

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, October 20, 2016 @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 20th day of October, 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, OCTOBER 20, 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, NOVEMBER 21, 2016 DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **16-10-688**

DEBT- **\$1,582.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08279 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with its build-
ings and improvements thereon erected situate in Caln Township,
Chester County, Pennsylvania
TAX I.D NO. 39-5E-142

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **MEREDITH KONCHEK**

SALE ADDRESS: 40 Ashley Court, Caln Township, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheritt's Sale of Real Estate

SALE NO: **16-10-689**

DEBT- **\$165,259.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06917 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY Situate in the Chester County, Pennsylvania
BLR# 15-13-0822
IMPROVEMENT THEREON: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **PATARICIA HRIVNAK a/k/a PATRICIA HRIVNAK, IN HER CAPACITY AS DEVISEE OF THE LAST WILL AND TESTAMENT OF DOROTHY E. HRIVNAK, DECEASED; KATHLEEN SANATANGELO a/k/a KATHLEEN THERSA SANTANGELO, IN HER CAPACITY A DEVISEE OF THE LAST WILL AND TESTAMENT OF DOROTHY E. HRIVNAK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY E. HRIVNAK, DECEASED**

SALE ADDRESS: 1109 Lane Avenue, Phoenixville, PA 19460-4320

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: **16-10-690**

DEBT- **\$173,953.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03554 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY Situate in the Borough of Spring City
TAX PARCEL #14-04-210
IMPROVEMENTS: A Residential Dwelling
SOLD AS THE PROPERTY OF: Paul T. Kollar

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VS

DEFENDANT: **PAUL T. KOLLAR**

SALE ADDRESS: 131 New Street a.k.a 131 North New Street, Spring City, PA 19475

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: **16-10-691**

DEBT- **\$301,079.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04236 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY Situate in the Borough of Spring City

TAX PARCEL #14-04-0135.010

IMPROVEMENTS: A Residential Dwelling

SOLD AS THE PROPERTY OF: Edith Lehner a/k/a Edith

A. Lehner

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VS

DEFENDANT: **EDITH LEHNER a/k/a EDITH A LEHNER**

SALE ADDRESS: 140 North Wall Street, Spring City, PA 19475

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: **16-10-692**

DEBT- **\$35,825.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05714 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located the east house of a block of two brick dwelling houses, designated as 1255 East Lincoln Highway, formerly Main Street, bounded and described as follows:

BEGINNING at a point on the north curb line of East Lincoln Highway, 583 feet eastwardly from the east curb line of Twelfth Avenue; thence measuring along the said north curb line of East Lincoln Highway, eastwardly, 25 feet and extending back northwardly between parallel lines of that width at right angles to said East Lincoln Highway, 150 feet to the south line of Diamond Street. The west line of the lot herein conveyed passes through the center of the middle dividing partition in said block of two brick dwelling houses.

BOUNDED on the north by the south line of Diamond Street; on the east by land now or late of The Coatesville Foundry and Machine Company; on the south by the said north curb line on East Lincoln Highway; and on the west by land now or late of Harry Slean.

TITLE TO SAID PREMISES IS VESTED IN William F. Bailey by Deed from Provident National Bank, Executor under the Will of Mildred K. Bailey, deceased dated 5/15/1980 and recorded 5/16/1980 in the County of Chester in Deed Book T-56 Page 465.

BEING UPI NO. 15-3-39

ASSESSMENT: \$64,930.00

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **WILLIAM F. BAILEY**

SALE ADDRESS: 1255 E. Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **FOX ROTHSCHILD LLP, ESQ., 610-458-7500**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-693**

DEBT- **\$270,313.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12465 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY TO BE SOLD; 822 Charles Street, Coatesville,
PA 19320
Coatesville City, County of Chester and Commonwealth of
Pennsylvania. HET A dwg k/a 822 Charles Street, Coatesville, PA
19320.
PARCEL No. 16-08-0002

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **JAMES M. SNYDER and EMILY J. SNYDER**

SALE ADDRESS: 822 Charles Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LOIS M. VITTI, ESQ., 412-281-1725**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-694**

DEBT- **\$317,807.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02728 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in Borough of Coatesville
TAX PARCEL #49-2-52.6
IMPROVEMENTS: A residential dwelling

PLAINTIFF: M&T Bank s/b/m to Hudson City Savings Bank

VS

DEFENDANT: **NANCY JENZANO**

SALE ADDRESS: 901 Stargazers Road a/k/a 901 Star Gazer Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-695**

DEBT- **\$395,299.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02805 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in Tredyffrin Township, Chester
County, Pennsylvania
BLR # 43-10D-46.17
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **ARTHUR F. MICHAELIS**

SALE ADDRESS: 598 Gregory Lane, Devon, PA 19333-1022

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: **16-10-696**

DEBT- **\$421,857.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03616 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in West Vincent Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Westherstone, dated 3/31/2000., last revised 10/21/2002, as follows, to wit:

BEGINNING at a point on the southeasterly side of Windgate Drive, a corner of Lot #180; thence extending along the same south 45 degrees 20 minutes 10 seconds east 144.09 feet to a point, a corner of lands now or late of Robert & Bette Mooney; thence extending along the same, south 64 degrees 56 minutes 06 seconds west 41.24 feet to a point, a corner of Lot #178; thence extending along the same north 37 degrees 51 minutes west 141.65 feet to a point on the southeasterly side of Windgate Drive, aforesaid; thence extending along the same, on the arc of a circle, curving to the left, having a radius of 448.00 feet, the arc distance of 58.43 feet to a point, a corner of Lot #180. The first mentioned point and place of BEGINNING.

BEING Parcel #25-07-0302.0000

Windgate Drive, Chestnut Springs, PA 19425

ALSO KNOWN AS 177 Windgate Drive, Chester Springs, PA 19425-3652

BEING the same premises which Carlton Green and Patsy L. Green, husband and wife by Deed dated December 1, 2006 and recorded December 26, 2006 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 7041 Page 1352, conveyed and granted unto Sally A. Litvin.

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-backed Pass-Through Certificates, Series 2007-QA4 c/o Ocwen Loan Servicing, LLC
VS

DEFENDANT: **SALLY A. LITVIN**

SALE ADDRESS: 177 Windgate Drive, Chester Springs, PA 19425-3651

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-697**

DEBT- **\$112,731.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05085 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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PROPERTY situate in West Chester Borough, Chester
County, Pennsylvania
BLR#1-9-179
IMPROVEMENTS: A residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, Not in its Individual Capacity But Solely as Delaware Trustee and U.S. Bank National Association, Not in Its Individual Capacity But Solely as CO-Trustee for Government Loan Securitization Trust 2011-Fv1

VS

DEFENDANT: **NATIA M. BUTLER**

SALE ADDRESS: 225 East Market Street, West Chester, PA 19382-2739

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: **16-10-698**

DEBT- **\$102,817.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03349 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY situate in the West Caln Township, Chester
County, Pennsylvania
BLR #28-4-74.1
IMPROVEMENTS: A residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **PETER J, DZIEMBOWSKI**

SALE ADDRESS: 1255 West Kings Highway, Coatesville, PA 19320-1133

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: **16-10-699**

DEBT- **\$322,154.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11315 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY situate in the Sadsbury Township, Chester
County, Pennsylvania
BLR #37-4-26
IMPROVEMENTS: A residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DEBORAH L. McCLASKEY a/k/a DEBBIE McCLASKEY a/k/a DEBORAH McCLASKEY and LEWIS McCLASKEY, SR a/k/a LEWIS E. McCLASKEY, SR.**

SALE ADDRESS: 63 Octorara Road, Parkesburg, PA 19365-9175

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: **16-10-700**

DEBT- **\$86,113.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00469 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY situate in the Sadsbury Township, Chester
County, Pennsylvania
BLR #37-4G-34
IMPROVEMENTS: A residential dwelling

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

DEFENDANT: **BARRY D. THOMPSON a/k/a BARRY D. THOMPSON, SR. and ANNETTE THOMPSON**

SALE ADDRESS: 992 Old Wilmington Road, Coatesville, PA 19367

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: **16-10-701**

DEBT- **\$480,713.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01409 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY situate in West Pikeland Township, Chester
County, Pennsylvania
BLR #34-4Q-3
IMPROVEMENTS: A residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **PAUL MAZZOCHETTI and CHRIS RITCHIE a/k/a CHRISTOPHER G. RITCHIE**

SALE ADDRESS: 1440 Conestoga Road, Chester Springs, PA 19425-1901

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: **16-10-702**

DEBT- **\$598,309.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00226 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN piece of ground, with improvements erected thereon, situate in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania as shown on Subdivision Plan for Candlewyck at New Garden (PIA Tract) prepared for Orleans Corporation by Nave, Newell & Stampfl, Ltd. Dated April 26, 2000 and recorded June 14, 2001 in Plan Book #15798, bounded and described as follows, to wit:

BEGINNING at a point in dividing line between Lot 25 and Lot 24, said point being located on the westerly right of way line of Honey Locust Drive and continuing from said beginning point the four following courses and distances:

- 1) South 84 degrees 52 minutes 15 seconds west the distance of 150.00 feet to a point; thence
- 2) North 5 degrees 7 minutes 45 seconds west the distance of 100.00 feet to a point; thence

3) North 84 degrees 52 minutes 15 seconds east the distance of 150 feet to a point on the westerly right or way line of Honey Locust Drive; thence

4) n the line of Honey Locust Drive south 5 degrees 7 minutes 45 seconds east the distance of 100.00 feet to the first mentioned place of beginning.

BEING Lot 24, as shown on the said plan.

BEING commonly known as: 219 Honey Locust Drive.

PARCEL NO. 60-4-20.4

Fee Simple Title Vested in Michael S. Chandler and Lisa M. Dinorscia by deed from, Kenneth M. Goldman and Marne B. Goldman, Husband and Wife, dated 5/24/2007, recorded 6/194/2007, in the Chester County Recorder of Deeds in Deed Book 7189, Page 434, as Instrument No. 10763608,

PLAINTIFF: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as a trustee for BCAT 2015-14BIT

VS

DEFENDANT: **MICHAEL CHANDLER a/k/a MICHAEL S. CHANDLER a/k/a MICHAEL SCOTT CHANDLER a/k/a MICHAEL S. CHANDLER, JR. a/k/a MICHAEL CHANDLER, JR. and LISA DINORSCIA a/k/a LISA M. DINORSCIA**

SALE ADDRESS: 219 Honey Locust Drive, New Garden Township

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-703**

DEBT- **\$166,959.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03343 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY situate in West Bradford Township,
TAX PARCEL #50-5A-272
IMPROVEMENTS: A residential dwelling

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

DEFENDANT: **STEPHANIE M. DEAK McCULLOUGH a/k/a STEPHANIE M. McCULLOUGH and JOHN P. McCULLOUGH**

SALE ADDRESS: 1414 Ashcom Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-704**

DEBT- **\$261,956.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10923 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY situate in West Caln Township, Chester
County, Pennsylvania
BLR #28-5-307
IMPROVEMENTS: A residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **ERASMO SORCIGLI**

SALE ADDRESS: 100 Ambleside Way, Coatesville, PA 19320-5557

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: **16-10-705**

DEBT- **\$181,682.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00514 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY situate in City of Coatesville
TAX PARCEL #38-5-47.21
IMPROVEMENTS: A residential dwelling
SOLD AS THE PROPERTY OF: Jason E. Emanuel

PLAINTIFF: Ditech Financial LLC f/k/a Green Tree Servicing

VS

DEFENDANT: **JASON E. EMANUEL**

SALE ADDRESS: 110 Maple Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-706**

DEBT- **\$285,041.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06564 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY situate in West Brandywine Township,
Chester County, Pennsylvania
BLR #29-4-178.1
IMPROVEMENTS: A residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT: STANLEY R. PITNER and GIZELLA H. PITNER

SALE ADDRESS: 127 Culbertson Road, Downingtown, PA 19335-1133

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: **16-10-707**

DEBT- **\$511,261.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00518 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester, and State of Pennsylvania, bounded and described according to an Overall lot Line Revision Plan of Bailey Station made by D.L. Howell & Associates, dated 8/21/2002, last revised 7/28/2006 and recorded 8/24/2006 as Plan #17922 as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of the cul-de-sac of Avebury Stone Circle, said point being a corner of Lot #92W (as shown on said plan): Thence from said point of beginning extending along said road the 3 following courses and distances: 1) On a line curving to the right having a radius of 25.00 feet an arc distance of 11.77 feet to a point; thence 2) south 66 degrees 10 minutes 51 seconds east 35.39 feet to a point of curve, thence 3) on a line curving to the left having a radius of 525.00 feet an arc distance of 36.84 feet to a point, being a corner of Lot #90W; Thence leaving said road extending along Lot #90W south 19 degrees 34 minutes 41 seconds west 110.62 feet to a point in line of Open Space, being a corner of Lot #90W; Thence extending partially along said Open Space the north 83 degrees 24 minutes 37 seconds west 90.43 feet to a point being a corner of Lot #92W; thence leaving said Open Space extending along Lot #92W north 20 degrees 38 minutes 41 seconds east 133.15 feet to the first mentioned and place of beginning.

TAX ID: 39-4-493.

PLAINTIFF: U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **JERMAINE BROWN and NICOLE BROWN**

SALE ADDRESS: 2397 Avebury Stone Circle, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-708**

DEBT- **\$124,882.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00035 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY situate in Highland Township, Chester
County, Pennsylvania
BLR #45-1-11.6
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **NICOLE L. FAGAN a/k/a NICOLE L. ROSS a/k/a NICOLE LYNN FAGAN a/k/a
NICOLE LYNN ROSS and SEAN A. ROSS a/k/a SEAN ANTHONY ROSS**

SALE ADDRESS: 56 Boroline Road a/k/a 56 Boro Line Road, Parkesburg, PA 19365-9201

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: **16-10-709**

DEBT- **\$213,651.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10037 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY situate in New London Township, Chester
County, Pennsylvania
TAX PARCL NO.: 71-3-6.2

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Securitized Asset Backed Receivables LLC Trust 2007-BR5, Mortgage Pass-Through Certificates, Series 2007-BR5

VS

DEFENDANT: **JESSICA JENNINGS, KNOWN HEIR OF DOLORES J. JENNINGS AND JAMES JENNINGS; SHANON JENNINS, KNOWN HEIR OF DOLORES J. JENNINGS AND JAMES JENNINGS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES J. JENNINGS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES R. JENNINGS**

SALE ADDRESS: 705 Thunderhill Road, New London, PA 19360

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: **16-10-710**

DEBT- **\$69,046.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11440 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground situate in Pocopson Township in Chester County, Pennsylvania, being part of 'Plan of Land' belonging to Evelyn Taylor Busby, as shown on Plan No. 3345 of Morris W. Holman, Jr., Registered Professional Engineer, dated March 11, 1979, bounded and described as follows, to wit

BEGINNING at an iron pin at the northwesterly end of the center line of Clark Lane; thence along land now or late of William T. Hutchison, south 0°44' west, 300 feet to a point; thence along remaining lands now or late of Evelyn T. Busby and Robert D. Busby, the three following courses and distances: (1) north 89° 16' west, 150 feet to a point; (2) north 0° 44' east, 300 feet to a point; (3) south 89°16' east, 150 feet to an iron pin the first mentioned point and place of beginning.

CONTAINING 45,000 square feet.

TOGETHER with full right of ingress, egress, and regress over Clark Lane as more fully described in deed from Marie C.

Clark to Bayard L. Taylor and Eleanor H. Taylor dated August 30, 1955, and recorded in the Office of the Recorder of Deeds for Chester County in Miscellaneous Deed Book 103, page 12.

RESERVING to Grantors a right of way over the northerly 25 feet of the herein conveyed lot together with the right to dedicate the same as and for a public way.

BEING known as 498 Clarks Lane, West Chester, PA 19382

BEING THE SAME PREMISES which Horace Brod Erb, III and Barry Dean Erb and Stephen Wyatt Erb and Evelyn T. Busby, by Deed dated 11/12/2003 and recorded 11/26/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5992, Page 938, granted and conveyed unto Stephen Wyatt Erb.

PARCEL NO.: 63-4-70.1

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank, N.A. F/K/A RBS Citizens, N.A. F/K/A Citizens Bank, N.A. S/B/M to Citizens Bank

VS

DEFENDANT: **STEPHEN WYATT ERB and HEATHER L. ERB**

SALE ADDRESS: 498 Clarks Lane, West Chester, PA 19382

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: **16-10-711**

DEBT- **\$350,518.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-10904 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 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, piece or parcel of land known as Lot No. 15, Holliday Farms Development, located on the southerly side of Sill's Mill Road, Kennett Township, Chester County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Huntsman Path (40 feet wide) said point being located south 11 degrees 57 minutes 7-1/2 seconds west one hundred eighty-three and thirty-eight thousandths (183.038) feet from the southerly end of a junction curve having a radius of 20 feet formed by the southerly side of Patricia Lane (40 feet wide) with the westerly side of Huntsman Path, said point being a corner of Lot No. 10; thence from said beginning point along Lot No. 10 north 81 degrees 43 minutes 19 seconds west two hundred sixty-eight and one-tenths (268.1) feet to a corner of Lot No. 11 and Lot No. 14; thence thereby along Lot No. 14 south 8 degrees 05 minutes west two hundred eighty-three and ninety-seven hundredth (283.97) feet to a point on the northerly side of Deerfield Road (40 feet wide); thence thereby along the northerly side of said road south 81 degrees 55 minutes east two hundred forty-two and one-tenth (242.1) feet to a point; thence by the arc of a circle deflecting to the right having a radius of 50 feet; length of arc 37.403 feet to a point on the westerly side of Huntsman Path, said

point on Huntsman Path being north 53 degrees 05 minutes 30 seconds east thirty-six and five hundred thirty-seven thousandths (36.537) feet from the last mentioned point; thence along westerly side of Huntsman Path. North 8 degrees 6 minutes east two hundred fifty-seven and twenty-four hundredths (257.24) feet to the place of beginning

CONTAINING 1.7349 acres of land, more or less.

UNDER AND SUBJECT to certain covenants, conditions, agreements, restrictions, reservations and limitations as set forth in Deed Book Q-24, Vol. 588, at Page 537.

BEING THE SAME PREMISES which Melvin F. Wood and Dorothy L. Wood, by Deed dated June 15, 1977 and recorded June 20, 1977 in the Office of the Recorder of Deeds in and for Chester County in Deed Book D-51, Page 362, granted and conveyed unto Bob R. Surratt and Alma M. Surratt, husband and wife.

And the Said Bob R. Surratt departed this life on April 13, 1999. Title to the property passed to Alma M. Surratt by operation of law.

BEING KNOWN AS 569 Huntsman Path, Kennett Square, PA 19348-2513

PARCEL NO.: 62-4-175

IMPROVEMENTS: Residential property.

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9

VS

DEFENDANT: **ALMA M. SURRATT**

SALE ADDRESS: 569 Huntsman Path, Kennett Square, PA 19348-2513

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: **16-10-712**

DEBT- **\$133,934.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03411 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THE RIGHT, Title, Interest and Claim of Meredith Konchek of, in and to:

ALL THE FOLLOWING described Real Estate situate in the Caln Township, County of Chester, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 40 Ashley Court, Downingtown, PA 19335, Deed Book 5106, Page 1416, Parcel Number 39-05E-0142.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **MEREDITH KONCHEK**

SALE ADDRESS: 40 Ashley Court, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-713**

DEBT- **\$218,292.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12348 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY situate in the East Coventry Township, Chester
County, Pennsylvania
BLR# 18-01-459
IMPROVEMENTS THEREON: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JOSE A. ROCHA and LAURA ROCHA**

SALE ADDRESS: 107 North Savanna Drive, Pottstown, PA 19465-6605

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: **16-10-714**

DEBT- **\$263,465.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03261 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THE CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate in the Township of New London, County of Chester and Commonwealth of Pennsylvania described according to a Plan of Property owned by Alfred Roy made by George E. Register, Jr., & Sons. Inc., Registered Land Surveyors, Kennett Square, PA dated October 17, 1985 as follows, to wit:

PLAINTIFF: U.S. National Association, as Successor Trustee to Bank of America, N.A. as Successor to Lasalle Bank, N.A., as Trustee for the Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC8

VS

DEFENDANT: **JAN C. HACKETT and KAREN L. HACKETT**

SALE ADDRESS: 2169 Newark Road, Kelton, Pennsylvania 19390-9523

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: **16-10-715**

DEBT- **\$149,048.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03030 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THE CERTAIN tract or lot of land with the improvements thereon erected, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, and being known as Lot #1 a shown on a subdivision plan for George Gay, prepared by Berger & Hayes, Inc. Professional Engineers and Land surveyors, Thorndale, PA, Plan #9177 (erroneously shown as Plan #4227-88 in Deed Book 5601 page 588), date 8/8/1988 and last revised 3/10/1989, as follows, to wit:

TAX I.D. #: 47-07-0166

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **CLYDE R. HAILEY, III**

SALE ADDRESS: 38 Rokeby 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: **16-10-716**

DEBT- **\$303,907.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04341 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THE CERTAIN lot piece of ground, Hereditaments and Appurtenances, situate in the Township of Honeybrook, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of lots of Morris and Rebecca Zook prepared by Howard H Ranack, R.S., dated 8/16/74-9/12/74 as follows, to wit:

BEGINNING at the southwest corner thereof at an iron pin on the northwest side of Cul-de-sac having a radius of 100 feet at the termination of road or street known as North of Old U.S. Highway 322,, a corner of Lot No. 5 about to be conveyed to Elmer S. and Betty Jane Stolfus; thence extending by said Lot No. 5 the following three courses and distances; (1) north 11 degrees 9 minutes east 196.78 feet to an iron pin; (2) north 0 degrees 24 minutes 66.80 feet to an iron pin; and (3) north 84 degrees 58 minutes east 400.70 feet to an iron pipe on line of land of Anthony G. Odorisio et ux; thence by same south 5 degrees 4 minutes east 210 feet to an iron pin; thence by Lot No.7 south 84 degrees 58 minutes west 373.85 feet to an iron pin on the northeasterly side of said cul-de-sac; thence extending by said cul-de-sac northwestwardly by a line curving to the left having a radius of 100 feet, the arc distance of 50 feet determined by a chord bearing north 51degrees 19 minutes west 49.50 feet to the place of beginning.

BEING :Lot No. 6 as shown on said Plan.

TAX ID.#: 22-3-9.4

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificate-holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13 c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **ROBERT THOMAS and WHITNEY AQUILANTE aka WHITNEY G. AQUILANTE**

SALE ADDRESS: 60 Zook Drive, Narvon, PA 17555

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-717**

DEBT- **\$387,411.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-04644 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

Property situate in the Township of Tredyffrin , Chester
County, Pennsylvania
BLR #43-11G-13
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank, National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates, Series 2005-KS8

VS

DEFENDANT: **MARIA DAHROUCH and ABDE DAHROUCH**

SALE ADDRESS: 53 Croton Road, Tredyffrin, PA 19087-2620

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: **16-10-718**

DEBT- **\$228,469.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01012 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THE CERTAIN tract of land with the east half of a double frame dwelling house thereon erected known as No. 408 West Main Street, situate in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a new survey thereof, made by J.W. Harry, Civil Engineer, dated June 14, 1937, as follows, to wit:

BEGINNING at a point in the center line of West Main Street, a corner of land of Clarence W. Powell and Edna V. Powell, his wife, distant 420.99 feet eastwardly from the intersection of said center line with the center line of Culvert Street, measuring along the aforesaid center line of West main Street, thence along the center line of West Main Street, north 78 degrees 19 minutes east, 24.87 feet to point, a corner of land of Edward W. Myers; thence along the same, south 11 degrees 41 minutes east, 199.31 feet to a point in the north line of land of the Pennsylvania Railroad Company, another corner of land of Edward W. Myers; thence along the land of the Pennsylvania Railroad Company, south 79 degrees 15 minutes west, 24.87 feet to a point, another corner of land of Clarence W. Powell and Edna V. Powell, his wife; thence along the same and passing through the dividing wall of a double frame house, north 11 degrees 41 minutes west, 199.91 feet to the place of beginning.

Title to said Premises vested in Jose L. Cruz and Sonia Cruz, his wife by Deed from CitiMortgage, Inc., s/b/m to First Nationwide Mortgage Corporation, by Keystone Asset Management, Inc., its attorney in fact dated March 26, 2004 and recorded April 13, 2004 in the Chester County Recorder of Deeds in Book 6118, Page 1833.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp., Home Equity Loan Trust, Series 2006-NC2, Asset Backed Pass-Through Certificates
VS

DEFENDANT: **JOSE L. CRUZ and SONIA CRUZ**

SALE ADDRESS: 408 Main Street, Parkesburg, PA 19365

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: **16-10-719**

DEBT- **\$164,843.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03364 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, Oct. 20, 2016 @ 11am

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

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

ALL THE 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 State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by recording in the Office for the 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. Misc. Deed Book 663, Page 352 and a First Amendment recorded in Misc. Deed Book 669, Page 29, and a Declaration Plan dated 12/7/1984 and recorded 12/7/1984, Misc. Deed Book 663 Page 352 being designated on such Declaration Plan as Unit 2411, as more fully described in such Declaration Plan and Declaration, as the same have been, or shall from time to time hereafter, be amended together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) as set forth in said Declaration and amendments thereto.

Title to said Premises vested in Shawn R. Brown by Deed from Sue Damato dated March 8, 2007 and recorded April 2, 2007 in the Chester County Recorder of Deeds in Book 7120, Page 1186..

PLAINTIFF: Federal National Mortgage Association
VS

DEFENDANT: **SHAWN R. BROWN**

SALE ADDRESS: 2411 Pond View Drive, West Chester, PA 19382

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: **16-10-720**

DEBT- **\$194,440.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01945 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

Property situated in Sadsbury Township, Chester County,
Pennsylvania
BLR# 37-4-335
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **DONALD EVANS, JR a/k/a DONALD J. EVANS, JR and MARIBETH CHRISTENSEN a/k/a MARIBETH BETH CHRISTENSEN**

SALE ADDRESS: 1212 Wynne Lane, Coatesville, PA 19320-6650

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: **16-10-721**

DEBT- **\$526,239.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09274 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or parcel of land with the building and improvements thereon erected, situate in the Township of West Goshen, County of Chester, and Commonwealth of PA, as more fully described in a Deed dated 8/31/99, and recorded on 9/1/99, in Record Book 4628, page 98, from Pemberley, Inc. to Robert F. McCann and Carol A. McCann.

SUBJECT to a mortgage

UPI No. 52-2-74.9

IMPROVEMENTS: residential dwelling

SOLD as the property of: Robert F. McCann and Carol A. McCann.

PLAINTIFF: Wilmington Savings Fund Society, fsb

VS

DEFENDANT: **ROBERT F. McCANN and CAROL A. McCANN**

SALE ADDRESS: 10 Amanda Lane, West Chester, PA 19380

PLAINTIFF ATTORNEY: **WILLIAM J. LEVANT, ESQ., 610-941-2474**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-722**

DEBT- **\$3,913,338.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01553 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN parcel of land situate partly in the Borough of Downingtown and partly in the Township of East Caln, In the County of Chester, Commonwealth of Pennsylvania, as shown on a Plan of Property for Percheron Group dated October 10, 2007, prepared by Edward B. Walsh & Associates, Inc., Civil Engineers and Profesional Land Surveyors, Exton, PA, and being more fully described as follows.

BEGINNING at a point in East Caln Township marking the intersection of the west legal right-of-way line of Brandywine Avenue (S.R. 322), variable width, with the northeast line of lands now or late of the Downingtown Regional Authority, thence from the point of beginning, along said lands the following twelve (12) courses and distances.

1. North 80 degrees 59 minutes 26 seconds west 448.49 feet to an iron pin found;
2. North 09 degrees 00 minutes 34 seconds east 20.00 feet to an iron pin found;
3. North 80 degrees 59 minutes 26 seconds west 210 feet to an iron pin found;
4. North 09 degrees 00 minutes 34 seconds east 310.00 feet to a capped iron pin found;
5. North 80 degrees 59 minutes 26 seconds west 575.00 feet to a point;
6. North 33 degrees 17 minutes 48 seconds west 101.10 feet to a point;
7. crossing an old mill race north 80 degrees 58 minutes 26 seconds west 130.00 feet to a point;

8. crossing, recrossing and again crossing a chain-link fence, south 14 degrees 08 minutes 51 seconds east 418.49 feet to a point;

9. North 81 degrees 06 minutes 46 seconds west 46.20 feet to an iron pin found;

10. crossing the aforesaid chain-link fence, north 14 degrees 08 minutes 49 seconds west 65.36 feet to a point;

11. North 80 degrees 59 minutes 26 seconds west 97.93 feet to an iron pin found'

12. crossing the east edge of the East Branch of the Brandywine Creek south 36 degrees 51 minutes 04 seconds west 399.01 feet to a point in said Creek;

Thence in and along said Creek, the following six (6) courses and distances:

1. crossing the dividing line between the Township of East Caln to the south and the Borough of Downingtown to the north, north 52 degrees 52 minutes 39 seconds west 503.84 feet to a point;
2. North 06 degrees 03 minutes 51 seconds west 381.41 feet to a point;
3. North 18 degrees 07 minutes 11 seconds east 173.25 feet to a point;
4. North 49 degrees 07 minutes 11 seconds east 511.40 feet to a point in the west line of lands now or late of the Borough of Downingtown;
5. South 07 degrees 44 minutes west 114.74 feet to a point;
6. North 59 degrees 24 minutes 51 seconds east 354.70

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: RIVER STATION LAND, LP

SALE ADDRESS: 304 Brandywine Ave., Downingtown, PA 19335 and 500 Brandywine Ave.,

Downingtown, PA 19335

PLAINTIFF ATTORNEY: FOX ROTHSCHILD LLP, 610-458-7500

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-722 X**

DEBT- **\$3,913,338.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01553 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

feet to a point near the east edge of said Creek;

Thence continuing along lands of said Borough, north 51 degrees 28 minutes 51 seconds east 274.30 feet to a point on the East Branch of said Creek; thence continuing along lands of said Borough and along and near the East Branch of said Creek north 55 degrees 58 minutes 51 seconds east 165.41 feet to a corner of Assessment Parcel 11-8-73; thence along the same, the following two (2) courses and distances:

1. South 04 degrees 24 minutes 56 seconds west 74.25 feet to a point;
2. partly along the Borough-Township Dividing Line, south 85 degrees 35 minutes 04 seconds east 703.40 feet to a corner of Assessment Parcel 11-8-74 and Assessment Parcel 40-3-5;

Thence along Assessment Parcel 40-3-5 the following two (2) courses and distances:

1. South 04 degrees 16 minutes 30 seconds west 132.83 feet to a point;
2. South 86 degrees 59 seconds east 151.47 feet to the northwest corner of lands now or late of Harry D. Miller, III;

Thence along the same, the following six (6) courses and distances:

1. crossing an iron pin found south 03 degrees 04 minutes 34 seconds west 140.95 feet to a point;
2. North 86 degrees 58 minutes 26 seconds west 26.65 feet to a point;
3. South 03 degrees 04 minutes 34 seconds west 155.69 feet to a point;

4. South 86 degrees 58 minutes 26 seconds east 106.65 feet to a point;

5. South 03 degrees 04 minutes 34 seconds west 463.65 feet to a point.

6. crossing a concrete monument found measured 0.48 feet from the last-mentioned point and also crossing an iron pin found measured 99.43 feet from the next-mentioned point and also recrossing the west legal right-of-way line of said Brandywine Avenue, respectively. South 86 degrees 58 minute 47 seconds east, a total distance of 199.92 feet to a point in the title line in the bed of Brandywine Avenue;

Thence along said title line, south 03 degrees 41 minutes 48 seconds west 158.43 feet to a corner of lands now or late of Mark and Diana McBrinn; thence along the same, the following three (3) courses and distances

1. crossing a marble monument found measured 25.12 feet from the last mentioned point, and also crossing the west legal right-of-way line of Brandywine Avenue, north 85 degrees 50 minutes 26 seconds west 191.75 feet to a marble monument found;

2. South 02 23 minutes 34 seconds west 75.60 feet to a marble monument found;

3. South 86 degrees 04 minutes 26 seconds east 20.58 feet to a marble monument found at the northwest corner of lands now or late of Ann C. Good, a/k/a Ann C. Teare; thence along the same, the following two (2) courses and distances:

1. South 03 degrees 49 minutes 34 second west 80.00 feet to a marble monument found;

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: RIVER STATION LAND, LP

SALE ADDRESS: 304 Brandywine Ave., Downingtown, PA 19335 and 500 Brandywine Ave., Downingtown, PA 19335

PLAINTIFF ATTORNEY: FOX ROTHSCHILD LLP, 610-458-7500

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-722 XX**

DEBT- **\$3,913,338.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01553 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

2. crossing a marble monument found measured 24.41 feet from the next-mentioned point and also crossing the west legal right-of-way line of Brandywine Avenue, respectively, south 88 degrees 17 minutes 26 seconds east 150.04 feet to a point in the title line of Brandywine Avenue

Thence partly along the same and along the west legal right-of-way line of Brandywine Avenue, respectively, south 11 degrees 28 minutes 52 seconds west 153.36 feet to the point of beginning.

CONTAINING 45.075 Acres of land, be the same more or less.

KNOWN as 304 Brandywine Avenue, Downingtown, PA 19335 and 500 Brandywine Avenue, Downingtown, PA 19335.

BEING part of the same premises which Thomas M. Rettew and Leona W. Rettew, his wife by deed dated October 29,

1936 and recorded October 29, 1936 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Deed Book T-18 page 274, granted and conveyed unto Downingtown Paper Company, in fee.

ALSO BEING part of the same premises which East Caln Realty Company, a PA Corp dated 27th day of November, 1967 and recorded the 29th date of November, 1967, in the Office of the Recording of Deeds in and for the County of Chester in Record Book X-37 page 256, granted and conveyed unto Downingtown Paper Company, in fee.

AND the said Downingtown Paper Company is by merger now known as Sunoco Products Company.

BEING UPI nosl 11-11-166 and 4-3-9

ASSESSMENT: \$721,130.00

-PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: **RIVER STATION LAND, LP**

SALE ADDRESS: 304 Brandywine Ave., Downingtown, PA 19335 and 500 Brandywine Ave., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **FOX ROTHSCHILD LLP, 610-458-7500**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-723**

DEBT- **\$2,162,480.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01552 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in the Borough of Downingtown, County of Chester and state of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone in the middle of Brandywine Avenue at a corner of land now or late Harry F. Taylor, and at a distance of 73.885 feet from the south line of Logan Avenue; thence by said other land now or late of Harry F. Taylor south 89 degree, 35 minutes, east 183.395 feet to the west side of a 20 feet wide alley known as Moore Alley; thence along the west side of said alley south 25 minutes west, 25 feet to a point a corner of Lot No. 7 n said Plan of Lots of Coatesville Water Tube Boiler Company; thence along the north line of said Lot No.7, north 89 degrees, 35 minutes west, 185.28 feet to a stone in the middle of said Brandywine Avenue aforesaid; thence along the middle of said Brandywine Avenue north 4 degrees, 44 minutes east, 250.75 feet to the place of beginning.

Being the same premises which Janice S. Clay by deed dated 4/29/1996 and recorded 5/2/1996 in the Chester County Recorder of Deeds Office in Deed Book 4026, Page 27, granted and conveyed unto Bradford R. Hutchinson and Doris M. Hutchinson husband and wife, in fee.

KNOWN as 315 Brandywine Ave., Downingtown, PA

19335

BEING UPI No. 11-8-169

PREMISES "B"

ALL THAT CERTAIN north side of a double stone dwelling and lot or tract of land situate in Downingtown Borough, County of Chester, Commonwealth of Pennsylvania bounded and described as follows:

Beginning at a point in the middle of Brandywine Avenue 138 feet northwardly from where the middle thereof is intersected by the middle of Boot Road at a corner of land now or late of Mary Freeman; thence along said Freeman land passing through the middle of the division wall separating the 2 sides of the double stone house south 89 degrees 35 feet east 187.16 feet to a point in the west line of Moore Alley; thence along the west line of sale north 25 degrees east 25 feet to a corner of land now or late of Coatesville Water Tube Company; thence along the same north 89 degrees 35 feet to another point in the middle of said Brandywine Avenue; thence along the middle thereof, south 4 degrees 44 feet west 25.075 feet to the place of beginning.

KNOWN as 317 Brandywine Ave., Downingtown, PA

19335

BEING UPI No. 11-8-170

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: RIVER STATION LAND, LP

SALE ADDRESS: 315 Brandywine Ave., Downingtown, PA 19335; 317 Brandywine Ave., Downingtown, PA 19335; 319 Brandywine Ave., Downingtown, PA 19335; 321 Brandywine Ave., Downingtown, PA 19335; 323 Brandywine Ave., Downingtown, PA 19335; and 325 Brandywine Ave., Downingtown, PA 19335;

PLAINTIFF ATTORNEY: FOX ROTHSCHILD LLP, 610-458-7500

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-723 X**

DEBT- **\$2,162,480.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01552 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

PRMISES "C"

ALL THAT CERTAIN stone message and lot or tract of land situate in the east side of Brandywine Avenue in Downingtown Borough, County of Chester, Commonwealth of Pennsylvania bounded and described as follows:

Beginning at a point on the middle of Brandywine Ave., 113 feet eastwardly from where the middle thereof is intersected by the middle of Boot Road, at a corner of land formerly of the Coatesville Water Tube Boiler Company, thence along said land, south 89 degrees 35 feet east, 189.05 feet to a point in the west line of Moore Alley; thence along the west line thereof, north 25 degrees east, 25 feet to a corner of land formerly of the Brandywine Building and Loan Association; thence along said land and through the middle of the division wall dividing the property herein conveyed from the property on the north, north 89 degrees 35 feet west, 187.16 feet to another point in the middle of said Brandywine Avenue; thence along the middle thereof; south 04 degrees and 44 feet west, 25 feet to the place of beginning.

KNOWN as 319 Brandywine Avenue, Downingtown, PA 19335

BEING UPI No, 11-8-171

PREMISES: "D"

ALL THAT CERTAIN message and lot land, with the

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: RIVER STATION LAND, LP

SALE ADDRESS: 315 Brandywine Ave., Downingtown, PA 19335; 317 Brandywine Ave., Downingtown, PA 19335; 319 Brandywine Ave., Downingtown, PA 19335; 321 Brandywine Ave., Downingtown, PA 19335; 323 Brandywine Ave., Downingtown, PA 19335; and 325 Brandywine Ave., Downingtown, PA 19335;

PLAINTIFF ATTORNEY: FOX ROTHSCHILD LLP, 610-458-7500

building and improvements, situate in the Borough of Downingtown, in the County of Chester, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the middle of Brandywine Avenue at a corner of land of the said Mary Freeman, thence along the middle of said Brandywine Avenue, south four degrees, forty-four minutes west, twenty-five and seventy-five south one-hundredths feet to a point in the middle of Brandywine Avenue; thence east through the middle of division of wall dividing this house from one adjoining on the south, south eighty-nine degrees, thirty-five minutes east, one hundred ninety-one and sixteen one-hundredth feet to a point in west line of Moore's Alley; thence along west line of said alley in a northerly direction twenty-five feet to a corner side of Mary Freeman's land; thence along said land, north eighty-nine degrees, thirty five minutes west, one hundred eighty-nine and five one-hundredths feet to the place of beginning.

KNOWN as 321 Brandywine Avenue, Downingtown, PA 19335

BEING UPI No. 11-8-172

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-723 XX**

DEBT- **\$2,162,480.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01552 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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PREMISES "E"

All that certain brick messuage and lot of land with the hereditaments and appurtenances, thereon erected, situate in the Borough of Downingtown, Chester County, PA, bounded and described as follows:

BEGINNING at a point in the middle of Brandywine Avenue a corner of other land of the said Margaret Moore; thence by the same south 89 degrees 35 minutes east, 191.16 feet to a point in the west line of Moore Alley; said line passing through the middle of the division wall between the property herein conveyed and the property of the said Margaret Moore adjoining it on the north; thence along the west line of Moore Alley in a southerly direction 25 feet to a corner of Samuel P. Bell's land; thence by the same north 89 degrees 35 minutes west, 192.83 feet to a point in the middle of Brandywine Avenue aforesaid; thence by the middle of the same north 4 degrees 44 minutes east, 25.75 feet to the place of beginning.

Containing 4800 square feet of land, be the same more or less.

Being the same premises which Robert E. Gallagher Jr. and Paula M. Gallagher, h/w by Deed dated 9/28/1077 and recorded 9/30/1977 in the Chester County Recorder of Deeds Office in Deed Book U51, Page 235, granted and conveyed unto George P. & Charlesann Boggs, h/w, in fee.

KNOWN as 323 Brandywine Avenue, Downingtown, PA 19335

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: RIVER STATION LAND, LP

SALE ADDRESS: 315 Brandywine Ave., Downingtown, PA 19335; 317 Brandywine Ave., Downingtown, PA 19335; 319 Brandywine Ave., Downingtown, PA 19335; 321 Brandywine Ave., Downingtown, PA 19335; 323 Brandywine Ave., Downingtown, PA 19335; and 325 Brandywine Ave., Downingtown, PA 19335;

PLAINTIFF ATTORNEY: FOX ROTHSCHILD LLP, 610-458-7500

BEING UPI No. 11-8-173

PREMISES "F"

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate on Lot No. 9 of the Plan of Lots of the Coatesville Water Tube Boiler Company, formerly in The Township of East Caln, now in the Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the middle of Brandywine Avenue, where the same is intersection by the middle of the Boot Road; thence along the middle line of the said Brandywine Avenue, north 4 degrees 44 feet east, 63.85 feet to a corner of Lot No. 8 on said Plan of Lots; thence along said lot, south 89 degrees 35 feet east, 192.83 feet to a point in the west line of Moore Alley; thence along the west line thereon, south 25 degrees west 63.67 feet to a point in the middle of the Boot Road aforesaid; thence along the middle line of the said Road, north 89 degrees 35 west 196.50 feet to the place of beginning.

KNOWN as 325 Brandywine Avenue, Downingtown, PA 19355.

BEING UPI No. 11-8-174

BEING UPI Nos. 11-8-169, 11-8-170, 11-8-171, 11-8-172, 11-8-173, and 11-8-174

ASSESSMENT: \$442,879.00

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-724**

DEBT- **\$4,780,558.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01550 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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PREMISES "A"

ALL THAT CERTAIN parcel of land situate in the County of Chester, Commonwealth of Pennsylvania, as shown on a ALTA/ACSM Land Title Survey for Sonoco Products Company dated September 26, 2005, prepared by Edward B. Walsh & Associates, Inc., Civil Engineers and Professional Land Surveyors Exton, PA, and being more fully described as follows: BEGINNING (being partly in the Borough of Downingtown and partly in the Township of East Caln) at a point marking the intersection of the east line of lands now or late of William F. Colburn and Joseph T. Colburn with the title line in the bed of Boot Road (S.R. 2020), variable width legal right-of-way line, which point is measured 3.39 feet north 04 degrees 17 minutes 48 seconds east 143.91 feet to an iron pin found, thence continuing along said Colburn, north 85 degrees 41 minutes 12 seconds west 50.00 feet to an iron found in the east legal right-of-way line of Reed Street, fifty (50') wide and which line is also the dividing line between East Caln Township to the east and the Borough of Downingtown to the west; thence along the east line of Reed Street north 04 degrees 17 minutes 48 seconds east 144.56 feet to a point marking the intersection of the east line of Reed Street and the centerline of Logan Avenue, (50') feet wide; thence leaving the Borough/Township line and along the centerline of Logan Avenue, north 85 degrees 42 minutes 12 seconds west 390.00 feet to a point; thence north 04 degrees 17 minutes 48 seconds east

25.00 feet to a point in the north legal right-of-way line of Logan Avenue; thence along the same, crossing the east legal right-of-way line of Brandywine Avenue (S.R. 0322), variable width legal right-of-way, north 85 degrees 42 minutes 12 seconds west 183.70 feet to a point in the title line in the bed of Brandywine Avenue; thence along the same, the following four (4) courses and distances:

1. North 08 degrees 33 minutes 45 seconds east 70.19 feet to a point;
2. North 08 degrees 16 minutes 12 seconds east 13031 feet to a point;
3. North 85 degrees 42 minutes 12 seconds west 2.00 feet to a point;
4. North 07 degrees 47 minutes 48 seconds west 98.61 feet to a point in the south line of lands now or late of National Railroad Passenger Corporation (formerly Pennsylvania Railroad); thence along the same, the following six (6) Courses and distances:
 1. crossing the east line of Brandywine Avenue, south 80 degrees 28 minutes 35 seconds east 154.20 feet to a point;
 2. passing partly through the north wall of an existing building erected hereon, south 03 degrees 11 minutes 25 seconds west 11.70 feet to a point;
 3. continuing partly through said building south 82 degrees 33 minutes 57 seconds east 540.00 feet to a point;
 4. South 02 degrees 29 minutes 56 seconds east 43.28 feet

PLAINTIFF: Hayden Asset X, LLC
VS

DEFENDANT: RIVER STATION LAND, LP:

SALE ADDRESSES: 301 Brandywine Ave., Downingtown, PA 19335; 307 Brandywine Ave., Downingtown, PA 19335; 130 Logan Ave, Downingtown, PA 19335; 124 Logan Avenue, Downingtown PA 19335; 128 Logan Avenue, Downingtown, PA 19335; 122 Logan Avenue, Downingtown, PA 19335; 120 Logan Avenue, Downingtown, PA 19335; 110 Logan Avenue, Downingtown, PA 19335; 118 Logan Avenue, Downingtown, PA 19335; 309 Brandywine Ave., Downingtown, PA 19335; 313 Brandywine Avenue, Downingtown, PA 19335; 111 Boot Road, Downingtown, PA 19335; and 113 Boot Road, Downingtown, PA 19335;

PLAINTIFF ATTORNEY: FOX ROTHSCHILD LLP, 610-458-7500

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-724 X**

DEBT- **\$4,780,558.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01550 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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to a point in the dividing line between the Borough of Downingtown to the north and the Township of East Caln to the south;

5. along said dividing line, south 85 degrees 38 minutes 12 seconds east 266.20 feet to a point;

6. continuing along said dividing line, south 82 degrees 31 minutes 12 seconds east 595.12 feet to the northwest corner of lands now or late of Chester County Industrial Development Authority; thence along the same, crossing over a concrete monument found, measured 16.29 feet from the last -mentioned point and also crossing over an iron pin found measured 25.15 feet from the next-mentioned point and also crossing the northern legal right-of-way line of Boot Road (S.R. 2020), variable width legal right-of-way, south 04 degrees 14 minutes 58 seconds west 481.27 feet to a point in the title line in the bed of Boot Road; thence along the same, north 85 degrees 37 minutes 30 seconds west 953.45 feet to the point of beginning.

CONTAINING 15.313 Acres of land, be the same more or less.

BEING Parcel "B", as shown on said Plan.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM

ALL THAT CERTAIN parcel of land situate in the Township of East Caln, County of Chester, Commonwealth of

Pennsylvania, shown as Lot 1 on a Subdivision Plan for The Percheron Group dated April 6, 2006 and last revised August 7, 2007, prepared by Edward B. Walsh and Associates, Inc., Civil Engineers and Land Surveyors, Exton, PA, and being more fully described as follows:

BEGINNING at a point in the title line in the bed of Boot Road (S.R. 2020), variable width legal right-of-way, which point is measured along the east line of lands now or late of Joseph T. Colburn and William F. Colburn, 3.39 feet north 04 degrees 17 minutes 48 seconds east of a railroad spike found at the southeast corner of said lands of Colburn; thence from the point of beginning, crossing the north legal right-of-way line of Boot Road and crossing a railroad spike set on line, respectively, north 04 degrees 17 minutes 48 seconds east 143.91 feet to an iron pin found; thence continuing along said Colburn, north 85 degrees 41 minutes 12 seconds west 50.00 feet to an iron pin found in the east line of Reed Street, fifty (50) feet wide, which point is coincident with the dividing line between East Caln Township to the east and the Borough of Downingtown to the west; thence along said line, north 04 degrees 17 minutes 48 seconds east 144.56 feet to a railroad spike set of the centerline (produced) of Logan Avenue, fifty (50) feet wide; thence on the same course continued and along said Township/Borough dividing line and along lands now or late of Sonoco Products

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: RIVER STATION LAND, LP:

SALE ADDRESSES: 301 Brandywine Ave., Downingtown, PA 19335; 307 Brandywine Ave., Downingtown, PA 19335; 130 Logan Ave, Downingtown, PA 19335; 124 Logan Avenue, Downingtown PA 19335; 128 Logan Avenue, Downingtown, PA 19335; 122 Logan Avenue, Downingtown, PA 19335; 120 Logan Avenue, Downingtown, PA 19335; 110 Logan Avenue, Downingtown, PA 19335; 118 Logan Avenue, Downingtown, PA 19335; 309 Brandywine Ave., Downingtown, PA 19335; 313 Brandywine Avenue, Downingtown, PA 19335; 111 Boot Road, Downingtown, PA 19335; and 113 Boot Road, Downingtown, PA 19335;

PLAINTIFF ATTORNEY: FOX ROTHSCHILD LLP, 610-458-7500

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-724 XX**

DEBT- **\$4,780,558.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01550 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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Company, crossing the north right-of-way line of Logan Avenue, north 04 degrees 17 minutes 48 seconds east 225.00 feet to a point; thence continuing along said dividing line and along lands of Sonoco, south 85 degrees 38 minutes 12 seconds east. 142.65 feet to a point in the south line of lands now or late of The National Railroad Passenger Corporation; thence along the same and continuing along said dividing line, the following two (2) courses and distances:

1. South 85 degrees 38 minutes 12 seconds east 266.20 feet to a point;
2. South 82 degrees 31 minutes 12 seconds east 115.06 feet to the northwest corner of Lot 2, as shown on said Plan; thence along the same, crossing a certain twenty (20) foot wide Drainage Easement, crossing the north legal right-of-way line of Boot Road, aforesaid, south 04 degrees 37 minutes 45 seconds west 507.27 feet to a point in the title line in the bed of Boot Road; thence along the same, north 85 degrees 37 minutes 30 seconds west 470.78 feet to the point of BEGINNING.

CONTAINING: 5.983 Acres of land, be the same more or less.

UNDER AND SUBJECT TO NEVERTHELESS the right of public easement of the portion of the premises hereinabove described, which lies between the title line in the bed of Boot Road and the north legal right-of-way line of Boot Road, as shown on said

PLAINTIFF: Hayden Asset X, LLC
VS

DEFENDANT: **RIVER STATION LAND, LP:**

SALE ADDRESSES: 301 Brandywine Ave., Downingtown, PA 19335; 307 Brandywine Ave., Downingtown, PA 19335; 130 Logan Ave, Downingtown, PA 19335; 124 Logan Avenue, Downingtown PA 19335; 128 Logan Avenue, Downingtown, PA 19335; 122 Logan Avenue, Downingtown, PA 19335; 120 Logan Avenue, Downingtown, PA 19335; 110 Logan Avenue, Downingtown, PA 19335; 118 Logan Avenue, Downingtown, PA 19335; 309 Brandywine Ave., Downingtown, PA 19335; 313 Brandywine Avenue, Downingtown, PA 19335; 111 Boot Road, Downingtown, PA 19335; and 113 Boot Road, Downingtown, PA 19335;

PLAINTIFF ATTORNEY: **FOX ROTHSCHILD LLP, 610-458-7500**

Plan

ALSO EXCEPTING AND RESERVING THEREOUT AND THEREFROM

ALL THAT CERTAIN parcel of land situate in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, shown as Lot 2 on a Subdivision Plan for The Percheron Group dated April 6, 2006 and last revised August 7, 2007, prepared by Edward B. Walsh and Associates Inc., Civil Engineers and Land Surveyors, Exton PA. and being more fully described as follows:

BEGINNING at the southeast corner of Lot 1 in the title line in the bed of Boot Road (S.R. 2020), variable width legal right-of-way, Which point is measured along said title line, 470.78 feet south 85 degrees 37 minutes 30 seconds east on the east line of lands now or late of Joseph T. Colburn and William F. Colburn; thence from the point of beginning, along the east line of Lot 1, crossing the north legal right-of-way line of Boot Road, crossing a certain twenty (20) foot wide Drainage Easement, respectively, north 04 degrees 37 minutes 45 seconds east 507.27 feet to a point in the south line of lands now or late of The National Railroad Passenger Corporation, which line is coincident with the dividing line between east Caln Township to the south and the Borough of Downingtown to the north; thence along said line and lands, south

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-724 XXX**

DEBT- **\$4,780,558.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01924 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

82 degrees 31 minutes 12 seconds east 480.07 feet to an iron pin at the northwest corner of lands now or late of the Chester County Industrial Development Authority; thence along the same, crossing an iron pin found on line and crossing the north legal right-of-way line of Boot Road, aforesaid, respectively, south 04 degrees 14 minutes 58 seconds west 481.27 feet to a point in the title line, in the bed of Boot Road; thence along the same, north 85 degrees 37 minutes 30 seconds west 482.67 feet to the point of BEGINNING.

CONTAINING 5.458 Acres of land, be the same more or less.

UNDER AND SUBJECT TO NEVERTHELESS the right of public easement to the portion of the premises hereinabove described, which lies between the title line in the bed of Boot Road and the north legal right-of-way line of Boot Road, as shown on said Plan.

BEING Chester County UPI #11-8-160 and #11-8-161
BEING the same premises which Sonoco Products Company, a corporation, by deed dated October 26, 2007 and recorded November 13, 2007 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Record Book 7305 page 155, granted and conveyed unto River Station Land L.P., a Pennsylvania Limited Partnership, in fee.
PREMISES "B"

ALL THAT CERTAIN parcel of land situate in the County of Chester, Commonwealth of Pennsylvania, as shown on a ALTA/ACSM Land Title Survey for Sonoco Products Company dated September 26, 2005, prepared by Edward B. Walsh & Associates, Inc., Civil Engineers and Professional Land Surveyors, Exton, PA, and being more fully described as follows:

BEGINNING (being situate in the Borough of Downingtown) at a point marking the intersection of the title line in the bed of Moore Alley, twenty (20') feet wide, with the title line in the bed of Boot Road (S.R. 2020) variable width legal right-of-way (said title line in Boot Road also being the dividing line between the Borough of Downingtown to the north and East Caln Township to the south), and which point is measured 218.41 feet south 85 degrees 36 minutes 20 seconds east of the intersection of the title line in Boot Road with the title line in the bed of Brandywine Avenue (S.R. 0322); thence from the point of beginning, along the centerline of Moore Alley, north 04 degrees 17 minutes 48 seconds east 139.04 feet to a point in Edgerton Alley; thence along the same, south 85 degrees 42 minutes 12 seconds east 35.00 feet to a point; thence north 04 degrees 17 minutes 48 seconds east 8.86 feet to a point in the north line of Edgerton Alley; thence along the same, north 85 degrees 42 minutes 12 seconds west 25.00 feet to a point in the east line of Moore Alley; thence along the same, north

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: RIVER STATION LAND, LP:

SALE ADDRESSES: 301 Brandywine Ave., Downingtown, PA 19335; 307 Brandywine Ave., Downingtown, PA 19335; 130 Logan Ave, Downingtown, PA 19335; 124 Logan Avenue, Downingtown PA 19335; 128 Logan Avenue, Downingtown, PA 19335; 122 Logan Avenue, Downingtown, PA 19335; 120 Logan Avenue, Downingtown, PA 19335; 110 Logan Avenue, Downingtown, PA 19335; 118 Logan Avenue, Downingtown, PA 19335; 309 Brandywine Ave., Downingtown, PA 19335; 313 Brandywine Avenue, Downingtown, PA 19335; 111 Boot Road, Downingtown, PA 19335; and 113 Boot Road, Downingtown, PA 19335;

PLAINTIFF ATTORNEY: FOX ROTHSCHILD LLP, 610-458-7500

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-724 IV**

DEBT- **\$4,780,558.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01550 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

04 degrees 17 minutes 48 seconds east 115.00 feet to a point in the south line of Logan Avenue, fifty (50') feet wide; thence along the same south 85 degrees 42 minutes 12 seconds east 320.00 feet to a point in the west line of Reed Street, fifty (50') feet wide; thence along the same, south 04 degrees 17 minutes 48 seconds west 263.35 feet to a point in the title line in the bed of Boot Road (S.R.2020), variable width legal right-of-way, which line is also the dividing line between the Borough of Downingtown to the north and East Caln Township to the south; thence along the same, north 85 degrees 37 minutes 30 seconds west 330.00 feet to the point of beginning.

CONTAINING: 1.960 ACRES OF LAND, BE THE SAME MORE OR LESS.

BEING PARCEL "C" AS SHOWN ON SAID PLAN. EXCEPTING AND RESERVING THEREOUT AND THERE FROM ALL THOSE CERTAIN three stone dwellings and lots or tracts of land, situate in the East Ward of the Borough of Downingtown, County of Chester, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of the Boot Road at a corner of land of John A. Dale and Christina Dale; thence along the land of the Dales', and passing through the middle of the division wall separating the house on the lot herein being conveyed, from the house of the said Dales' adjoining on the west, north fifty-five min-

utes east one hundred and forty-seven and three-tenths feet to a point in the north side of Edgerton Alley; thence along the north side thereof south eighty-nine degrees and thirty-five minutes east two hundred and ninety-five feet to land of William Kerr, thence along the said Kerr's land, by the west line by a street fifty feet in width, not yet opened, south fifty-five minutes west, one hundred forty-seven and three tenths feet to a point in the middle of the said Boot Road; thence along the middle thereof north eighty-nine degrees and thirty-five minutes west, two hundred and ninety-five, to the place of Beginning.

ALSO, ALL THAT CERTAIN west side of a double stone dwelling and lot or tract of land, situate in the East Ward of the Borough of Downingtown, Chester County, Pennsylvania, bounded and described as follows.

BEGINNING at an iron pin in the middle of the Boot Road where the same is intersected by the middle of Moore Alley, thence along the middle of Moore Alley, north sixty-five minutes east, one hundred thirty-eight and sixty-five hundredths feet to an iron pin in the middle of Edgerton Alley; thence along the middle of the said Alley, south eighty-nine degrees and thirty-five minutes east, thirty-five to a corner of land formerly of Andrew J. Brookover, now of the Frank P. Miller Paper Company; thence along the same and passing through the middle of the division wall separating the

PLAINTIFF: Hayden Asset X, LLC
VS

DEFENDANT: RIVER STATION LAND, LP:

SALE ADDRESSES: 301 Brandywine Ave., Downingtown, PA 19335; 307 Brandywine Ave., Downingtown, PA 19335; 130 Logan Ave, Downingtown, PA 19335; 124 Logan Avenue, Downingtown PA 19335; 128 Logan Avenue, Downingtown, PA 19335; 122 Logan Avenue, Downingtown, PA 19335; 120 Logan Avenue, Downingtown, PA 19335; 110 Logan Avenue, Downingtown, PA 19335; 118 Logan Avenue, Downingtown, PA 19335; 309 Brandywine Ave., Downingtown, PA 19335; 313 Brandywine Avenue, Downingtown, PA 19335; 111 Boot Road, Downingtown, PA 19335; and 113 Boot Road, Downingtown, PA 19335;

PLAINTIFF ATTORNEY: FOX ROTHSCHILD LLP, 610-458-7500

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-724 V**

DEBT- **\$4,780,558.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09898 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

house herein conveyed from the house adjoining on the east, south sixty-five minutes west, one hundred thirty-eight and sixty-five hundredths feet to a point in the middle of the said Boot Road; thence along the middle thereof, north eighty-nine degrees and thirty-five minutes west, thirty-five feet to the place of beginning.

BEING Chester County UPI #11-8-163, #11-8-164, #11-8-165, #11-8-166 and #11-8-187.

BEING the same premises which Sonoco Products Company, a corporation, by Deed dated October 26, 2007 and recorded November 13, 2007 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Record Book 7305 page 162, granted and conveyed unto River Station Land L.P., a Pennsylvania Limited Partnership, in fee.
PREMISES "C"

ALL THAT CERTAIN tract of land, situate on the east side of Brandywine Avenue in the Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Brandywine Avenue at a corner of land of Irwin Weimer; thence along the same Weimer's land south 89 degrees 35 minutes east, passing along the middle of the division wall separating the house herein conveyed from the adjoining house on the north, 179.7 feet to a point in the west line of Moore Alley; thence along the west line thereof south

25 minutes west, 25 feet to a corner of land of Charles Gurtizen; thence along the said Gurtizen's land north 89 degrees 35 minutes west, 181.51 feet to a point in the middle of the aforesaid Brandywine Avenue; thence along the middle thereof 25 feet to the place of beginning.

ALL THAT CERTAIN tract or piece of land situate in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Brandywine Avenue in the line with the south side of Logan Avenue; thence along the south side of said Logan Avenue south 89 degrees 35 minutes east 177.84 feet to a point in the west line of Moore Alley; thence along the west side thereof south 25 minutes west 23.81 feet to a point, a corner of lands recently conveyed of James Fitrer; thence by said land and passing through the middle of the division wall separating the house herein conveyed from the adjoining house on the south, north 89 degrees 35 minutes west 179.7 feet to the middle of Brandywine Avenue, aforesaid; thence along the middle of the said Brandywine Avenue north 4 degrees 44 minutes east 23.81 feet to the place of beginning.

ALL THAT CERTAIN lot or tract of land with the building thereon erected, situate in the Borough of Downingtown, Chester

PLAINTIFF: Hayden Asset X, LLC
VS

DEFENDANT: RIVER STATION LAND, LP:

SALE ADDRESSES: 301 Brandywine Ave., Downingtown, PA 19335; 307 Brandywine Ave., Downingtown, PA 19335; 130 Logan Ave, Downingtown, PA 19335; 124 Logan Avenue, Downingtown PA 19335; 128 Logan Avenue, Downingtown, PA 19335; 122 Logan Avenue, Downingtown, PA 19335; 120 Logan Avenue, Downingtown, PA 19335; 110 Logan Avenue, Downingtown, PA 19335; 118 Logan Avenue, Downingtown, PA 19335; 309 Brandywine Ave., Downingtown, PA 19335; 313 Brandywine Avenue, Downingtown, PA 19335; 111 Boot Road, Downingtown, PA 19335; and 113 Boot Road, Downingtown, PA 19335;

PLAINTIFF ATTORNEY: FOX ROTHSCHILD LLP, 610-458-7500

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-724 VI**

DEBT- **\$4,780,558.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01550 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

County, Pennsylvania, bounded and described, as follows:

BEGINNING at a stone in the middle of Brandywine Avenue, a corner of land now of late of East Caln Realty Company, and at a distance of 48.81 feet from the south line of Logan Avenue; thence by said land now or late of East Caln Realty Company south 89 degrees, 35 minutes east, 181.51 feet to the west side of a 20 foot wide alley, known as Moore Alley; thence along the west side of said alley, south 25 minutes west 25 feet to a point; thence by a line passing through the middle of the division wall separating the house herein conveyed from the next adjoining house on the south, north 89 degrees, 35 minutes west 183.395 feet to a stone in the middle of Brandywine Avenue, aforesaid, opposite the middle of the partition wall, thence along the middle of said Brandywine Avenue, north 4 degrees 44 minutes east, 25.075 to the place of beginning.

BEING Chester County UPI 11-8-168.

BEING the same premises which Downingtown Paper Company, now known as Sonoco Products Company, a corporation, by Deed dated August 27, 2007 and recorded August 30, 2007 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, in Record Book 7253 page 1101, granted and conveyed unto Peter D. Uhlman and Helen A. Uhlman, husband and wife, in fee.

PREMISES "D"

ALL THOSE CERTAIN three stone dwellings and lots or

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: RIVER STATION LAND, LP:

SALE ADDRESSES: 301 Brandywine Ave., Downingtown, PA 19335; 307 Brandywine Ave., Downingtown, PA 19335; 130 Logan Ave, Downingtown, PA 19335; 124 Logan Avenue, Downingtown PA 19335; 128 Logan Avenue, Downingtown, PA 19335; 122 Logan Avenue, Downingtown, PA 19335; 120 Logan Avenue, Downingtown, PA 19335; 110 Logan Avenue, Downingtown, PA 19335; 118 Logan Avenue, Downingtown, PA 19335; 309 Brandywine Ave., Downingtown, PA 19335; 313 Brandywine Avenue, Downingtown, PA 19335; 111 Boot Road, Downingtown, PA 19335; and 113 Boot Road, Downingtown, PA 19335;

PLAINTIFF ATTORNEY: FOX ROTHSCHILD LLP, 610-458-7500

tracts of land, situate in the East Ward of the Borough of Downingtown, County, of Chester, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of the Boot Road at a corner of land of John A. Dale and Christina Dale, thence along the land of the Dale's, and passing through the middle of the division wall separating the house on the lot herein conveyed, from the house of the said Dale's, adjoining on the west, north 55 minutes east 1473 feet to a point in the north side of Edgerton Alley; thence along the north side thereof south 89 degrees 35 minutes east 295 feet to a land of William Kerr; thence along the said Ken's land, by the west line of a street 50 feet in width, not yet opened, south 55 minutes west 147.3 feet to a point in the middle of the said Boot Road; thence along the middle thereof north 89 degrees and 3.5 minutes west, 295 feet, to the place of beginning.

ALSO, ALL THAT CERTAIN west side of a double stone dwelling and lot or tract of land, situate in the East Ward of the Borough of Downingtown, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of the Boot Road where the same is intersected by the middle of Moore Alley, thence along the middle of Moore Alley, north 65 minutes Fact, 138.65 feet to an iron pin in the middle of Edgerton Alley; thence along the middle

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-724 VII**

DEBT- **\$261,891.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11893 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

of the said Alley, south 89 degrees 35 minutes east, 35 feet to a corner of land formerly of Andrew J. Brookover, now of the Frank P. Miller Paper Company; thence along the same and passing through the middle of the division wall separating the house herein conveyed from the house adjoining on the east, south 65 minutes west, 138.65 feet to a point in the middle of the said Boot Road; thence along the middle thereof, north 89 degrees 35 minutes west, 35 feet to the place of beginning.

Tax Parcel No. 11-8-175.

BEING the same premises which Downingtown Paper Company, now known as Sonoco Products Company, corporation, by Deed dated August 27, 2007 and recorded August 30, 2007 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Record Book 7253 page 1147, granted and conveyed unto Peter D. Uhlman and Helen A. Uhlman, husband and wife, in fee.

BEING UPI Nos. 11-8-160, 11-8-161, 11-8-163, 11-8-164, 11-8-165, 11-8-166, 11-8-167, 11-8-168. And 11-8-175.

ASSESSMENT: \$639,020.00

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: **RIVER STATION LAND, LP:**

SALE ADDRESSES: 301 Brandywine Ave., Downingtown, PA 19335; 307 Brandywine Ave., Downingtown, PA 19335; 130 Logan Ave, Downingtown, PA 19335; 124 Logan Avenue, Downingtown PA 19335; 128 Logan Avenue, Downingtown, PA 19335; 122 Logan Avenue, Downingtown, PA 19335; 120 Logan Avenue, Downingtown, PA 19335; 110 Logan Avenue, Downingtown, PA 19335; 118 Logan Avenue, Downingtown, PA 19335; 309 Brandywine Ave., Downingtown, PA 19335; 313 Brandywine Avenue, Downingtown, PA 19335; 111 Boot Road, Downingtown, PA 19335; and 113 Boot Road, Downingtown, PA 19335;

PLAINTIFF ATTORNEY: **FOX ROTHSCHILD LLP, 610-458-7500**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-725**

DEBT- **\$313,529.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02557 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL the Right, Title, Interest and Claim of Ernest D. Carrington and Kristy N. Carrington of, in and to:

ALL THE FOLLOWING described Real Estate situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania. Having erected thereon a dwelling house known and numbered as 103 Millview Drive, Coatesville, PA 19320, Deed Book 4894, Page 806, Parcel Number 39-04C-0033.

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **ERNEST D. CARRINGTON and KRISTY N. CARRINGTON**

SALE ADDRESS: 103 Millview Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-726**

DEBT- **\$341,058.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-08723 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

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

SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Highland Avenue, which point is located 112.55 feet measured, south 84 degrees 33 minutes east, from the intersection of the center lines of Highland Avenue and Center Avenue, thence from the said point of beginning along land now or late of Jacob Walter Prado, south 5 degrees 27 minutes west, 280 feet to a point in line of land of the Pennsylvania Railroad Company, thence along the same, south 68 degrees east 74 feet to a point thence south 73 degrees 34 minutes east, 13 feet to a point in line of land now or late of Richard L. Allen, et ux, thence along the same, north 5 degrees 27 minutes east, 300 feet more or less, to the center line of Highland Avenue, thence along the same, north 84 degrees 33 minutes west 75 feet to the place of beginning.

BEING THE SAME PREMISES which Bonefish, LLC, a Pennsylvania Limited Liability Company, by Deed dated 04/13/2005 and recorded 04/27/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6474, Page 1990, granted and conveyed unto Regina C. Bosch.

BEING KNOWN AS: 340 Highland Ave., Devon, PA 19333

PARCEL NO.: 55-2H-240

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Southwest, N.A. formerly known as Wachovia Mortgage FSB

VS

DEFENDANT: **REGINA C. BOSCH**

SALE ADDRESS: 340 Highland Ave., Devon, PA 19333

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-994-1137**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-727**

DEBT- **\$80,472.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02534 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 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
West Nottingham, Chester County, Pennsylvania
TAX PARCEL #68-06-0127.040

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **CLAUDIA L. DAVIS a/k/a CLAUDIA B. DAVIS and KENNETH J. DAVIS**

SALE ADDRESS: 175 W. Ridge Rd., Nottingham, PA `9362

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: **16-10-728**

DEBT- **\$326,833.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

Property situate in the East Nottingham Township, Chester
County, Pennsylvania
BLR #69-06-0067.450
PROPERTY ADDRESS: 424 Buttonwood Lane, Oxford,
PA
19363
IMPROVEMENTS: A residential dwelling.
SOLD AS THE PROPERTY OF: Joseh A. Jakubowski and
Cheri Marie Mathioudakis

PLAINTIFF: Pacific Union Financial LLC

VS

DEFENDANT: **JOSEPH A. JAKUBOWSI and CHERIE MARIE MATHIOUDAKIS**

SALE ADDRESS: 424 Buttonwood Lane, Oxford, PA 19363

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: **16-10-729**

DEBT- **\$154,842.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00840 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in North Coventry Township, Chester County, Pennsylvania, bounded, limited and described according to a survey thereof made by Ralph E. Shaner, Engineer, January 28, 1932, as follows, to wit:
TAX I.D #: 17-3D-113

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **DAVID G. MUSSER and VICKI L. MUSSER**

SALE ADDRESS: 157 East Main Street, Pottstown, Pennsylvania 19465

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: **16-10-730**

DEBT- **\$217,829.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-.00399 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon, situate in North Coventry Township, Chester County, Pennsylvania, bounded, limited and described according to a survey thereof made by Ralph E. Shaner, Engineer, January 28, 1932, as follows, to wit:
TAX I.D #: 16-2-97

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MATTIE E. GROVE a/k/a MATTIE GROVE**

SALE ADDRESS: 727 Coates Street, 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: **16-10-731**

DEBT- **\$404,209.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02481 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Goshen, County of Chester, and Commonwealth of Pennsylvania, described in accordance with a Final Plan of Hershey Mill, made for R.L. Freyberger Construction and Development Company by Yerkes Associates, Inc., dated June 22, 1972 and last revised August 7, 1972, and recorded in the Recorder of Deed Office in West Chester, Pennsylvania, in Plan Book 44, Page 39, as follows, to wit:

TAX I.D #: 5302J00950000

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VS

DEFENDANT: **NATHANIEL MOSES CROOK, JR., EXECUTOR OF THE ESTATE OF NATANIEL M. CROOK**

SALE ADDRESS: 1221 Foxglove Lane, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-732**

DEBT- **\$429,290.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07792 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 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 parcel of land situate in the Township of London Grove, County of Chester, Commonwealth of PA, bounded and described according to a Final Subdivision Plan of Briarlea made of Crossan-Raimato, Inc. Professional Land Surveyors, dated 11/22/2004, last revised 2/16/2005 and recorded in Chester County Recorder of Deeds Office as Plan No. 17790 as follows, to wit:

BEGINNING at a point of curve on the southerly side of Remington Way, a corner of Lot 36 on said Plan; thence extending from the beginning point along Remington Way on the arc of a circle curving to the left having a radius of 225.00 feet, the arc distance of 89.49 feet to a corner of Lot 34; thence extending along Lot 34 south 49 degrees 10 minutes 44 seconds east 139.45 feet to a corner of Open Space on said Plan; thence extending along Open Space south 50 degrees 14 minutes 58 seconds west, 145.09 feet to a corner of aforementioned lot 36; thence extending along lot 36, north 26 degrees 23 minutes 27 seconds west, 144.53 feet to the first mentioned point and place of beginning.

Being Lot 35 on said Plan.

BEING Parcel #59-8-144.37

BEING THE SAME PREMISES and NVR, Inc., a Virginia Corporation, trading as Ryan Homes, by Deed dated 12/15/06 and recorded 1/9/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7054, Page 53, and Instrument #10719209, granted and conveyed unto Victor F. Fabian and Dawn J. Fabian, husband and wife, in fee.

PLAINTIFF: JPMorgan Chase Bank, national Association

VS

DEFENDANT: **VICTOR F. FABIAN and DAWN J. FABIAN**

SALE ADDRESS: 24 Remington Way, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-733**

DEBT- **\$140,969.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04028 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

Property situated in Oxford Borough, Chester County,
Pennsylvania
BLR# 6-4-61
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **LOUIS THOMAS ALEXANDER, JR. and SARAH ALEXANDER**

SALE ADDRESS: 113 North 3rd Street, a/k/a Third Street, Oxford, PA 19363-1425

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: **16-10-734**

DEBT- **\$196,356.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2016-01003 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

Property situated in East Nottingham Township, Chester
County, Pennsylvania
BLR# 69-5-8
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Ditech Financial LLC f/k/a Green Tree Servicing LLC
VS

DEFENDANT: **ROBERT H. PORTER**

SALE ADDRESS: 2029 Hopewell Road, Oxford, PA 19363-4005

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: **16-10-735**

DEBT- **\$34,490.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04363 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

Property situated in the Chester County, Pennsylvania
BLR# 71-2-54
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Ally Bank

VS

DEFENDANT: **DAWN MARIE CIARROCCI and DANIEL EDWARD CIARROCHI**

SALE ADDRESS: 297 Church Road, Lincoln University, PA 19352-9364

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: **16-10-736**

DEBT- **\$169,865.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-04509 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN message and lot of land designated as No. 236 East Lincoln Highway, hereditaments and appurtenances, situate in the Second Ward of the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

FRONTING the south side of East Lincoln Highway, 16 feet and 8-1/2 inches and extending back southwardly between parallel straight lines of that breadth 240 feet to Harmony Street.

BOUNDED on the west by land now or late of Hannah W. Scott; on the east by land now or late of Louis A. Holton; on the south by said Harmony Street and on the north by East Lincoln Highway.

PARCEL NO. 1605 02510000

UPI 16-5-251

BEING the same premises which Pelco Enterprises, Inc., by Deed dated October 27, 2006 and recorded January 8, 2007 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 7052 Page 937 and Instrument Number 10718744, conveyed and granted unto Darius Green,

PLAINTIFF: U.S. bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset Backed Certificates, Series 2007-RP1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **DARIUS GREEN**

SALE ADDRESS: 236 East Lincoln Highway, 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: **16-10-737**

DEBT- **\$1,060,788.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04979 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN tract of piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Tredyffrin, County of Chester, State of Pennsylvania, bounded and described according to a plan for Valley Creek Farm, made by Chester Valley Engineers, Inc., Paoli, Pennsylvania, dated 5-28-1987 revised 7-29-1987 revised 9-2-1987 and recorded in Recorder of Deeds Office, Chester County, in Plan File No. 7462-64 and later revised 9-2-1987 as follows, to wit:

BEGINNING at a point on Tree Line Drive cul-de-sac, at a corner of Lot 5 on said Plan, thence extending along said Tree Line Drive cul-de-sac on the arc of a circle curving to the left having a radius of 70.00 feet an arc distance of 87.32 feet to a corner of Lot 3 as shown on a said Plan; thence extending along the said Lot 3, south 53 degrees 27 minutes 19 seconds east, 178.26 feet to a point a corner of lands now or late of George and Karen Beyer; thence extending along the said Beyer's land, south 26 degrees 46

minutes 10 second east, 145.02 feet to a point, thence extending south 61 degrees 59 minutes 6 seconds west, 310.19 feet to a point in the bed of Valley Creek; thence extending through the Same 3 following courses and distances
north 19 degrees 38 minutes 24 seconds west, 60.05 feet to a point
north 46 degrees 24 minutes 24 seconds west 26.20 feet to a point
south 80 degrees 4 minutes 56 seconds west, 70.04 feet to a point a corner of Lot #5, thence extending along said Lot 5, north 18 degrees 1 minute 2 seconds east, 309.034 feet to first mentioned point and place of beginning.

Being Lot 4 as shown on said Plan.

Title to said Premises vested in Gary P. Lyon and Andrea J. Lyon, husband and wife by Deed from Mark B. Greco and Faith A. Greco dated July 28, 1999 and recorded August 5, 1999 in the Chester County Recorder of Deeds in Book 4612, Page 750.

PLAINTIFF: Capital One, N.A.

VS

DEFENDANT: **GARY P. LYON a/k/a GARY LYON and ANDREA J. LYON a/k/a ANDREA LYON**

SALE ADDRESS: 1403 Tree Line Drive, Malvern, PA 19355

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: **16-10-738**

DEBT- **\$252,072.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10729 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon, erected, situate in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania

PLAINTIFF: Christiana Trust, a division of Wilmington Savings Fund Society, FSB, as Indenture Trustee, for the CSMC 2014-RPL3 Trust Mortgage-Backed Notes, Series 2014-RPL3, c/o Select Portfolio Servicing, Inc.

VS

DEFENDANT: **FRANKIE SANTIAGO and MARY D. SANTIAGO**

SALE ADDRESS: 128 Wilson Drive, Oxford, PA 19363

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: **16-10-739**

DEBT- **\$1,064.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08355 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the
Township of Caln, Chester County, Pennsylvania
TAX PARCEL NO. 39-5A-17
PROPERTY ADDRESS: 315 Astor Court, Caln Township,
Pennsylvania

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **WILLIAM H. GARVIN, IV**

SALE ADDRESS: 315 Astor Court, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-740**

DEBT- **\$1,462.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05974 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of land, situate in the
Township of East Fallowfield, County of Chester, Pennsylvania
TAX PARCEL NO. 47-6-39.20
PROPERTY ADDRESS: 385 Trotters Way, E. Fallowfield,
Pennsylvania

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **DANA NICOLE ARCARO**

SALE ADDRESS: 385 Trotters Way, E. Fallowfield, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ.,**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-741**

DEBT- **\$1,705,27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01924 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN tract of land together with the improvements thereon erected, hereditaments and appurtenances, situate on the south side of Franklin Avenue in Valley Township, Chester County, Pennsylvania
TAX PARCEL NO. 38-2-84.1
PROPERTY ADDRESS: 90 St. George Street, Coatesville, Pennsylvania 19320

PLAINTIFF: Township of Valley

VS

DEFENDANT: **WILLIAM SCHMIDT and ALBERTA SCHMIDT**

SALE ADDRESS: 90 St. George Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-742**

DEBT- **\$169,922.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03762 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground, situate in Valley Township, Chester County, Pennsylvania, bounded and described according to a Record Plan for Valley Crossing made by Medveszky Associates, Ltd., Land Planners and Engineers, Exton, PA, dated 9/21/1988 and last revised 7/28/1993 and recorded in Chester County 6/21/1994 as Plan #12542, as follows, to wit:

BEGINNING at a point on the northerly right of way line of Jenville Court, and said point being the mutual corner of Lot #4 and Lot #5 (the herein described lot) thence leaving said beginning point and passing through a utility and access easement and along Lot #4, north 59 degrees 53 minutes 29 seconds west 156.78 feet to a point in line of lands of others, thence along said lands of others, north 69 degrees 59 minutes 30 seconds east 97.35 feet to a point, a corner of Lot #6 thence along Lot #6, and passing through a utility

and access easement, the two following courses and distances, (1) south 19 degrees 53 minutes 28 seconds east 70.00 feet and (2) south 39 degrees 14 minutes 71 seconds east 52.52 feet to a point on the northerly right of way line of Jenville Court, thence along said right of way line on the arc of a circle curving to the left, having a radius of 102.00 feet the arc distance of 14.01 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #5 as shown on said Plan.

Being UPI #38-4-24

BEING THE SAME PREMISES which Amy A. McCoy by Deed dated 07/26/2004 and recorded 08/24/2004 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6260, Page 1727, granted and conveyed unto Michael A. Gallahan and Kristin M. Gallahan, husband and wife.

PLAINTIFF: The bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2004-7

VS

DEFENDANT: **MICHAEL A. GALLAHAN and KRISTIN M. GALLAHAN**

SALE ADDRESS: 341 Jenville Place assessed as 341 Jenville Court, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-743**

DEBT- **\$128,461.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09898 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

Property situate in the Coatesville City, Chester County,
Pennsylvania
BLR#16-8-1.4
IMPROVEMENTS thereon: Residential Dwelling

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

DEFENDANT: **BERTHA HAMILTON a/k/a BERTHA M. HUNT, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CHARLES HUNT a/k/a CHARLES H. HUNT, a/k/a CHARLES HERBERT HUNT; PARTNERS FOR PAYMENT RELIEF DE III, LLC – ALBERT M. SARDELLA, ESQ. IN HIS CAPACITY AS EXECTOR OF THE ESTATE OF DONALD L. HUNT DECEASED HEIR OF CHARLES HUNT a/k/a CHARLES H. HUNT a/k/a CHARLES HERBER HUNT, DECEASED, DANA K. HUNT a/k/a DANA HUNT, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DONALD L. HUNT DECEASED HEIR OF CHARLES HUNT a/k/a CHARLES H. HUNT a/k/a CHARLES HERBERT HUNT, DECEASED TYLER HUNT, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF DONALD L. HUNT DECEASED HEIR OF CHARLES HUNT a/k/a CHARLES H. HUNT a/k/a CHARLES HERBER HUNT, DECEASED, DESTINY ADAMS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DONALD L. HUNT DECEASED HEIR OF CHARLES HUNT a/k/a CHARLES H. HUNT a/k/a CHARLES HERBERT HUNT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES HUNT a/k/a CHARLES HUNT a/k/a CHARLES H. HUNT a/k/a CHARLES HERBERT HUNT, DECEASED**

SALE ADDRESS: 801 Charles Street, Coatesville, PA 19320-2918

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: **16-10-744**

DEBT- **\$293,472.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10673 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

Property situated in Upper Uwchlan Township, Chester
County, Pennsylvania
TAX PARCEL #32-003-0074.0200
IMPROVEMENTS: A Residential Dwelling
SOLD AS THE PROPERTY OF; Hans Von Essen

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **HANS VON ESSEN**

SALE ADDRESS: 331 Moore Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-745**

DEBT- **\$261,891.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11893 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

Property situated in Borough of Phoenixville
TAX PARCEL #15-004-0024.0200
IMPROVEMENTS: A residential dwelling
SOLD AS THE PROPERTY OF; Elizany Costa Rodriques,
as Administratrix to the Estate of Amilton Rodriques, Deceased

PLAINTIFF: The Bank of New York Mellon fka The bank of New York, as Trustee (CWALT 2005-01CB)

VS

DEFENDANT: **ELIZANY COSTA RODRIQUES AS ADMINISTRATRIX TO THE ESTATE OF AMILTON RODRIQUES, DECEASED**

SALE ADDRESS: 596 Taylor Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-746**

DEBT- **\$70,969.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02517 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

Property situated in Phoenixville Borough
BLR #15-10-33
IMPROVEMENTS thereon: Residential Dwelling

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

DEFENDANT: **JIMMY ODELL EVANS, JR. a/k/a JIMMY O. EVANS, JR.**

SALE ADDRESS: 35 East Walnut Street, Phoenixville, PA 19460-3518

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: **16-10-747**

DEBT- **\$128,702.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03692 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

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

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

Property situated in East Goshen Township, Chester
County, Pennsylvania
BLR #53-6-709
IMPROVEMENTS thereon: Residential Dwelling

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

DEFENDANT: **RENEE E. BOONE**

SALE ADDRESS: 2819 Eagle Road, West Chester, PA 19382-6326

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