

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, October 20, 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 20th day of October, 2016 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, OCTOBER 20, 2016 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, NOVEMBER 21, 2016 DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

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

DEBT- **\$4,701.51**

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

Thursday, March 19, 2015

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

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

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

TAX Parcel No. 67-4-88

DOCKET No. 12-09826

PLAINTIFF: Westtown Township

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$3,157.01**

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

Thursday May 21, 2015

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

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

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

PLAINTIFF: Township of Valley

VS

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

SALE ADDRESS: 905 Lafayette Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **15-10-776**

DEBT- **\$764,116.19**

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

Thursday, October 15, 2015

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

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

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania.

PARCEL No.: 34-1-1.3

THE improvements thereon are: residential dwelling

PLAINTIFF: REV Asset Acquisition, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,329.01**

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

Thursday, November 19, 2015

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

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

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

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **CHARISSE A. LAFFERTY**

SALE ADDRESS: 1305 Oak Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-1-9**

DEBT- **\$153,963.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-02643 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 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, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No. 11-02643
OWNERS of property situate in the Township of East
Bradford, Chester County, Pennsylvania, being 833 Brandywine
Road, Downingtown, East Bradford Township, Pennsylvania 19335
UPI No. 51-2-107.1
IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: Estate of Sarah P. DeLiberty
VS

DEFENDANT: **STEPHEN A. D'ALESSANDRO**

SALE ADDRESS: 833 Brandywine Road, Downingtown, East Bradford Township, Chester County
Pennsylvania 19335

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT III, ESQ., 610-436-9300**

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: **16-1-25**

DEBT- **\$127,593.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07327 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 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, February 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO (2) CERTAIN messuages, tenements and tracts of land, with the buildings and improvements thereon erected, situate in Elk Township, Chester County, Pennsylvania, bounded and described as follows:

TRACT #1 – Beginning at a stake in the west side of a public road in a line of land formerly of William Anderson, now Frank Carr; thence by the same south 26 1/2 degrees east 25.8 perches to a stake; thence by land now or late of Carleton Abernathy, south 74 degrees west 57.3 perches to a stake in line of land now or late of William T. Scott; thence by the same north 9 1/4 degrees east 46.3 perches to a stake in said line; thence by land now or late of Maurice Hickey south 82 1/2 degrees east 35.7 perches to a stake; the place of beginning.

CONTAINING 9 3/4 acres, more or less.

TRACT #2 – Beginning at a stone on the westerly side of an unimproved dirt road leading to Hickory Hill; thence leaving said road and by land of Raymond R. Lindsey, et ux, south 70 1/2 degrees west 100 feet to a point; thence by the same north 25 1/2 degrees west 75.09 feet to a point in line of other land of Andrew J. Maze; thence by the same north 70 1/2 degrees east 100 feet to a point in the westerly side of the first mentioned road; thence along said road south 25 1/2 degrees east 75.09 feet to the first mentioned point and place of beginning.

CONTAINING 7,590 square feet of lane, more or less.

BEING known as 1003 Kings Row Road, Oxford, PA 19363

PLAINTIFF: Presbyterian Homes, Inc., d/b/a Ware Presbyterian Village
VS

DEFENDANT: **BETTY LEE EVANS, B. DOUGLAS EVANS and JOSEPH M. EVANS, III**

SALE ADDRESS: 1003 Kings Row Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SCOTT A. DIETTERICK, ESQ., 717-533-3280**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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

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

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

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

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

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

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

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

PREMISES B

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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

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

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

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

CONTAINING 185.32 acres more or less.

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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

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

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

TAX ID/Parcel No. 31-4-73.1

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

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

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

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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

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

Pennsylvania limited partnership, in fee.

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

PREMISES A

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

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

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

PREMISES B

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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

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

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

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

PREMISES C

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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

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

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

BEING Parcel #1 on the above-mentioned Plan.

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

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

Przyuski, et ux and from land of the aforesaid E.A. Melo, et ux.

BEING Parcel # 1 on said Plan.

PREMISES D

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, March 17, 2016

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

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

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

point; (4) north 10 degrees 08 minutes west 377.17 feet to an iron pipe found; and (5) north 83 degrees 47 minutes west, crossing an existing iron pipe found on the east side heretofore mentioned Devereux Road, for a distance of 548.60 feet to a point in or near the middle of said public road; thence extending along in the middle of Devereux Road, north 06 degrees 16 minutes east, for a distance of 567.47 feet to the first mentioned spike and place of beginning.

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

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

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

PLAINTIFF: The Bancorp Bank
VS

DEFENDANT: **VALHALLA BRANDYWINE PARTNERS, LP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$274,416.80**

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

Thursday, April 21, 2016

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

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

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

PLAINTIFF: Carrington Mortgage Services LLC
VS

DEFENDANT: **DONA SELLMAN and TIMOTHY SELLMAN**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$351,283.14**

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

Thursday, April 21, 2016

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

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

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

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

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

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

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

THENCE extending on the arc of a circle curving to the

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

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

BEING Lot 62W on said Plan.

PARCEL No.: 39-4-464

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

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

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

VS

DEFENDANT: **CHARLES NEAL and SHARIE NEAL**

SALE ADDRESS: 2885 Westerham Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$233,578.64**

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

Thursday, April 21, 2016

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

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

PREMISES A

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

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

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

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

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

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

PREMISES B

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

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

PLAINTIFF: Bank of America, N.A.

VS

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

SALE ADDRESS: 110 Center Street, Toughkenamon, PA 19374

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$233,578.64**

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

Thursday, April 21, 2016

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

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

minutes east, 111.3 feet to place of beginning.

PREMISES C

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

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

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

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

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

PARCEL No.: 60-1-109

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A.

VS

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

SALE ADDRESS: 110 Center Street, Toughkenamon, PA 19374

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-4-263**

DEBT- **404,279.37**

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

Thursday, April 21, 2016

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

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

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

PLAINTIFF: LSF8 Master Participation Trust

VS

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

SALE ADDRESS: 1553 Fisherville Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$316,510.73**

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

Thursday, April 21, 2016

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

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

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

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **GEORGE DESEMBERG**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$379,599.15**

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

Thursday, April 21, 2016

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

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

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

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

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

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

BEING Lot 5 on said Plan.

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

PARCEL No. 57-07-0014.01E

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-321**

DEBT- **\$37,701.86**

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

Thursday, May 19, 2016

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

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

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

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

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

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

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

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

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

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

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

VS

DEFENDANT: **ELIGIO BONELLI**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA 19355

PLAINTIFF ATTORNEY: **ANDREW MARLEY, 215-572-8111**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-5-405**

DEBT- **\$248,004.65**

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

Thursday, May 19, 2016

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the City of Coatesville, County of Chester and Commonwealth of PA, bounded and described according to a plan of Millview, Subdivision Plan of Property of Coatesville Communities Corporation, made by G.D. Houtman and Son Inc., Civil Engineers and land surveyors, Media, PA, dated 11/02/1998, last revised 11/28/2001 and recorded as Plan No. 16144 as follows, to wit:

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

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

BEING Lot No. 63 on said Plan.

BEING UPI #16-04-0343.0000

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

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: **16-6-418**

DEBT- **\$424,701.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-00756 DIRECTED TO CAROLYN B. 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 Willistown Township, Chester
County, Pennsylvania
BLR # 54-3-248
Improvements thereon: residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

DEFENDANT: **MICHAEL M. ROSATO and ANN V. ROSATO**

SALE ADDRESS: 10 Creek Road, Malvern, PA 19355-2904

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: **16-6-419**

DEBT- **\$167,418.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00131 DIRECTED TO CAROLYN B. 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 and tract of land situate in the Township of Caln, County of Chester and State of Pennsylvania, which is more fully described as follows:

BEGINNING at the southeastern corner of Building Group #5, said point being measured the following 2 courses and instances from the intersection of the center line of the western leg of Essex Street and the southern leg of Essex Street: (1) north 2 degrees 7 minutes 45 seconds west, 166.53 feet (2) south 87 degrees 52 minutes 15 seconds west, 54.00 feet, thence by the southerly line of Building Group #5, south 87 degrees 52 minutes 15 seconds west, 65.00 feet; thence by the westerly line of Building Group #5, north 2 degrees 7 minutes 45 seconds west 25.00 feet; thence partially by the party wall separation Building "H" from Building "G" both of Building Group #5, north 87 degrees 52 minutes 15 seconds east,

65.00 feet to a point on the Easterly line of Building Group #5; thence by the same south 2 degrees 7 minutes 45 seconds east 25M0 feet to the first mentioned point and place of beginning.

BEING Building "H" of Building Group #5.

CONTAINING 1,625 square feet of land, be the same more or less.

Premises being 322 Essex Street, Coatesville, PA 19320
PARCEL NO. 39-4E-236

BEING the same premises which Theresa M. Forstrom, widow by Deed dated November 21, 2008 and recorded December 3, 2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7554 Page 1401, granted and conveyed unto Patrick R. Mumford and Stephanie D. Rafine, as joint tenants with right of survivorship.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **PATRICK R. MUMFORD and STEPHANIE D. RAFINE a/k/a STEPHANIE D. MUMFORD**

SALE ADDRESS: 322 Essex 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: **16-6-420**

DEBT- **\$441,165.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-11564 DIRECTED TO CAROLYN B. 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, hereditament 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. Spinozzi 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 No. 5682, as follow, 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 of Lot No 2; thence extending from said beginning point and along the westerly side of Paoli Pike the 2 following courses and distances; (1) on the arc of a circle curving to the left having a radius of 968.76 feet the arc distance of 13.38 feet to a point of tangent and (2) south 15 degrees 10 minutes west, 446.83 feet to a point a corner of Lot No. 3; thence extending along same the 2 following courses and distances; (1) north 79 degrees 34 minutes 30 seconds west, 241.87 feet to a point and (2) south 46 degrees 41 minutes 10 seconds west, 186.03 feet to a point in line of lands now or late of Timothy A. and Mary Geary; thence extending along same and along lands now or late of William and Loris Thomson and partly

along lands now or late of Arleigh E. and Florence Grace, north 21 degrees 53 minutes west, 361.52 feet to a point a corner of lands now or late of Norman H. and Francis Pew Hayes; thence extending partly along same, north 35 degrees 4 minutes 30 seconds east, 20.29 feet to a point a corner of Lot 32; thence extending along same the 2 following courses and distances; (1) south 58 degrees 26 minutes east, 316.07 feet to a point and (2) south 79 degrees 34 minutes 30 seconds east, 246.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

CONTAINNG 1,338 acres, more less.

UNDER AND SUBJECT to driveway easement of record.

ALSO, UNDER AND SUBJECT to an option agreement of record.

BEING PARCEL # 53-2-49.2

BEING the same premises which Domininc L. Spinozzi and Rosalie N. Spinozzi, husband and wife, by Deed dated 10/3/86 and recorded 10/28/86 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 497 Page 318, granted and conveyed unto William Pennewell and Barbara Pennewell, husband and wife, in fee.

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Freddie Mac Securities REMIC Trust, Series 2005-S001

VS

DEFENDANT: **WILLIAM PENNEWELL and BARBARA PENNEWELL**

SALE ADDRESS: 1703 Paoli Pike, West Chester, PA 19380

PLAINTIFF ATTORNEY:

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. 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: **16-6-434**

DEBT- **\$217,037.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07454 DIRECTED TO CAROLYN B. 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 parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain As-Built Plan" for Sadsbury Associates, Building "H", drawing number 2002219u043, dated January 27, 2004, prepared by Wilkinson Associates, Surveying/Engineering and recorded as instrument number 10383988 in Plan File Numbers 16944 as follows to wit:

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated 03/31/2004 and recorded 04/13/2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6119, Page 508, granted and conveyed unto Steven Curry and Tanya L. Curry

BEING known as: 502 Broad Meadow Drive, Parkesburg, PA 19365

PARCEL No.: 37-4-40.17

IMPROVEMENTS: residential property

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **STEVEN CURRY and TANYA L. CURRY**

SALE ADDRESS: 502 Broad Meadow Drive, 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: **16-6-440**

DEBT- **\$248,612.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11599 DIRECTED TO CAROLYN B. 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 Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a Plan of Quarry Ridge, dated 10/6/1997, last revised 4/20/1999 and recorded on 9/16/1999, as Plan #15071, as follows, to wit:

TAX I.D. #: 37-04-0053.960

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **ANGELA M. MARTIN**

SALE ADDRESS: 412 Flagstone Circle, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-447**

DEBT- **\$374,095.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-12463 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 16, 2016

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

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

ALL THAT CERTAIN, lot or piece of ground, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania bounded and described to a title plan of Ramblewood made by Titman & Lee Associates Inc., Consulting Engineers, 1200 Philadelphia Pike, Wilmington, De 19009 (302) 791-0700, dated November 15, 1991 last revised June 11, 1993 and recorded as Plan #12426 as follows, to wit:
TAX I.D. #: 29-04-0282

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **MARC CANONICA, ALLISON FORSYTH and UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 11 Ramblewood Drive, Glenmoore, Pennsylvania 19343

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-448**

DEBT- **\$205,936.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2010-03304 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, June 16, 2016

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

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

PROPERTY situate in the West Caln Township, Chester
County, Commonwealth of Pennsylvania
BLR# 28-5-109
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **WILLARD H. YARNALL and AMY K. THOMPSON**

SALE ADDRESS: 995 West Kings Highway, Coatesville, PA 19320-1751

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-449**

DEBT- **\$372,676.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07711 DIRECTED TO CAROLYN B. 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 Franklin, County of Chester and Commonwealth of Pennsylvania, bounded and descried according to a Record Plan, Lexington Point Subdivision, prepared for Keystone Custom Homes, by Fioravanti, Inc., Consulting Engineers & Contractors, dated 5/16/2000 last revised 8/23/2007 and recorded in Plan Book 18276 Page 1, as follows, to wit:-
TAX I.D. #: 72-02-0151

PLAINTIFF: Navy Federal Credit Union

VS

DEFENDANT: **TODD M. RAYMOND and JULIE A. RAYMOND**

SALE ADDRESS: 155 Janine Way, West Grove, Pennsylvania 19390

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-453**

DEBT- **\$336,940.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-01500 DIRECTED TO CAROLYN B. 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 hereditaments and appurtenances.

SITUATE in the Township of East Goshen, County of Chester, State of Pennsylvania bounded and described according to a Plan thereof by Howard W. Doran, Registered Surveyor, Newtown Square, Pa, dated 10/25/1962 and last revised 4/28/1966 as follows, to wit:

TAX I.D. #: 53-6B-17

PLAINTIFF: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed-Certificates, Series 2006-HE6

VS

DEFENDANT: **MITCHELL S. JULIANA and RICHARD S. JULIANA**

SALE ADDRESS: 25 Lochwood Lane, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-463**

DEBT- **\$95,711.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11858 DIRECTED TO CAROLYN B. 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 of land situate in Coatesville
City, Chester County, Pennsylvania
TAX Parcel No.: 16-6-1086

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-E, Mortgage-Backed Certificates, Series 2005-E

VS

DEFENDANT: **MARIA C. CISNEROS**

SALE ADDRESS: 119 Chester Ave., Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-465**

DEBT- **\$229,308.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09704 DIRECTED TO CAROLYN B. 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 West Caln Township, Chester County, Pennsylvania bounded and described according to a subdivision of land "Phillipsville Estates" made by Berger and Hayes, Inc. dated 12-16-87 and last revised 6-3-88 as follows, to wit:

BEGINNING at a point on the northerly right of way line of Debbie Drive (50 feet wide) said point being a mutual corner of Lot 10 and Lot 9 (the herein described lot) thence leaving Debbie Drive and along Lot 10 north 13 degrees 48 minutes 50 seconds west 422.92 feet to a point in line of lands of Fred Grumbine thence along land of Grumbine and along land now or late Thomas S. Van Kemper south 40 degrees 26 minutes 15 seconds east 473.08 feet to a point on the northerly right of way line of Debbie Drive thence along said right of way south 76 degrees 11 minutes 10 seconds west 212.00 feet to the first mentioned point and place of beginning.

TAX ID: 28-8E-0023

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate-holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10 c/o Specialized Loan Servicing LLC
VS

DEFENDANT: **THOMAS C. STELZER and CAROL L. STELZER**

SALE ADDRESS: 102 Debbie Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-470**

DEBT- **\$385,495.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07901 DIRECTED TO CAROLYN B. 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 LOT or piece of ground, situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Plan of Elk Creek Farms, prepared by Kelly and Associates, Inc., Consulting Engineers and Surveyors, dated 10/9/1998, last revised 11/3/1999 and recorded in Chester County as Plan #15972 as follows, to wit:

BEGINNING at a point on the southeasterly side of Road "A-2", a corner of Lot #54 as shown on said Plan; thence from said point of beginning, along the said side of Road "A-2" on the arc of a circle curving to the left having a radius of 425.00 feet the arc distance of 90.00 feet to a corner of Lot #52; thence along Lot #52 south 57 degrees 26 minutes 52 seconds east 125.00 feet to a point; thence south 38 degrees 37 minutes 08 seconds west 116.25 feet to a corner of Lot #54; thence along Lot #54 north 45 degrees 18 minutes 52 seconds west 125.00 feet to the first mentioned point and place of beginning.

BEING Lot #53 as shown on said Plan.

PREMISES being: 47 Mystery Rose Lane, West Grove, PA 19390

PARCEL No. 58-3-27.79

BEING the same premises which Elk Creek Farms, LLC by Deed dated July 31, 2003 and recorded December 31, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6025 Page 2097, granted and conveyed unto Paul Rafferty III and Kara P. Rafferty.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **PAUL RAFFERTY III and KARA P. RAFFERTY**

SALE ADDRESS: 47 Mystery Rose Lane, West Grove, PA 19390

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: **16-6-474**

DEBT- **\$1,086,743.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10598 DIRECTED TO CAROLYN B. 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 tract of piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Fern M. Pike Estate, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pa., dated 4/5/1988, as follows, to wit:

BEGINNING at a point in line of land of the U.S. Veterans Hospital, a corner of land now of late of Harry McMullen, said point of beginning point also on the easterly line of a 20 feet wide right of way of the Philadelphia Electric Company right of way; thence extending from said beginning point along land of the U.S. Veterans Hospital, south 00 degrees, 34 minutes 20 seconds east, 1014.89 feet to a point a corner of land now or late of Nancy Miller; thence extending along same and along land of others and also crossing aforesaid 20 feet wide Philadelphia Electric Company right of way, south 78 degrees 26 minutes west, 2126.68 feet to a point in line of land now or late of Elizabeth Spackman; thence extending along same and also along land now or late of G. Donald and Elizabeth Spackman, north 00 degrees 43 minutes 10 seconds east, 725.49 feet to a point, the corner of land now or late of Howard Reinard; thence extending along same and also land now or late of John McCarter, south 50 degrees 48 minutes east, 264.84 feet to a point still in line

of John McCarter; thence extending along same and also land of others, north 39 degrees 12 minutes east, crossing a 50 feet wide access to Dogwood Lane, 878.52 feet to a point a corner of another 50 feet wide access to Dogwood Lane; thence extending along same the two following courses and distances: (1) on a line curving to the left having a radius of 175 feet, the arc distance of 118.51 feet to a point of tangent and (2) north 00 degrees 24 minutes east, 50 feet to a point in line of land now or late of Mary Emonds; thence extending along same the two following courses and distances: (1) south 89 degrees 36 minutes east, 725 feet to a point and (2) north 00 degrees 24 minutes east, 200 feet to a point, a corner of land now or late of Charles Brown; thence extending along same and also along lands of others, south 89 degrees 36 minutes east recrossing aforesaid 20 feet wide Philadelphia Electric Company right of way; 983.83 feet to a point in line of land of the U.S. Veterans Hospital the first mentioned point and place of beginning.

BEING UPI# 39-3L-110

BEING the same premises which South Woods Associates, LP by Indenture dated 04/15/2011, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, aforesaid in Deed Book 8164, Page 523, Instrument Number 11094223, granted and conveyed unto, Coatesville, Solar Initiative, LLC, in fee.

PLAINTIFF: Billows Electric Supply Company, Inc.

VS

DEFENDANT: **COATESVILLE SOLAR INITIATIVE, LLC**

SALE ADDRESS: Dogwood Lane, Caln Township

PLAINTIFF ATTORNEY: **GARY M. PERKISS, ESQ., 215-885-7100**

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: **16-6-475**

DEBT- **\$1,086,743.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10599 DIRECTED TO CAROLYN B. 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 tract of land situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point of intersection at the northerly side of Foundry Street and the westerly side of Eleventh Avenue; thence north 04 degrees 50 minutes 30 seconds west, 355.43 feet on the boundary line of land now or formerly owned by Pure Oil Company; thence south 80 degrees 09 minutes 00 seconds west, 531.95 feet on the boundary line of land now or formerly owned by Pure Oil Company and land now or formerly owned by Homer N. Gebbard to a point in the dividing line between the City of Coatesville and Caln Township; thence north 00 degrees 03 minutes 30 seconds east, 169.87 feet along said dividing line between the City of Coatesville and Caln Township, thence continuing on the same course and leaving the boundary line of the City of Coatesville, north 00 degrees 03 minutes 30 seconds east, 76.46 feet to a point; thence south 07 degrees 43 minutes 30 seconds east, 663.49 feet to the northerly side of Foundry Street; thence south 86 degrees 30 minutes 30 seconds west, 369.68 feet to the point of beginning.

SAID land being known as Lot No. 32 as shown on a Plan known as Carver Court, Caln Township, Chester County, Pennsylvania, dated 11/23/1948, revised 1/4/1954, and recorded on 3/12/1954 in Plan Book 3 Page 53, in the Land Records of Chester County, Pennsylvania.

BEING UPI # 39-3-104

BEING the same premises granted and conveyed to Coatesville Solar Initiative, LLC by Deed from Marguerite V. Williams Revocable Living Trust dated 10/25/2012 and recorded 11/28/2012 in Chester County, State of PA in Deed Book 8575 Page

39, Instrument No. 11227216.

EXCEPTING thereout and therefrom all that certain lot or tract of land conveyed by James W. Williams and Marguerite Williams, husband and wife, to Allen W. Carroll and Annie V. Carroll, husband and wife, by Deed dated 8/14/1961 and recorded at Chester County, Pennsylvania, in Deed Book I-33 Page 433, described as follows, to wit:

ALL THAT CERTAIN tract of land situated in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, designated as Lot 1 on a Plan of Lots of Jamaron Park surveyed for James W. Williams and Marguerite Williams by Slack, DeArmit and Hayes, Professional Engineers and Surveyors, 4/17/1961, as follows:

BEGINNING at a point on the north curb line of Foundry Street (30 feet wide), a corner of Lot 2, said point being located along the north curb line of Foundry Street 86 degrees 30 minutes 30 seconds east, 258 feet from a railroad spike at the intersection of the west right-of-way line of Eleventh Avenue with the north right-of-way line of Foundry Street; thence leaving said curb line and along Lot 2, north 04 degrees 50 minutes 30 seconds west, 183.38 feet to a point, a common corner of Lot 2, Lot 6, and Lot 7; thence along Lot 7, north 86 degrees 30 minutes 30 seconds east, 102.43 feet to an iron pipe, a common corner of Lot 7, Paul L. Palmer, and Lot 20 (Lot 20 is in Carver Court Development); thence along Lot 20, south 07 degrees 43 minutes 30 seconds east, 183.84 feet to an "X" cut in the aforesaid north curb line of Foundry Street; thence along the north curb line of Foundry Street south 86 degrees 30 minutes 30 seconds west, 111.68 feet to the first mentioned point and place of beginning.

PLAINTIFF: Billows Electric Supply Company, Inc.

VS

DEFENDANT: **COATESVILLE SOLAR INITIATIVE, LLC**

SALE ADDRESS: 1103 Foundry Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GARY M. PERKISS, ESQ., 215-885-7100**

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: **16-6-477**

DEBT- **\$187,153.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-10196 DIRECTED TO CAROLYN B. 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 tract of land situate in West Brandywine Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone heap on a south side of a public road a corner of land now or late of David Buchanan, Jr.; thence by lands now and late and James K. Grier, south twenty-five degrees west fifteen and four-tenths perches to a stone; south sixty one and one-quarter degrees east sixty one perches to a stone; thence by lands now or late of Thomas Lomas north one degree west twenty one and two-tenths perches to a stone heap; thence by lands now or late of David Buchanan, Sr., north sixty three and one-quarter degrees west fifty one and six-tenths perches to the place of beginning.

PARCEL No. 2903 00180000

UPI 29-3-18

BEING the same premises which Robert M. Hooper, Sr., by Deed dated January 28, 1999 and recorded March 11, 1999 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 4523 Page 1422, conveyed and granted unto Robert M. Hooper, Sr. Robert M. Hooper Sr. has since departed this life on May 28, 2010.

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity but as Trustee of ARLP Securitization Trust, Series 2014-2 c/o Ocwen Loan Servicing, LLC
VS

DEFENDANT: **MARY D. BITNER AS CO-EXECUTOR OF THE ESTATE OF ROBERT M. HOOPER, SR. and RAYMOND E. HOOPER AS CO-EXECUTOR OF THE ESTATE OF ROBERT M. HOOPER, SR.**

SALE ADDRESS: 172 Barons Hill Road, Brandamore, PA 19604

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-481**

DEBT- **\$181,916.84**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07940 DIRECTED TO CAROLYN B. 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 land, with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Meadowlake, Phase Two, made by Henry S. Conrey Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 2/10/1977 and revised 4/17/1977 as follows, to wit:

BEGINNING at a point on the northerly side of Park Drive, and also being a corner of Lot #33, as shown on said Plan; thence extending from said beginning point, and along Lot #33, north 16 degrees 25 minutes 30 seconds west, 165.49 feet to a point in the bed of a 20 feet wide Caln Township Municipal Authority Sanitary Sewer Easement; thence extending along same north 88 degrees 00 minutes 41 seconds east, 109.19 feet to a point, a corner of Lot #31;

thence extending along same south 03 degrees 34 minutes 06 seconds east 150.18 feet to a point on the northerly side of Park Drive; thence extending along same on a line curving to the left, having a radius of 375 feet, the arc distance of 72.94 feet to the point and place of beginning.

BEING Lot No. 32 as shown on said Plan.

BEING the same premises which Franklin G. Parker and Mary T. Parker granted and conveyed unto DeFields Lawrence Doris Lawrence and Damon Lawrence, parents and son, by Deed dated 12/30/94 and recorded 2/21/95 in the Recorder of Deeds Office in and for Chester County, Pennsylvania in Record Book 3864, Page 15. The aforementioned DeFields Lawrence died 9/24/01, thereby vesting his interest unto his surviving spouse, the grantor herein, by virtue of law.

PLAINTIFF: U.S. Bank National Association
VS

DEFENDANT: **DAMON LAWRENCE and DARREN LAWRENCE, solely as heir to DORIS LAWRENCE, deceased**

SALE ADDRESS: 231 Park Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SARAH McCASSERY, 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: **16-6-483**

DEBT- **\$299,982.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12070 DIRECTED TO CAROLYN B. 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 parcel or land with a dwelling, garage, and swimming pool erected thereon, situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan prepared for John B. and Anna S. Wenger by John D. Stapleton, III, registered surveyor, dated January 18, 1988 and revised April 5, 1988, as follows, to wit:

BEGINNING at a point on the east side of an unnamed dirt road (T-459), a corner of remaining land of the grantors herein, John B. and Anna S. Wenger, said point being located by a rearing of south 21 degrees 53 minutes 33 seconds east and a distance of 183.93 feet as measured along the title line within the right of way of the aforementioned dirt road from a point marking the southeast corner of land of James E. and Joanne W. Thompson; thence extending along in said road south 21 degrees 53 minutes 33 seconds east 195.10 feet to a point, a corner of remaining land of the grantors herein; John B. and Anna S. Wenger; thence leaving the road along said remaining land of the grantors for the following three courses and distances: (1) south 69 degrees 28 minutes 02 seconds west 281.81 feet to a point; (2) north 21 degrees 53 minutes 33 seconds west 195.10 feet to a point; and (3) north 69 degrees 28 minutes 02 seconds east 281.81 feet to the point and place of beginning.

BEING the same premises that George W. Snyder, III and Sara M. Morris, now known as Sara M. Snyder by Deed dated 01/07/2003 and recorded on 01/17/2003 in the office of Recorder of Deeds in and for Chester County, at Book 5537 and Page 217, and Instrument No. 10176673, conveyed unto George W. Snyder II and Sara M. Snyder, married, grantees herein.

PARCEL No. : 28-06-0112.03

PLAINTIFF: LFS8 Master Participation Trust

VS

DEFENDANT: **GEORGE W. SNYDER, III and SARA M. SNYDER aka SARA MORRIS SNYDER**

SALE ADDRESS: 160 Camp Stewart Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-6-488**

DEBT- **\$146,999.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-07631 DIRECTED TO CAROLYN B. 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 or tenement and two tracts of land, now described as one tract by S.J. Janney, Surveyor, situated in the Borough of Oxford, County of Chester and State of Pennsylvania, bounded and described as follows, viz;
TAX I.D. #: 06-09-0153

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CHRISTOPHER BURNS and ELIZABETH BURNS**

SALE ADDRESS: 123 8th Street, Oxford, Pennsylvania 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-497**

DEBT- **\$292,567.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-07921 DIRECTED TO CAROLYN B. 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 Honey Brook Township, Chester
County, Commonwealth of Pennsylvania
BLR# 22-3-61.16
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association
VS

DEFENDANT: **JASON A. MARTIN**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344-1317

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: **16-7-505**

DEBT- **\$518,013.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10283 DIRECTED TO CAROLYN B. 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 Bradford Township,
Chester County, Pennsylvania
BLR# 50-6-12.3
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **M. HUNTER DAVIS a/k/a MATTHEW HUNTER DAVIS and CHRISTINE M. DAVIS
a/k/a CHRISTINA DAVIS**

SALE ADDRESS: 1129 Highgrove Drive, West Chester, PA 19380-1677

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-517**

DEBT- **\$241,826.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06332 DIRECTED TO CAROLYN B. 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 parcel of ground with the buildings and improvements thereon erected, situate in the Township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Property of land belonging to Laura Baker Long Estate, dated 12/9/1968 and made by Howard H. Ranck, as follows, to wit:

BEGINNING at a spike marking the intersection of the title line in the bed of Telegraph Road (T435) and the southeasterly line of land of Philadelphia Electric Company; thence extending from said beginning point along said land, north 37 degrees 28 minutes east, 1,751.95 feet to a concrete monument on the title line in the bed of a former road; thence partly along said title and partly along land now or late of Elmer Zackary Estate, south 02 degrees 48 minutes west, 1,531.20 feet to a spike on the title line in the bed of Telegraph Road; thence along said title line the two (2) following courses and distance; (1) north 80 degrees 00 minutes west, 558.40 feet to a point and (2) north 87 degrees 18 minutes west, 462.65 feet to the first mentioned point and place of beginning. Excepting there-out and therefrom all those certain lots or piece of ground, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land for Crystal Johnson, made by Berger and Hayes, Inc., Civil Engineers, Thorndale, PA, dated 11/17/1987 and last revised 1/4/1988, s follows, to wit:

BEGINNING at a point on the northerly side of Telegraph Road (T-435) a corner of Lot No. 1 on said Plan; thence extending along same, north 80 degrees 42 minutes 16 seconds west 207.73 feet to point, a corner of Lot 33; thence along same, north 09 degrees 17 minutes 44 seconds east, 321.96 feet to a point in line of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 21 seconds east, 176.40 feet to a point; thence still along same, south 03 degrees 21 minutes 36 seconds west, 308.91 feet to the first mentioned point and place of beginning.

CONTAINING in area 60210 square feet. Being Lot No. 2 on said Plan. Containing 1.382 acres.

BEGINNING at a point on the northerly side of Telegraph Road (T-435) a corner of Lot No. 2 on said Plan; thence extending along said side of Telegraph Road north 80 degrees 42 minutes 16 seconds west, 259.11 feet to a point, a corner of Lot No. 4; thence along same, north 14 degrees 50 minutes 39 seconds east, 342.47 feet to a point in line of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 02 seconds east, 226.79 feet to a point a corner of Lot No. 2 on said Plan; thence along same, south 09 degrees 17 minutes 44 seconds west, 321.96 feet to the first mentioned point and place of beginning.

CONTAINING in area 80542.44 square feet. Being 1.849 acres. Being Lot No. 3 on said Plan.

BEGINNING at a point on the northerly side of Telegraph

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for GSRPM Mortgage Loan Trust
2006-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MELANIE H. TAYLOR**

SALE ADDRESS: 151 Telegraph Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-517X**

DEBT- **\$241,826.18**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06332 DIRECTED TO CAROLYN B. 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.

Road (T-435) a corner of Lot No. 3 on said Plan; thence extending along the same the two following courses and distances (1) measured along an arc of a circle curving to the left, a radius of 330 feet an arc distance of 39.56 feet to a point; and (2) north 87 degrees 34 minutes 24 seconds west 437.23 feet to a point on the southeasterly side of a 300 feet wide Peco right-of-way; thence along same, north 36 degrees 43 minutes 02 seconds east, 535.15 feet to a point, a corner of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 21 seconds east, 266.71 feet to a point; thence extending south 14 degrees 50 minutes 39 seconds west, 400 feet to the first mentioned point and place of beginning.

CONTAINING in area 158,558.4 square feet. Being 3.640 acres. Being Lot No. 4 on said Plan.

BEING the same premises which Citicorp North America, Inc., by Deed dated September 19, 1996 and recorded September 19, 1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5920 Page 1510, granted and conveyed unto Sean P. Taylor and Melanie H. Taylor, husband and wife, as tenants by the entirety. Sean P. Taylor has since departed this life on May 19, 2013.

PARCEL No. 29-03-0033.0200

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for GSRPM Mortgage Loan Trust
2006-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MELANIE H. TAYLOR**

SALE ADDRESS: 151 Telegraph Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-524**

DEBT- **\$392,235.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08378 DIRECTED TO CAROLYN B. 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 City of Coatesville
TAX Parcel #16-05-0360
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **LATADRA MOSLEY**

SALE ADDRESS: 353 Adams Drives, 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: **16-7-531**

DEBT- **\$46,031.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11890 DIRECTED TO CAROLYN B. 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 RIGHT, title, interest and claims of Thomas J. Wagner a/k/a Thomas Wagner and Lisa A. Wagner a/k/a Lisa Wagner in and to the following described property:

ALL THAT CERTAIN parcel situate in the Borough of Downingtown.

HET a dwelling k/a 356 E. Lancaster Avenue, Downingtown, PA 19935.

BEING the same premises which Kenneth R. Dunn and Karen L. Dunn, by Deed dated May 25, 2001 and recorded June 1, 2001 in the Office of the Recording of Deeds in and for the County of Chester, in Deed/Record Book 4971 Page 1, granted and conveyed unto Thomas J. Wagner a/k/a Thomas Wagner and Lisa A. Wagner a/k/a Lisa Wagner and husband and wife.

UNIFORM Parcel Identifier Tax Parcel No. 11-4-126.

PLAINTIFF: PNC BANK NATIONAL ASSOCIATION

VS

DEFENDANT: **THOMAS J. WAGNER a/k/a THOMAS WAGNER and LISA A. WAGNER a/k/a LISA WAGNER**

SALE ADDRESS: 356 E. Lancaster Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BRETT A. SOLOMON, ESQ., 412-566-1212**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **116-7-537**

DEBT- **\$391,363.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2010-05745 DIRECTED TO CAROLYN B. 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 Township of Pennsbury, Chester
County, Pennsylvania
BLR# 64-1-2.12
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **PERRY CAMERLENGO, JR. and ZAROUHI SARA CAMERLENGO**

SALE ADDRESS: 1608 Cheryl Lane, Kennett Square, PA 19348-2036

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: **16-7-540**

DEBT- **\$281,787.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10172 DIRECTED TO CAROLYN B. 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 Township of
Franklin, Chester County, Pennsylvania
TAX Parcel No.: 72-2-71.7

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D

VS

DEFENDANT: **PAULA FERRANTO a/k/a PAULA L. FERRANTO and JOHN SMITH a/k/a JOHN D. SMITH**

SALE ADDRESS: 308 Heather Hills Drive, Landenberg, PA 19350

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: **16-7-544**

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: **16-7-551**

DEBT- **\$47,505.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02636 DIRECTED TO CAROLYN B. 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, hereditaments and appurtenances, situate the Township of Warwick, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Elsie Carlier made by Leon A. Leshner, Registered Land Surveyor, Sinking Spring, Pennsylvania, dated September 1, 1966, as follows, to wit:

BEGINNING at a point on the southerly side of Township Route No. 519 (as shown on said Plan) which point is at a distance of 316 feet, measured south 82 degrees 09 minutes west, along the same from a point, a corner of lands now or late of St. Mary's Church; thence extending from said beginning point south 07 degrees 51 minutes east, 200 feet to a point; thence extending south 82 degrees 09 minutes west, 150 feet to a point; thence extending north 07 degrees 51 minutes west, 200 feet to a point on the southerly side of Township Route No. 519 aforesaid; thence extending along same, north 82 degrees 09 minutes east, 150 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on said Plan.

BEING Parcel No. 19-04-0136.030

UPI 19-4-136.3

BEING the same premises which Mabel F. Williams by Deed dated 9/18/2001 and recorded 10/16/2001 in Chester County in Record Book 5087 Page 2334 conveyed unto David H. Kercher and Jennifer A. Kercher, husband and wife, in fee.

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **DAVID H. KERCHER and JENNIFER A. KERCHER**

SALE ADDRESS: 124 Mine Hole Road (Warwick Township), Elverson, PA 19520

PLAINTIFF ATTORNEY: **PRESSMAN & DOYLE, 610-532-4222**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-556**

DEBT- **\$536,442.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-08229 DIRECTED TO CAROLYN B. 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 Uwchlan Township, Chester
County, Commonwealth of Pennsylvania
BLR# 33-5F-366
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing, LLC
VS

DEFENDANT: **JOHN MONTGOMERY a/k/a JOHN M. MONTGOMERY, IN HIS CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and JOHN GOFF, IN HIS CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and ROBERT MONTGOMERY, IN HIS CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and ERIN GOFF, IN HER CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and AMANDA MONTGOMERY, IN HER CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and SHAWNA MONTGOMERY, IN HER CAPACITY AS HEIR OF NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY GOFF, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY J. MONTGOMERY a/k/a NANCY MONTGOMERY f/k/a NANCY MONTGOMERY, DECEASED**

SALE ADDRESS: 214 Woodward Drive, Exton, PA 19341-1426

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: **116-7-557**

DEBT- **\$183,350.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2015-11857 DIRECTED TO CAROLYN B. 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 Bradford Township,
Chester County, Pennsylvania
BLR# 50-5D-75
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **ZACHARIAH ALAN BEZINQUE a/k/a ZACHARIAH BEZINQUE and JEANNETTE MARIE BEZINQUE a/k/a JEANNETTE BEZINQUE**

SALE ADDRESS: 1204 Rhode Island Lane, Downingtown, PA 19335-3845

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: **16-7-565**

DEBT- **\$120,715.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-07558 DIRECTED TO CAROLYN B. 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 Caln Township,
Chester County, Pennsylvania
TAX Parcel No.: 39-03G-0031

PLAINTIFF: PNC Bank, National Association
VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIRGIL H. NEWMAN, DECEASED AND/OR MARJORIE MAY NEWMAN, DECEASED and IRENE OLLIE NEWMAN and JAMES P. WALTZ**

SALE ADDRESS: 1107 Scott Dr., Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **16-8-580**

DEBT- **\$264,919.91**

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

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

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

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

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

BEING Lot No. 2 as shown on said plan.

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

BEING UPI NUMBER 38-002-0235.0000

PARCEL NO.: 38-002-0235.0000

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 13 Lamberts Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$339,712.35**

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

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

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

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

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

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

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

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

PARCEL No. 62-4-224

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-591**

DEBT- **\$218,986.83**

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

Thursday, August 18, 2016

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

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

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

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

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

BEING Lot #81 on said Plan.

BEING UPI #37-4-53.51.

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

SALE ADDRESS: 607 Bedrock Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-592**

DEBT- **\$368,761.09**

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

Thursday, August 18, 2016

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

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

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

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

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

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

BEING Lot #1 as shown on said Plan.

TAX ID: 29-7-171

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

VS

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

SALE ADDRESS: 301 Reeceville Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,582.36**

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

Thursday, August 18, 2016

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

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

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

TAX Parcel No. 50-5A-141

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **REBECCA L. MILLER**

SALE ADDRESS: 1313 Walker Drive, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-607**

DEBT- **\$173,785.63**

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

Thursday, August 18, 2016

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

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

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

PARCEL # 16-07-0289

REFERENCE Chester County Record Book 7908, Page

901

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$187,282.67**

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

Thursday, August 18, 2016

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-619**

DEBT- **\$330,082.00**

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

Thursday, August 18, 2016

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

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

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

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

BEING Lot #33 as shown on said Plan.

BEING County Parcel No. 34-4P-37

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

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

VS

DEFENDANT: **KATHRYN FONASH and WILLIAM FONASH**

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

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP, 215-563-7000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-623**

DEBT- **\$1,604.90**

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

Thursday, August 18, 2016

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

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

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

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

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

SALE ADDRESS: 336 Carlyn Court, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,329.41**

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

Thursday, August 18, 2016

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

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

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

TAX Parcel No. 39-4B-8

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **SHEILA E. CHANEY**

SALE ADDRESS: 3203 Sylvan Road, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-626**

DEBT- **\$73,839.14**

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

Thursday, August 18, 2016

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

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

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

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

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

VS

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

SALE ADDRESS: 54 Conestoga Road, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-627**

DEBT- **\$303,163.72**

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

Thursday, August 18, 2016

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

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

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

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

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

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

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

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

HELEN M. Baker departed this life in May 2014.

PARCEL No.: 39-2L-73

IMPROVEMENTS: residential property.

PLAINTIFF: Green Tree Servicing LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-635**

DEBT- **\$527,571.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00772 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 17, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan "Pennfield" prepared by Regester Associates, Inc., dated 4/26/1999 last revised 10/6/1999 and recorded as Plan No. 15213 as follows, to wit:

BEGINNING at a point on the easterly side of Pennfield Drive, a corner of Lot No. 7 as shown on said Plan, thence extending along said side of Pennfield Drive along the arc of a circle curving to the left having a radius of 250 feet the arc distance of 87.76 feet to a point on tangent and corner of Lot No. 9 on said Plan; thence extending along said side of Lot No. 9 north 73 degrees 38 minutes 36 seconds east 404.66 feet crossing limit of restricted open space to a point and corner of lands now or late of Open Space at Smithridge at Kennett; thence extending along same south 5 degrees 0 minutes 0 seconds east 227.78 feet to a point and corner of Lot

No. 7 on said Plan; thence extending along said side of Lot No. 7 north 86 degrees 14 minutes 36 seconds west re-crossing said limit of restricted open space 399.41 feet to the first mentioned point and place of beginning.

CONTAINING 1.426 acres more or less.

BEING Lot No. 8 on said Plan.

BEING Parcel # 62-006-0031.0800

ALSO known as 103 Pennfield Drive, Kennett Square, PA 19348

BEING the same premises which Windsor Homes, Inc., a Delaware Corporation, doing business, as Barone Homes, a Corporation by Deed dated March 26, 2004 and recorded April 8, 2004 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 6115 Page 387, conveyed and granted unto Ronald W. Simonetti and Jennifer B. Simonetti, husband and wife, as tenants by entirety.

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2004-5 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JENNIFER B. SIMONETTI and RONALD W. SIMONETTI**

SALE ADDRESS: 103 Pennfield Drive, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **JESSICA N. MANIS, ESQ., 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: **16-9-645**

DEBT- **\$254,055.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09897 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 17, 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# 52-2L-22
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **LAUREN DOBSON, IN HER CAPACITY AS HEIR OF ANDREW J. DOBSON a/k/a ANDREW DOBSON, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW J. DOBSON a/k/a ANDREW DOBSON, DECEASED**

SALE ADDRESS: 1117 Carolina Avenue, West Chester, PA 19380-3801

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: **16-9-677**

DEBT- **\$92,369.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03062 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 17, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Caln Township, Chester
County, Pennsylvania
BLR# 28-2-93.25
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **PATSY ANN SPITZ**

SALE ADDRESS: 111 Brandywine Drive, Coatesville, PA 19320-1027

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: **16-9-684**

DEBT- **\$179,547.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07934 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 17, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-18-1.6
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TRENT EWING a/k/a TRENT A. EWING, DECEASED.**

SALE ADDRESS: 12 Dianna Drive, Phoenixville, PA 19460-4502

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: **16-9-686**

DEBT- **\$93,065.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00610 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 17, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

TRACT NUMBER ONE – ALL THAT CERTAIN piece, parcel or tract of land, being the west half of Lot No. 2 on a Plan of Building Lots entitled “Cassell G. Martin Estate”, upon which is erected the west side of a double brick dwelling house designated as No. 5 Valley Road, situated in the Township of Valley, County of Chester and State of Pennsylvania, said Plan of Building Lots having been prepared by Thomas G. Colesworthy, County Surveyor and recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania, in Plan Book No. 1 at Page 281, more particularly bounded and described as follows:

TRACT NUMBER TWO – ALL THAT CERTAIN piece, parcel or tract of land as shown on the Plan of Building Lots entitled “Cassell G. Martin Estate” prepared by Thomas G. Colesworthy, County Surveyor, and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, Page 281, situated in the Township of Valley, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

TAX I.D. #: 38-5E-13

PLAINTIFF: Federal National Mortgage Association (Fannie Mae), a Corporation organized and existing under the laws of the United States of America

VS

DEFENDANT: **PHYLLIS A. DORAN a/k/a PHYLLIS A. BUCHANAN and CARL R. MAHAFFEY**

SALE ADDRESS: 1695 Valley Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF