

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, September 15, 2016 @ 11 AM

### ADDENDUM

#### CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 15th day of September, 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, SEPTEMBER 15, 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, OCTOBER 17, 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: **14-4-350**

DEBT- **\$5,275.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05316 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, April 17, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 19, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece, parcel of land together with the dwelling house, garage and trailer erected thereon, being Lot 1 as shown on Plan of Ziegler's Lots in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania.  
TAX Parcel No.13-5-1

PLAINTIFF: Municipal Authority of Borough of Elverson  
VS

DEFENDANT: **CHARLES H. ZIEGLER**

SALE ADDRESS: 21 S. Brick Lane, Elverson, Pennsylvania 19520

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$264,429.00**

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

## Thursday, July 16, 2015

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

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

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

PLAINTIFF: Reverse Mortgage Solutions, Inc.  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$330,533.78**

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

## Thursday, September 17, 2015

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

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

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

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

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

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

TAX ID: 42-4-349

BEING the same property conveyed to Nathaniel L.

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

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

PLAINTIFF: Generation Mortgage Company  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-11-835**

DEBT- **\$57,989.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04278 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, November 19, 2015

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

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

ALL THAT CERTAIN lot or piece of land with the hereditaments and appurtenances, thereon, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land for George Mitchell, Bellevue Park, made by Berger & Hayes, Inc., Consulting Engineers and Surveyors, dated 3/10/1968 and last revised 10/23/1971 as follows, to wit:

BEGINNING at a point of intersection of the title line in the bed of Chestnut Hill Road, with the northerly side of Seventh Avenue (40 feet wide) (as shown on said Plan); thence extending from said beginning point along the northerly side of Seventh Avenue, south 78 degrees 31 minutes west crossing the easterly side of Chestnut Hill Road and also crossing an 18 inch R.C.P. storm sewer, 108.33 feet to a point; thence extending north 11 degrees 29 minutes west, through the bed of a 15 feet wide storm sewer easement, 150 feet to a point in the bed of a 15 feet wide sewage ease-

ment; thence extending north 78 degrees 31 minutes east through the bed of said 15 feet wide sewage easement and crossing over a sewer line (as shown on said plan), 137.09 feet to a point on the title line in the bed of Chestnut Hill Road; thence extending along same south 00 degrees 37 minutes 40 seconds east, recrossing said sewer line 152.73 feet to the first mentioned point and place of beginning.

BEING Lot #11 as shown on said Plan.

BEING the same premises which Donna Echorst, by Deed dated March 14, 1988 and recorded March 30, 1988 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1092 Page 464, granted and conveyed unto Lewis E., Powell, Jr.

BEING KNOWN AS: 703 7<sup>th</sup> Avenue, Parkesburg, PA 19365

PARCEL No.: 8-5-334.13

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc.  
VS

DEFENDANT: **GAIL E. SILVERSTEIN-POWELL, IN HER CAPACITY AS HEIR OF THE ESTATE OF LEWIS E. POWELL, JR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEWIS E. POWELL, JR., DECEASED**

SALE ADDRESS: 703 7th Avenue, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$25,720.38**

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

# Thursday, February 18, 2016

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

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

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

TAX Parcel No. 13-4-91

PLAINTIFF: Municipal Authority of the Borough of Elverson

VS

DEFENDANT: **ELIZABETH M. YOUNG**

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$304,747.79**

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

## Thursday, March 17, 2016

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

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

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

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

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

BEING Lot No. 31 on said Plan.

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

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

PARCEL No.: 38-2-433

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MICHAEL P. LABRANCHE**

SALE ADDRESS: 112 Arianna Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$174,593.75**

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

## Thursday, March 17, 2016

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

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

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

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

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

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

PARCEL No.: 26-2-226

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$173,430.70**

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

## Thursday, March 17, 2016

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

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

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

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

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

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

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

PARCEL # 16-6-175

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

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

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

VS

DEFENDANT: **VANCE L. BROWN**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$222,828.74**

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

# Thursday, March 17, 2016

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

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

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

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

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

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

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

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-3-202**

DEBT- **\$823,524.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-05089 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, March 17, 2016

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

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

PROPERTY situate in West Pikeland Township  
TAX Parcel #34-4-260  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **TRACY E. BEAVER-McKEON and MICHAEL McKEON**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$233,578.64**

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

## Thursday, April 21, 2016

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

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

### PREMISES A

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

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

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

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

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

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

### PREMISES B

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

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

PLAINTIFF: Bank of America, N.A.

VS

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

SALE ADDRESS: 110 Center Street, Toughkenamon, PA 19374

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$233,578.64**

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

## Thursday, April 21, 2016

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

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

minutes east, 111.3 feet to place of beginning.

PREMISES C

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

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

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

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

BEING known as: 110 Center Street, Toughkenamon, PA

19374

PARCEL No.: 60-1-109

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A.

VS

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

SALE ADDRESS: 110 Center Street, Toughkenamon, PA 19374

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$938,752.91**

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

## Thursday, April 21, 2016

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

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

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

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

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

CONTAINING 2.633 acres more or less.

BIENG Lot #12 on said Plan.

CHESTER County Tax Parcel #41-4-34.

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

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

VS

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

SALE ADDRESS: 633 Jeffers Circle, Exton, PA

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **324,493.14**

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

## Thursday, April 21, 2016

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

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

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

PLAINTIFF: Carrington Mortgage Services, LLC  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-5-324**

DEBT- **\$146,392.36**

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

## Thursday, May 19, 2016

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

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

PROPERTY situate in the West Pikeland Township, Chester  
County, Pennsylvania  
BLR# 34-3G-18  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-5-331**

DEBT- **\$157,703.14**

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

## Thursday, May 19, 2016

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

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

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

PLAINTIFF: Sun East FCU

VS

DEFENDANT: **ALICE KIIRU**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$389,975.06**

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

## Thursday, May 19, 2016

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

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

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

PLAINTIFF: PNC Bank, National Association  
VS

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$246,977.78**

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

## Thursday, May 19, 2016

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

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

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

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

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **TERENCE H. NIXON**

SALE ADDRESS: 4201 Church Road, Parkesburg, Pennsylvania 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$268,605.02**

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

## Thursday, May 19, 2016

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

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

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

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

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

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

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

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

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

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

BEING UPI Number 13-4-38

PARCEL No.: 13-4-38

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheritt's Sale of Real Estate

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

DEBT- **\$388,530.26**

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

# Thursday, May 19, 2016

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

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

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

TAX I.D. #:26-2-123

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

DEFENDANT: **JOHN J. MASSARO**

SALE ADDRESS: 20 Nancy Lane, Phoenixville, Pennsylvania 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$311,735.47**

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

## Thursday, May 19, 2016

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

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

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

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

VS

DEFENDANT: **EVELYN SIMMONS**

SALE ADDRESS: 53 Lamberts Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **16-5-379**

DEBT- **\$371,227.28**

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

## Thursday, May 19, 2016

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

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

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

TAX I.D. #: 470501025800

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$83,829.15**

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

## Thursday, May 19, 2016

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

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-5-387**

DEBT- **\$1,640,461.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05343 DIRECTED TO CAROLYN B. WELSH, SHERIFF  
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,  
PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 19, 2016

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

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

PROPERTY situate in the Easttown Township, Chester  
County, Pennsylvania  
BLR# 55-3-51  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JOHN J. COOLEEN and MARY CECILLIA COOLEEN a/k/a MARY CECILIA  
COOLEEN**

SALE ADDRESS: 418 South Waterloo Road, Devon, PA 19333-1615

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$177,066.33**

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

## Thursday, May 19, 2016

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

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

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

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

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

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

PARCEL No.: 52-2-103

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-5-404**

DEBT- **\$406,695.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03426 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 19, 2016

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

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

ALL THAT CERTAIN lot of land situate in Township of  
Warwick, Chester County, Pennsylvania  
TAX Parcel No.: 19-02-0027

PLAINTIFF: U.S. Bank, National Association, as Trustee for Structured Asset Securities Corporation,  
Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC10

VS

DEFENDANT: **JULIUS HORVATH and KRISTINA HORVATH**

SALE ADDRESS: 2511 Saint Peters Road, Pottstown, PA 19465

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: **16-6-413**

DEBT- **\$141,498.20**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00034 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 16, 2016

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

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

PROPERTY situate in the Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-6E-38  
Improvements thereon: residential dwelling.

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

DEFENDANT: **JANE H. TATE a/k/a JANE HARRINGTON TATE**

SALE ADDRESS: 474 Walker Road, Wayne , PA 19087-1418

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7100**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-6-428**

DEBT- **\$119,728.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2012-12388 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 16, 2016

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

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

Property situate in the Downingtown Borough, Chester  
County, Pennsylvania  
BLR# 11-7-30.45

PLAINTIFF: Bayview Loan Servicing LLC

VS

DEFENDANT: **BRENDA ANGELINI**

SALE ADDRESS: 335 Mary Street, Downingtown, PA 19335-2517

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-6-436**

DEBT- **\$131,652.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09234 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 16, 2016

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, known as 202 S & K Street, situate in the First Ward of the Borough of Spring City County of Chester and State of Pennsylvania, bounded and described according to a survey made March 22nd, 1948 by Earl R. Ewing, Registered Surveyor, as follows, to wit:

BEGINNING at a spike in the centerline of S & K Street, being forty six and thirty seven hundredths feet southeasterly from a spike marking the intersection of the centerlines of S & K Street and Poplar Street; thence along the centerline of S & K Street south 17 degrees 57 minutes east thirty one and sixty six hundredths feet to a spike, a corner of other lands of the grantor; thence along the same the three following courses and distances south 73 degrees 09 minutes west one hundred sixty three and thirty six hundredths feet to a pipe north 17 degrees 57 minutes west thirty three and fifty three hundredths feet to an iron pin; north 75 degrees 01 minute east sev-

enty and sixty six hundredths feet to the rear wall of the twin house; thence still along other lands of the grantor through a partition wall dividing the twin dwelling north 72 degrees 53 minutes east ninety two and seventy seven hundredths feet to the place of beginning.

COUNTY Parcel Number 14-4-529

BEING the same premises which Patricia A. Palka, formerly known as Patricia A. Stubits, by Deed dated December 21, 2009 and recorded January 6, 2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7842, Page 343, granted and conveyed unto Justin A. Meisten, as sole owner.

BEING known as: 202 S and K Street, Spring City, PA 19475

PARCEL No.: 14-4-529

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **JUSTIN A. MEISTEN**

SALE ADDRESS: 202 S and K Street, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **16-6-462**

DEBT- **\$452,998.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00750 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 16, 2016

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Londonderry, County of Chester and Commonwealth of Pennsylvania, described, according to a plan for "Mindy Acres" made by Spotts, Stevens and McCoy, Inc. Wyomissing, PA, dated 11-15-1995 last revised 8-7-1996 and recorded as Plan File #13633, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Daleville Road T-366, a corner of Lot 4 on said Plan, thence extending along said side of Lot 4 south 10 degrees 18 minutes 50 seconds west 250.00 feet to a point and corner of Lot 6 on said Plan, thence extending along said side of Lot 6, south 78 degrees 12 minutes 11 seconds west 188.48 feet to a point on the southeasterly side of Derry Manor Drive, thence extending along said side of Derry Manor the following (2) courses and distances {1} north 11 degrees 47 minutes 49 seconds east 225.71 feet to a point of curve (2) along the arc distance of circle to the right having a radius of 20.00 feet the arc distance of 30.90 feet to a point on the southerly side of Daleville Road T-366 thence extending along said side of Daleville Road T-366 south 79 degrees 41 minutes 10 seconds east 162.58 feet to the first mentioned point and place of beginning.

BEING Lot 5 on said Plan.

PREMSES being: 101 Daleville Road, Cochranville, PA 19330

PARCEL No. 46-2-146

BEING the same premises which Mindy Acres, Inc. by Deed dated October 30, 1998 and recorded January 6, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4485 Page 2171, granted and conveyed unto Bernardo Delellis, Jr. and Andrea M. Delellis.

PLAINTIFF: Ocwen Loan Servicing LLC

VS

DEFENDANT: **BERNARDO DELELLIS, JR. and ANDREA M. DELELLIS**

SALE ADDRESS: 101 Daleville Road, Cochranville, PA 19330

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: **16-6-471**

DEBT- **\$27,821.58**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09917 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 16, 2016

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

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

PROPERTY situate in City of Coatesville  
TAX Parcel #16-09-0110  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: First Niagara Bank, N.A. S/B/M to Harleysville National Bank and Trust Company S/B/M to Willow Grove Bank

VS

DEFENDANT: **KATHRYN F. DUCA**

SALE ADDRESS: 7 West 6th 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: **16-6-473**

DEBT- **\$233,414.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10056 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 16, 2016

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

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

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

SITUATE in the Township of Newlin, County of Chester and State of Pennsylvania, bounded and described according to a survey by Benchmark Engineering, Inc., Reading, Pennsylvania of "Wheatland Villa Farms" Section 1, dated May 24, 1974 as follows, to wit:

BEGINNING at a point of tangent on the northerly side of Township Road measured on the arc of a circle curving to the right with a radius of 157.08 feet from a point of tangent on the westerly side of Young Drive; thence from the point and place of beginning and extending along Young Drive south 74 degrees 06 minutes 10 seconds west 200 feet to a point; thence leaving Young Drive and extending north 15 degrees 53 minutes 50 seconds west 200 feet to a point, a corner of Lot 24; thence along the same north 74 degrees 06 minutes 10 seconds east 300 feet to a point on the west side of Young Drive; thence along the same south 15 degrees 53 minutes 50 seconds east 100 feet to a point of tangent; thence on the arc of a circle curving to the right with a radius of 157.08 feet to the point and place of beginning.

BEING Lot #23 on said survey.

PARCEL No. 49-1-83

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **MARIA T. HARRIS and TODD E. HARRIS**

SALE ADDRESS: 1113 Laurel Road, Coatesville, PA 19320-5229

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-6-476**

DEBT- **\$386,666.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06816 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 16, 2016

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

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, and described according to a draft of Lot No. 17 on Plan of "Thistle Downs", said Plan made by Howard F. Ranck, Registered Surveyor dated December 5, 1964, as follows, to wit:

BEGINNING at a point on the northeasterly side of Keller Way (40 feet wide) at the distance of 926.00 feet eastwardly from a point in Didworth Road, said point of beginning also being a corner of Lot No. 16; thence extending along Lot No. 16; thence extending along Lot No. 16, north 29 degrees 11 minutes east 227.80 feet to an iron pin in line of land of East Brandywine Elementary School; thence extending along the last mentioned land north 87 degrees 13 minutes east 294.00 feet to a marble stone in line of land now or late of Moore; thence extending along the last mentioned land south 12 degrees 05 minutes west 185.00 feet to an iron pin, a corner of Lot

No. 18; thence extending along Lot No. 18 south 66 degrees 32 minutes west 287.60 feet to an iron pin on the northeasterly side of Keller Way, aforesaid; thence extending northwestwardly along the said side of Keller Way on the arc of a circle curving to the left having a radius of 140 feet the arc distance of 135.00 feet (the chord of said arc bearing north 50 degrees 39 minutes west), 130.82 feet) to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on the above mentioned plan.

BEING UPI Number 30-05-0043.0400

PARCEL No.: 30-05-0043.0400

BEING known as: 16 Keller Way, Downingtown, PA 19335

BEING the same property conveyed to William Vandurme and Alicia Vandurme, husband and wife, tenants by the entireties, who acquired title by virtue of a Deed from William Vandurme, dated March 9, 2005, recorded April 6, 2005, in the Chester County Clerk's/Register's Office in Deed Book 6454, Page 1190.

PLAINTIFF: U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3

VS

DEFENDANT: **WILLIAM VANDURME**

SALE ADDRESS: 16 Keller Way, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-6-484**

DEBT- **\$236,733.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09918 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 16, 2016

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

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

PROPERTY situate in West Bradford Township  
TAX Parcel #50-05-0082  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association  
VS

DEFENDANT: **MIKE G. WILLIAMSON a/k/a MICHAEL WILLIAMSON**

SALE ADDRESS: 1208 Marshallton Thorndale 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: **16-7-489**

DEBT- **\$75,503.85**

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

## Thursday, July 21, 2016

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

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

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

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

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

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

BEING UPI Number 50-6A-45

PARCEL No.: 50-6A-45

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

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

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LINDA M. CAMPBELL**

SALE ADDRESS: 1103 New Hampshire Lane, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-490**

DEBT- **\$106,274.97**

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

## Thursday, July 21, 2016

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-493**

DEBT- **\$1,774.62**

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

## Thursday, July 21, 2016

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

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

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

PLAINTIFF: Penn Township

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$1,588.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06647 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, July 21, 2016

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

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

ALL THAT CERTAIN tract or lot or piece of land, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania.  
TAX Parcel No. 39-3R-175

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **MARIA B. SAGE**

SALE ADDRESS: 354 Andrew Road, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$329,047.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09440 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, July 21, 2016

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

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

ALL THAT CERTAIN lot of land situate in Easttown  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 55-03J-0079.0000

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

VS

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

SALE ADDRESS: 139 Chester Road, Devon, PA 19333

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-503**

DEBT- **\$224,081.11**

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

## Thursday, July 21, 2016

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

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

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

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

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

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

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

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

PARCEL No.: 39-4-648

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 2745 Shelburne Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-507**

DEBT- **\$726,219.79**

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

## Thursday, July 21, 2016

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$231,595.77**

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

## Thursday, July 21, 2016

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

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

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

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

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **PATRICIA HOUSER MAHAFFEY**

SALE ADDRESS: 468 Bala Terrace East, West Whiteland Township, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-512**

DEBT- **\$501,559.51**

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

## Thursday, July 21, 2016

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

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

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

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

VS

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

SALE ADDRESS: 174 Hillside Circle, East Nottingham Township, PA 19362

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-513**

DEBT- **\$128,849.74**

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

## Thursday, July 21, 2016

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

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

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

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

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

BEING UPI# 15-13-57

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

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **LINDA POULTON**

SALE ADDRESS: 142 Buchanan Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$97,584.56**

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

## Thursday, July 21, 2016

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

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

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

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

CONTAINING 1.468 acres more or less

BEING Lot 1 on said Plan

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

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

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

VS

DEFENDANT: **STEPHANIE D. ROSS**

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **16-7-519**

DEBT- **\$361,900.99**

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

## Thursday, July 21, 2016

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

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

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

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

BEING Lot #4 as shown on said Plan.

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

PARCEL No.28-5-209

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

VS

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

SALE ADDRESS: 107 Durham Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-520**

DEBT- **\$533,547.31**

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

## Thursday, July 21, 2016

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

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

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

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

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

BEING Lot No. 7 as shown on said Plan.

BEING Parcel No. 55-05-0055.02G

UPI 55-5-55.2G

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

PLAINTIFF: Penn Liberty Bank

VS

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

SALE ADDRESS: 909 Castlehill Lane, Devon, PA 19333

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-521**

DEBT- **\$82,044.53**

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

## Thursday, July 21, 2016

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

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

ALL THAT CERTAIN message or tract of ground situated in Sadsbury Township, Chester County, Pennsylvania, bounded and described particularly according to a plan for Lewis J. Prelop made by Edgar Laub, registered surveyor, dated 8/4/79, last revised 12/21/77 and recorded as Plan No. 1519, as follows:

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

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

BEING Lot B as shown on said Plan.

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

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

BEING Tax Parcel #37-1-33.1A

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

VS

DEFENDANT: **JOHN D. HANAWAY**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$464,464.25**

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

## Thursday, July 21, 2016

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

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

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

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

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

BEING Lot No. 11 as shown on said Plan.

BEING UPI #53-1-34

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

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

PARCEL No.: 53-1-34

IMPROVEMENTS: Residential property

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAWN LEIBOWITZ**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-525**

DEBT- **\$149,507.56**

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

## Thursday, July 21, 2016

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

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

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

PLAINTIFF: M&T Bank  
VS

DEFENDANT: **DOROTHY N. CONNOLLY and FREDERICK P. MRAZ**  
SALE ADDRESS: 9 Woodchuck Way Lot 9, Kennett Square, PA 19348  
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-526**

DEBT- **\$189,130.83**

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

## Thursday, July 21, 2016

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

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-528**

DEBT- **\$271,677.70**

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

## Thursday, July 21, 2016

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

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

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

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

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

BEING Lot No. 3 on said Plan.

BEING Parcel No. 32-3-62.3

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

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

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

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **BRIAN MEENAN**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-532**

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

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

## Thursday, July 21, 2016

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

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

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

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

BEING Lot #2 on said Plan.

BEING UPI No. 43-3-42.1

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **16-7-533**

DEBT- **\$194,328.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11856 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, July 21, 2016

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

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

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

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-538**

DEBT- **\$50,899.58**

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

## Thursday, July 21, 2016

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$376,237.19**

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

## Thursday, July 21, 2016

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

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

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

PLAINTIFF: Santander Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-541**

DEBT- **\$160,808.27**

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

## Thursday, July 21, 2016

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

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

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

BEING County Parcel Number 42-7-15.7.

BEING Lot No. 6.

BEING known and designated as 1049 King Road.

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$171,780.73**

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

## Thursday, July 21, 2016

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

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

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

PLAINTIFF: Mtglg Investors, L.P.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-544**

DEBT- **\$304,555.84**

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

## Thursday, July 21, 2016

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

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

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

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

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

CONTAINING 4,950 square feet more or less.

BEING Lot No. 256 on said Plan

PARCEL Number 58-03-0325

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

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

PARCEL No.: 58-3-325

IMPROVEMENTS: Residential property.

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **THOMAS LITTLETON and JANELLEN LITTLETON**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-552**

DEBT- **\$213,183.07**

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

## Thursday, July 21, 2016

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-7-560**

DEBT- **\$319,184.69**

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

## Thursday, July 21, 2016

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **16-7-561**

DEBT- **\$183,457.82**

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

## Thursday, July 21, 2016

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

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

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

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

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

UPI No. 57-4-85.8C

PARCEL No. 57-04-0085.08C

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

IMPROVEMENTS: residential dwelling

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$257,371.98**

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

## Thursday, July 21, 2016

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

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

PROPERTY situate in West Bradford Township, Chester  
County, Pennsylvania  
BLR# 5005A005200  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **ANDREW BACCILE**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$676,276.23**

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

## Thursday, July 21, 2016

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$126,722.00**

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

# Thursday, August 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land, together with the dwelling erected thereon, situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

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

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

Tax ID #: 16-6-542

BLR# 16-6-542

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

PLAINTIFF: Residential Credit Solutions.

VS

DEFENDANT: **TAISHA LUWANA BOYER**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-8-602**

DEBT- **\$297,917.91**

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

# Thursday, August 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or land situate in Londonderry  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 46-4-38.20

PLAINTIFF: Ditech Financial, LLC

VS

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

SALE ADDRESS: 220 Baker Road, Cochranville, PA 19330

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$179,818.95**

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

# Thursday, August 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

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

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

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

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

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

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

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

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

BEING Chester County Tax Parcel No. 72-5-8.1  
BLR# 72-5-8.1A

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$193,003.19**

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

# Thursday, August 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: SDC SMKOZ, LLC

VS

DEFENDANT: **D. CRAIG GOODMAN**

SALE ADDRESS: 1460 Harvey Lane, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **16-8-614**

DEBT- **\$125,914.85**

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

# Thursday, August 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$496,498.37**

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

# Thursday, August 18, 2016

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

BEING Lot #3 as shown on said Plan.

CONTAINING 1.001 acres, more or less.

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

SALE ADDRESS: 1701 Paoli Pike, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF