fact Phelan Halliman and Schmieg, dated June 24, 2011, recorded August 10, 2011, in the Chester County Clerk's/Register's Office in Deed Book 8226, Page 981.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **MICHAEL E. STAPLES**

SALE ADDRESS: 50 Walden Way, 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: **16-5-331**

DEBT- **\$157,703.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04222 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Caln Township, Chester County,
Pennsylvania
BLR# 39-04G-0204
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Sun East FCU

VS

DEFENDANT: **ALICE KIIRU**

SALE ADDRESS: 252 Thornridge Drive, Thorndale, PA 19372-1060

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-339**

DEBT- **\$158,160.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-11593 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, and described according to a final plan of Strasburg Hills, drawn by Register Associates, Inc., dated 7/12/89, and last revised 4/6/93, said Plan recorded in Chester County as Plan No. 11841, as follows, to wit:

BEGINNING at a point on the northwesterly side of Knoll Road (50 feet wide) said point being a corner of Lot No. 43 on said Plan; thence extending from said point of beginning along the northwesterly side of Knoll Road south 32 degrees 01 minutes 48 seconds west 207.00 feet to a point, a corner of Lot No. 45 on said Plan; thence extending along same and through the bed of a 20 feet wide water main easement, and also extending partly along land marked "Open Space" and also extending into a water pump easement, north 57 degrees 58 minutes 12 seconds west 317.00 feet to a point, a corner of lands marked "Open Space", said point also being the bed of said water pump easement; thence extending along said lands and crossing the northwesterly side of said water pump easements, north 32 degrees 01 minute 48 seconds west 207.00 feet to a point, a cor-

ner of Lot No. 43 on said Plan; thence on said Plan; thence extending along Lot No. 43, south 57 degrees 58 minutes 12 seconds east and crossing a 20 feet wide sanitary sewer easement 317.00 feet to the first mentioned point and place of beginning.

CONTAINING 65,619 square feet of land, more or less.
BEING Lot No. 44 as shown on the above mentioned

Plan.

BEING Parcel No. 47-4-28.21

BEING the same premises which Trilogy Development Co, Inc. by Deed dated October 9, 1981 and recorded October 9, 1981 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 11155, Page 9487, granted and conveyed unto Frank C Haas and Susan Seachrist-Haas, as tenants by the entireties.

BEING known as: 42 Knoll Road, Coatsville, PA 19320

PARCEL No.: 47-4-28.21

IMPROVEMENTS: residential property.

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

DEFENDANT: **FRANK C. HAAS and SUSAN SEACHRIST-HAAS**

SALE ADDRESS: 42 Knoll Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-341**

DEBT- **\$262,340.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02374 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

THE following described property:

PARCEL A

ALL THAT CERTAIN lot or tract of ground, situate in Schuylkill Township, Chester County, Pennsylvania, described according to a Subdivision Plan of Moorehall at Valley Forge by Bursuch Associates, Inc., Pottstown, PA 19464 dated 12-13-1995 last revised 7-1-1997 and recorded as Plan No. 14050 as follows, to wit:

BEGINNING at a point on the northerly side of Greene Lane, a corner of Lot 30, thence extending north 12 degrees 27 minutes 31 seconds west 206.10 feet to a point in line of lands now or late of Ronald M. Lanner, thence extending north 40 degrees 29 minutes 00 seconds east 98.52 feet to a point in line of lands now or late of Conrall, thence extending south 49 degrees 23 minutes 15 seconds east 109.87 feet to a point, a corner of Lot 28, thence extending south 09 degrees 49 minutes 01 seconds west passing through a 25 feet wide utility easement 206.25 feet to a point of curve on the northerly side of Greene Lane thence extending along

an arc of a circle curving to the left having a radius of 175.00 feet and the arc distance of 68.04 feet to the point of beginning.

CONTAINING in area 26,987 square feet more or less.

BEING Lot 29 on said Plan.

PARCEL B

BEGINNING at a point in the line dividing the lands now or late of Ronald M. Lanner and Conral, being the following two courses from the terminus of course No. 6 of Parcel A, above described 91) north 49 degrees 23 minutes 15 seconds west 7.45 feet; thence (B) north 48 degrees 43 minutes 15 seconds west 130.00 feet and from said beginning point runs; thence, along said lands of Ronald M. Lanner (1) north 48 degrees 43 minutes 15 seconds west 37.90 feet to a point corner to the same; thence (2) north 46 degrees 23 minutes 18 seconds east 25.90 feet to a point in the southerly line of the aforesaid lands of Conrall; thence along the same (3) south 48 degrees 43 minutes 15 seconds east 38 00 feet to a point corner to the same, thence, still along the same (4) south 46 degrees 36 minutes 45 seconds west 26.00 feet to the point and place of beginning.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BABUKUMAR THOMAS and ANGELINE THOMAS**

SALE ADDRESS: 407 Greene Lane, Phoenixville, PA 19460-5614

PLAINTIFF ATTORNEY: **ASHLEIGH LEVY, 908-233-8500**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-343**

DEBT- **\$389,975.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03365 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of
East Brandywine, Chester County, Pennsylvania
TAX Parcel No.: 30-2-100.2

PLAINTIFF: PNC Bank, National Association
VS

DEFENDANT: **CHRISTOPHER JANCZAK a/k/a CHRISTOPHER A. JANCZAK and IRENA
JANCZAK**

SALE ADDRESS: 790 Hopewell Road, (East Brandywine Township), Downingtown, PA 19335
PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-345**

DEBT- **\$129,794.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00969 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Borough of
Atglen, Chester County, Pennsylvania
TAX Parcel No.: 07-04-0017

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **SHARON M. WALTERS**

SALE ADDRESS: 206 E Main St, Atglen, PA 19310

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-350**

DEBT- **\$435,971.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06050 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Tredyffrin Township, Chester
County, Commonwealth of Pennsylvania
BLR# 43-9D-16
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **MATTHEW B. FORGIE and MEGAN B. FORGIE**

SALE ADDRESS: 1626 Valley Greene Road, Paoli, PA 19301-1033

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-359**

DEBT- **\$84,857.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-03487 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester
County, Pennsylvania
BLR# 38-2Q-73
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-Af1

VS

DEFENDANT: **LEONA SIMS**

SALE ADDRESS: 105 Barber Avenue, Coatesville, PA 19320-2601

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-367**

DEBT- **\$246,977.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-06252 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in West Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan prepared for Clarence H. and Lillie C. Nixon by John D. Stapleton, III, Registered Surveyor, dated October 24, 1991, and last revised June 8, 1992, which plan is duly recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania, under Plan Number 11742, as follows, to wit:

TAX I.D. #: 36-05-0032-010

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **TERENCE H. NIXON**

SALE ADDRESS: 4201 Church Road, Parkesburg, Pennsylvania 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-369**

DEBT- **\$304,645.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-01886 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of West Brandywine, County of Chester, Pa., bounded and described according to a Plan entitled the Hills Over Pratts Dam. Dated June 12, 1987. Beginning at the center line of Winston Court, and the center line of Freedom Valley Circle:

TAX I.D. #: 29-06-0059-530

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-86CB, Mortgage Pass-Through Certificates, Series 2005-86CB

VS

DEFENDANT: **UNITED STATES OF AMERICA, c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA, CHALAMAR D. MUHAMMAD AND CURTIS MUHAMMAD**

SALE ADDRESS: 128 Freedom Valley Circle, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-371**

DEBT- **\$268,605.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-13938 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

TRACT NO. 1: ALL THAT CERTAIN building lot or tract of land with the improvements thereon erected, situate in the Borough of Elverson County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner along the public road leading from Elverson, to the Conestoga Turnpike; thence along lands now or late of Henry M. Buchanan, south one hundred and thirty-five feet to a corner, in line of lands of Charles N. Shingle; thence along the same lands west forty feet to a corner; thence along the same lands, north one hundred and thirty-five feet to a corner in the said road; thence along the said road, east forty feet to the place of beginning.

CONTAINING nineteen and five-sixth perches of land, be the same more or less.

TRACT NO. 2: ALL THAT CERTAIN small lot of land, situate on the south side of Main Street in the Borough of Elverson, Chester County, Pennsylvania, with the improvements thereon erected, bounded and described as follows, to wit:

BEGINNING at a front in or near the middle of Main Street, a corner of Tract No. 1 above, thence by said land south one

degrees west one hundred fifty feet to a stake; thence by the same north eighty-nine degrees fourteen minutes east, forty feet to a stake; thence by land of Ralph Keen, south one degrees west forty feet to an iron pin; thence by land of Hunter Slichter, south eighty-nine degrees fourteen minutes west fifty-two feet three inches to an iron pin; thence by land now or late of Lile McDonald, north one degree east, one hundred ninety feet to a point in or near the middle of said main street; thence along in the same, north eighty-nine degrees fourteen minutes east, twelve feet three inches to the place of beginning.

CONTAINING fourteen and two tenths perches of land, be the same more or less.

BEING UPI Number 13-4-38

PARCEL No.: 13-4-38

BEING known as: 25 West Main Street, Elverson, PA 19520

BEING the same property conveyed to Richard V. Slonaker and Virginia B. Slonaker, husband and wife, who acquired title by virtue of a deed from Robert M. Hicks and Virginia A. Hicks, husband and wife, dated November 8, 1993, recorded November 15, 1993, at Deed Book 3657, Page 1227, Chester County, Pennsylvania records.

PLAINTIFF: US Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2
VS

DEFENDANT: **RICHARD V. SLONAKER and VIRGINIA B. SLONAKER**

SALE ADDRESS: 25 West Main Street, Elverson, PA 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-374**

DEBT- **\$388,530.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04406 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, situate in the Township of East Pikeland, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Earl R. Ewing, Inc. dated December 13, 1977.
TAX I.D. #:26-2-123

PLAINTIFF: U.S. Bank National Association as Trustee for CMSC Mortgage Loan Trust 2006-3
VS

DEFENDANT: **JOHN J. MASSARO**

SALE ADDRESS: 20 Nancy Lane, Phoenixville, Pennsylvania 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$690,339.86**

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

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

BEING Lot 2 on the above mentioned Plan.

BEING UPI Number 20-1-4.8

PARCEL No.: 20-1-4.8

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

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

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **STEPHAN A. MAUTE**

SALE ADDRESS: 2444 Jones Rd, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-376**

DEBT- **\$308,405.94**

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

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

CONTAINING 2 acres, more or less.

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

BEING UPI Number 17-2-15.3

PARCEL No.: 17-2-15.3

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

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

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

VS

DEFENDANT: **MARILYN JOY GILLIS**

SALE ADDRESS: 1310 Unionville Road, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-377**

DEBT- **\$311,735.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00968 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Valley
TAX Parcel #38-02-0274
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust
2006-3

VS

DEFENDANT: **EVELYN SIMMONS**

SALE ADDRESS: 53 Lamberts Lane, 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: **16-5-379**

DEBT- **\$371,227.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-07724 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, County of Chester Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for "Robins Cove", prepared by Gladnick, Wright and Salamenda, Civil Engineers, Chadds Ford, PA dated 2/17/00 and last revised 5/10/04 and recorded in Chester Co. as Plan #17167 as follows to wit:

TAX I.D. #: 470501025800

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **DIANE E. FARRELL and BRIAN M. FARRELL**

SALE ADDRESS: 241 Eagle Glen Drive, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-381**

DEBT- **\$235,097.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11229 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

TRACT NO. 1. ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situated in the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bound and described as follows:

TRACT NO. 2. ALL THAT lot of land situate in the south side of West Chestnut Street, in the city of Coatesville aforesaid, bounded and described as follows:

TAX I.D. #: 16-4-86

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **JOHN J. DEL CASALE, EXECUTOR OF THE ESTATE OF GENEVA C. McFALL, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 55 Youngsburg Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-382**

DEBT- **\$83,829.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09347 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land upon which is erected a brick dwelling house, designated as No. 48 West Fifth Avenue, situated in the First Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

TAX I.D. #: 16-09-0136

PLAINTIFF: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania
VS

DEFENDANT: **ROBIN L. RUARK and REBECCA RUARK**

SALE ADDRESS: 48 West 5th Avenue, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-385**

DEBT- **\$214,822.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-02187 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

SITUATE in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property of Coatesville Communities Corporation made by G.D. Houtman & Son, Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised November 8, 2001 and recorded as Plan No. 16144 as follows to wit:

BEGINNING at a point on the easterly side of Marquis Drive (50 feet wide), a corner of Lot No. 85 on said Plan; thence from said beginning point extending along said side of Marquis Drive north 17 degrees 17 minutes 42 seconds east 47.50 feet to a point, a corner of Lot No. 83; thence leaving said side of Marquis Drive and extending along said Lot No. 83 south 72 degrees 42 minutes 18 seconds east 110.00 feet to a point in line of Lot No. 69;

thence extending along said Lot No.69 and Lot No. 68 south 17 degrees 17 minutes 42 seconds east 47.50 feet to a point, a corner of aforesaid Lot No. 85; thence extending along said Lot No. 85 north 72 degrees 42 minutes 18 seconds west 110.00 feet to the first mentioned point and place of beginning.

CONTAINING 5,225 square feet of land more or less.

BEING Lot No. 84 on said Plan

BEING known as 108 Marquis Drive, Coatesville, PA

19320

PARCEL No. 16-4-364

BEING the same premises which Coatesville Communities Corporation, a Pennsylvania Corporation, by Deed dated December 8, 2003 and recorded on December 12, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6007 Page 1568 & Instrument #10349671, granted and conveyed unto Michael D. Carroll.

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: MICHAEL D. CARROLL a/k/a MICHAEL CARROLL

SALE ADDRESS: 108 Marquis Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-389**

DEBT- **\$177,066.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-09659 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a drill hole in the center of the concrete State Road from West Chester to Pottstown; thence by land now or late of Jesse D. Gilbert et ux, south 84° 55' east, 245.34 feet to an iron pin; thence by land late of Philip M. Sharples, north 26° 48' 40" west, 117.54 feet to an iron pin; thence by land of Joseph T. Shaffer et ux, north 84° 55' west, 176.7 feet to the center line of said road; thence along the same south 8° 50' west, 100 feet to the place of beginning.

BEING known as 1113 Pottstown Pike, West Chester, PA 19380

BEING the same premises which George M. Huey, by Deed dated 3/15/2000 and recorded 3/16/2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4726 Page 1683, granted and conveyed unto Thomas R. Gillespie, III.

PARCEL No.: 52-2-103

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **THOMAS R. GILLESPIE, III**

SALE ADDRESS: 1113 Pottstown Pike, West Chester, PA 19380

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: **16-5-396**

DEBT- **\$147,154.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2011-03364 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

ALL THAT CERTAIN tract of land, with the building thereon erected, situated on the west side of Helen Street in the Village of Pomeroy, Sadsbury Township, Chester County, PA., bounded and described as follows:

BEGINNING at a point on the west side of Helen Street, said point being 34.33 feet from the southwest corner of the intersection of Helen Street and Wallace Alley; thence along Helen Street, north 13 degrees west, a distance of 16 feet to a point, a corner of property now or late of Alvin C. Ranck; thence along property now or late of Alvin C. Ranck, and common partly wall of brick

dwelling, south 77 degrees west, a distance of 187 feet to a point; thence, south 13 degrees east, a distance of 16 feet to a point, a corner of property now or late of Ernest Herman; thence along said property now or late of Ernest Herman and common party wall of brick dwelling, north 77 degrees east, a distance of 187 feet to the point of beginning.

CONTAINING 2,992 square feet more or less.

BEING UPI Number 37-4M-4

PARCEL No.: 37-4M-4

BEING known as: 19 Helen Street, Coatesville, PA 19320

BEING the same property conveyed to James W. Shute, Jr.

and Kimberly M. Shute, husband and wife, as tenants by the entirety who acquired title by virtue of a deed from Jennifer A. Barr, also known as Jennifer A. Holmes, dated November 19, 2009, recorded December 4, 2009, at Deed Book 7822, Page 769, Chester County, Pennsylvania records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 19 Helen 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: **16-5-398**

DEBT- **\$207,456.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-09238 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN message and tract of land, situate in Tredyffrin Township, Chester County, Pennsylvania, bounded and described as follows, according to a survey made by Henry S. Conrey, Jr., R.S.

BEGINNING at a spike in the center line of Valley Road, a corner of land of Thomas Phelan; thence along the center line of said Valley Road south 7 degrees 11 minutes 50 seconds east, 56 feet to another spike, a corner of land of Leslie V. Norcross, et ux; thence along the land of the said Norcross south 88 degrees 56 minutes 10 seconds west, 184.09 feet to an iron pipe in the line of lands of Sarah E. McKinley; thence in part along the lands of the said Sarah E. Mckinley and in part along the lands of James M. Davis, north 10

degrees 15 minutes east 79.10 feet to a point, another corner of land of the aforementioned Thomas Phelan; thence along the lands of the said Thomas Phelan the following two courses and distances; (1) south 79 degrees 45 minutes east, 76.85 feet to a point, (2) south 86 degrees 36 minutes 10 seconds east 87.50 feet to the point of beginning.

BEING UPI Number 43-09L-0094.0000

PARCEL No.: 43-09L-0094.0000

BEING known as: 104 North Valley Road, Paoli, PA

19301

BEING the same property conveyed to Peter R. Dolnack who acquired title by virtue of a deed from Bernice E. Leamy, dated May 31, 2002, recorded June 19, 2002, in the Chester County Clerk's/Register's Office in Deed Book 5308, Page 2247.

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

DEFENDANT: **PETER R. DOLNACK**

SALE ADDRESS: 104 North Valley Road, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-406**

DEBT- **\$410,136.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-11098 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situate in Franklin Township, Chester County, Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Meadow Woods made by Hillcrest Associates, Inc., Registered Surveyors dated 01/04/89 and recorded as Plan #9182, as follows to wit:

BEGINNING at a point on the westerly side of Meadow Wood Lane said point of beginning being the northwesterly corner of Lot 13 as shown on said Plan and the southwesterly corner of the about to be described lot; thence from said beginning and extending along Lot 13, south 80 degrees 45 minutes 27 seconds west 285.51 feet to a point in line of Lot 11; thence extending along Lot 11 and Lot 10, north 10 degrees 18 minutes 17 seconds west 538.46 feet to a point on the side of Meadow Wood Lane; thence extending along the side of Meadow Wood Lane the 3 following courses and distances 1 along the curve of a circle having a radius of 531.80 feet

the arc distance of 261.71 feet to a point 2 south 36 degrees 22 minutes 43 seconds east 166.51 feet to a point of curve 3 along the curve of a circle having a radius of 446.61 feet the arc distance of 203.18 feet to the first mentioned point and place of beginning.

UPI #72-7-40

PARCEL # 7207 00400000

PREMISES being: 6 Meadow Wood Lane, Landenberg, PA 19350

BEING the same premises which David L. Bruni and Betsy J. Crothamel a/k/a Betsy J. Bruni, tenants in common, by Deed dated January 20, 2006 and recorded March 14, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B6789 Page 117, granted and conveyed unto David L. Bruni and Betsy J. Bruni.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **DAVID L. BRUNI and BETSY J. BRUNI**

SALE ADDRESS: 6 Meadow Wood Lane, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-408**

DEBT- **\$651,744.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2007-07592 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, May 19, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 20, 2016 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Tredyffrin
TAX Parcel #43-09A-0005
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-6

VS

DEFENDANT: **JOYE McDONALD-HAMER**

SALE ADDRESS: 1360 Shadow Oak Drive, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$517,411.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08502 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 16, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, Situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania.

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

VS

DEFENDANT: **EDWARD A. TURNER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-430**

DEBT- **\$51,938.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11733 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 16, 2016

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

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

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

PLAINTIFF: Midfirst Bank

VS

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

SALE ADDRESS: 925 Wagontown Road, Valley Township, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-436**

DEBT- **\$131,652.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09234 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 16, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, known as 202 S & K Street, situate in the First Ward of the Borough of Spring City County of Chester and State of Pennsylvania, bounded and described according to a survey made March 22nd, 1948 by Earl R. Ewing, Registered Surveyor, as follows, to wit:

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

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

COUNTY Parcel Number 14-4-529

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

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

PARCEL No.: 14-4-529

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **JUSTIN A. MEISTEN**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-446**

DEBT- **\$235,067.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02560 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 16, 2016

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Plan of "Brandywine Manor Farms" made by Slack, DeArmit & Hayes, Engineers & Surveyors, Coatesville, Pennsylvania, dated November 15, 1961, and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Plan Book 13 at Page 25, as follows, to wit:

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

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **JOHN SEARLE and FAY SEARLE**

SALE ADDRESS: 44 Andover Road, Glenmoore, Pennsylvania 19343

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-448**

DEBT- **\$205,936.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2010-03304 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 16, 2016

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

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

PROPERTY situate in the West Caln Township, Chester
County, Commonwealth of Pennsylvania
BLR# 28-5-109
IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$233,414.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10056 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 16, 2016

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

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

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

SITUATE in the Township of Newlin, County of Chester and State of Pennsylvania, bounded and described according to a survey by Benchmark Engineering, Inc., Reading, Pennsylvania of "Wheatland Villa Farms" Section 1, dated May 24, 1974 as follows, to wit:

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

BEING Lot #23 on said survey.

PARCEL No. 49-1-83

PLAINTIFF: Caliber Home Loans, Inc.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$204,303.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04073 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 16, 2016

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

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

PROPERTY situate in the Valley Township, Chester
County, Pennsylvania
BLR# 38-04-0131
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Flagstar Bank, FSB

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF