

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, November 17, 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 17th day of November, 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, NOVEMBER 17, 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, DECEMBER 19, 2016 DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **14-1-44**

DEBT- **\$1,182.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11350 DIRECTED TO CAROLYN B. 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 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, February 18, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon situate in Caln Township, Chester County, Pennsylvania.
TAX Parcel No. 39-3H-49
PROPERTY address: 207 Katherine Lane, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

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

SALE ADDRESS: 207 Katherine Lane, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-4-350**

DEBT- **\$5,275.32**

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

Thursday, April 17, 2014

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

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

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

PLAINTIFF: Municipal Authority of Borough of Elverson
VS

DEFENDANT: **CHARLES H. ZIEGLER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **15-9-707**

DEBT- **\$330,533.78**

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

Thursday, September 17, 2015

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

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

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

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

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

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

TAX ID: 42-4-349

BEING the same property conveyed to Nathaniel L.

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

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

PLAINTIFF: Generation Mortgage Company
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-730**

DEBT- **\$1,374.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05515 DIRECTED TO CAROLYN B. 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 lot or piece of land, situate in East
Fallowfield Township, Chester County, Pennsylvania.
TAX Parcel No. 47-5A-26

PLAINTIFF: East Fallowfield Township
VS

DEFENDANT: **JESS R. MOORE**

SALE ADDRESS: 3 Jane Street, Coatesville, PA 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: **15-11-832**

DEBT- **\$207,029.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01829 DIRECTED TO CAROLYN B. 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 message and lot of land, situate on the north side of Roumford Street, in the Borough of Parkesburg, Chester County and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the southeast corner of lot of land now or late of Benjamin F. Dorsheimer and extending thence northward along the east side of said Lot, 100 feet to the south line of a 12 feet wide public alley; thence along said line eastward 50 feet to a corner; thence southward along the west lines of lands now or late of E.J. Moore and Rebecca U. Rose, 100 feet to Roumford Street, aforesaid; thence westward along said street, 50 feet to the place of beginning.

TAX ID/Parcel No. 08-05-0052 and UPI No. 8-5-52

BEING the same premises which Fred H. Phillips, Sr. and Doris M. Phillips by Deed dated October 15, 2003 and recorded October 23, 2003 in Chester County in Deed Book Volume 5950 Page 2126 conveyed unto Con-Lyn Properties, LLC, a Pennsylvania Limited Company, in fee.

PLAINTIFF: TD Bank, N.A., Successor by Merger to Commerce Bank, N.A.

VS

DEFENDANT: **CON-LYN PROPERTIES, LLC**

SALE ADDRESS: 409-411 West First Avenue, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **BRETT L. MESSINGER, ESQ., 215-979-1000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$25,720.38**

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

Thursday, February 18, 2016

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

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

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

TAX Parcel No. 13-4-91

PLAINTIFF: Municipal Authority of the Borough of Elverson

VS

DEFENDANT: **ELIZABETH M. YOUNG**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$173,430.70**

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

Thursday, March 17, 2016

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

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

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

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

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

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

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

PARCEL # 16-6-175

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

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

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

VS

DEFENDANT: **VANCE L. BROWN**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$823,524.28**

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

Thursday, March 17, 2016

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

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

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$115,214.08**

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

Thursday, April 21, 2016

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

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

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

PLAINTIFF: Caliber Home Loans, Inc.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$268,605.02**

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

Thursday, May 19, 2016

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

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

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

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

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

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

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

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

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

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

BEING UPI Number 13-4-38

PARCEL No.: 13-4-38

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$452,998.06**

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

Thursday, June 16, 2016

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

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

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

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

BEING Lot 5 on said Plan.

PREMSES being: 101 Daleville Road, Cochranville, PA 19330

PARCEL No. 46-2-146

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

PLAINTIFF: Ocwen Loan Servicing LLC

VS

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

SALE ADDRESS: 101 Daleville Road, Cochranville, PA 19330

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **16-7-490**

DEBT- **\$106,274.97**

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

Thursday, July 21, 2016

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,774.62**

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

Thursday, July 21, 2016

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

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

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

PLAINTIFF: Penn Township

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,588.12**

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

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN tract or lot or piece of land, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 39-3R-175

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **MARIA B. SAGE**

SALE ADDRESS: 354 Andrew Road, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **16-7-507**

DEBT- **\$726,219.79**

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

Thursday, July 21, 2016

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$97,584.56**

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

Thursday, July 21, 2016

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

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

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

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

CONTAINING 1.468 acres more or less

BEING Lot 1 on said Plan

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

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

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

VS

DEFENDANT: **STEPHANIE D. ROSS**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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.

Sheriff's Sale of Real Estate

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

DEBT- **\$82,044.53**

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

Thursday, July 21, 2016

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

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

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

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

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

BEING Lot B as shown on said Plan.

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

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

BEING Tax Parcel #37-1-33.1A

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

VS

DEFENDANT: **JOHN D. HANAWAY**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$464,464.25**

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

Thursday, July 21, 2016

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

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

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

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

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

BEING Lot No. 11 as shown on said Plan.

BEING UPI #53-1-34

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

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

PARCEL No.: 53-1-34

IMPROVEMENTS: Residential property

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAWN LEIBOWITZ**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$149,507.56**

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

Thursday, July 21, 2016

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

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

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

PLAINTIFF: M&T Bank
VS

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$189,130.83**

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

Thursday, July 21, 2016

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

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-531**

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: **16-7-532**

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

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

Thursday, July 21, 2016

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

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

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

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

BEING Lot #2 on said Plan.

BEING UPI No. 43-3-42.1

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$194,328.18**

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

Thursday, July 21, 2016

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

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

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

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$50,899.58**

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

Thursday, July 21, 2016

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$160,808.27**

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

Thursday, July 21, 2016

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

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

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

BEING County Parcel Number 42-7-15.7.

BEING Lot No. 6.

BEING known and designated as 1049 King Road.

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$171,780.73**

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

Thursday, July 21, 2016

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

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

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

PLAINTIFF: Mtglg Investors, L.P.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-549**

DEBT- **\$436,268.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07467 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

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

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

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of London Grove, 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 London Grove, County of Chester and Commonwealth of Pennsylvania, bounded and described on a Plan of Lots for Inniscrone, Phases III-VI and recorded in Chester County as Plan No. 18662, as follows to wit:

BEING Lot #31, Phase V, as shown on said Plan.

BEING UPI Number 59-008-0665-0000

PARCEL No.: 59-008-0665-0000

BEING known as: 936 Aringa Way, Avondale, PA 19311

BEING the same property conveyed to Christina M.

Wanner, unmarried woman, who acquired title by Virtue of a Deed from NVR, Inc., a Virginia Corporation Trading as NV Homes, dated March 28, 2012, recorded March 29, 2012, at Deed Book 8390, Page 1803, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTINA M. WANNER**

SALE ADDRESS: 936 Aringa Way, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-551**

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: **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: **16-7-561**

DEBT- **\$183,457.82**

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

Thursday, July 21, 2016

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

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

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

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

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

UPI No. 57-4-85.8C

PARCEL No. 57-04-0085.08C

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

IMPROVEMENTS: residential dwelling

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$676,276.23**

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

Thursday, July 21, 2016

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-580**

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: **16-8-584**

DEBT- **\$272,629.14**

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

Thursday, August 18, 2016

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

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

PROPERTY situate in the Valley Township, Chester
County, Pennsylvania
BLR# 38-2Q-34, 38-2Q-33, 38-02Q-032
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LILLIAN R. KEITT**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **16-8-608**

DEBT- **\$187,282.67**

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

Thursday, August 18, 2016

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$193,003.19**

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

Thursday, August 18, 2016

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

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

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

PLAINTIFF: SDC SMKOZ, LLC

VS

DEFENDANT: **D. CRAIG GOODMAN**

SALE ADDRESS: 1460 Harvey Lane, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-613**

DEBT- **\$225,071.59**

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

Thursday, August 18, 2016

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-615**

DEBT- **\$286,321.32**

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

Thursday, August 18, 2016

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

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

PROPERTY situate in the East Brandywine Township,
Chester County, Pennsylvania
BLR# 30-2-52.39
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MARY ANN SMILER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$255,328.60**

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

Thursday, August 18, 2016

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

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

PROPERTY situate in the East Caln Township, Chester
County, Pennsylvania
BLR# 39-4-101.3
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JEFFREY SNYDER and DENISE SNYDER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,604.90**

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

Thursday, August 18, 2016

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

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

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

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

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

SALE ADDRESS: 336 Carlyn Court, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **16-8-628**

DEBT- **\$496,498.37**

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

Thursday, August 18, 2016

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

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

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

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

BEING Lot #3 as shown on said Plan.

CONTAINING 1.001 acres, more or less.

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-632**

DEBT- **\$495,592.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-04489 DIRECTED TO CAROLYN B. 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 Marlborough Township,
Chester County, Pennsylvania
BLR# 48-08-0025.09B
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **CECILIA R. FORTE and ANTHONY J. FORTE**

SALE ADDRESS: 702 Sportsman Lane, Kennett Square, PA 19348-1109

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: **16-9-637**

DEBT- **\$123,880.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10598 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, 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 Parkesburg Borough, Chester
County, Pennsylvania
BLR# 8-5-83
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC
VS

DEFENDANT: **STANLEY R. PITNER and GIZELLA H. PITNER**

SALE ADDRESS: 524 West 1st Avenue, Parkesburg, PA 19365-1206

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: **16-9-639**

DEBT- **\$256,983.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06842 DIRECTED TO CAROLYN B. 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 parcel of ground situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania described according to a record plan of Chester Hollow Townhouses prepared for Gary Kauffman by Momenee-King Associates Consulting Engineers, dated June 28, 1985 and last revised by G.D. Houtman and Son, Inc., December 12, 1987, as follows:

BEGINNING at an interior point, the said point being the southwesternmost corner of Lot 57 herein described, the said point being located in reference to the point of intersection of the centerline of Harrison Road east with the centerline of Chester Hollow Road as follows: from the said point of intersection south 84 degrees 55 minutes east 164 feet to a point; thence north 9 degrees 57 minutes east 6.50 feet to a point; thence north 68 degrees 17 minutes east 255.85 feet to a point; thence south 45 degrees 2 minutes east 248.51 feet to a point; thence south 34 degrees 50 minutes 56 seconds east 35.05 feet to a point; thence north 10 degrees 27 minutes

38 seconds east 75.70 feet to the first mentioned point and place of beginning; thence from the first mentioned point and place of beginning north 10 degrees 27 minutes 38 seconds east 47.45 feet to a point; thence south 79 degrees 32 minutes 22 seconds east 74.13 feet to a point; thence south 10 degrees 27 minutes 38 seconds west 47.45 feet to a point; thence passing through a party wall between Building 57 and Building 58 north 79 degrees 32 minutes 22 seconds west 74.13 feet to the first mentioned point and place of beginning.

TAX ID / Parcel No. 53-6-1869
BLR# 53-6-1869

BEING the same premises which Benny B. Ellis Jr. and Nancy E. Ellis granted and conveyed unto Carl E. Williams, by Deed dated May 1, 2007 and recorded May 2, 2007 in Chester County Record Book 7148, Page 1123 for the consideration of \$319,900.00

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

VS

DEFENDANT: **CARL E. WILLIAMS**

SALE ADDRESS: 57 East Harrison Road, West Chester, PA 19380

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: **16-9-640**

DEBT- **\$60,795.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11710 DIRECTED TO CAROLYN B. 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 Caln Township, Chester County,
Pennsylvania
BLR# 39-4E-269
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase
Manhattan Mortgage Corporation

VS

DEFENDANT: LYNN L. GALLAGHER a/k/a LYNN GALLAGHER and ROBERT A. GALLAGHER
a/k/a ROBERT A. GALLAGHER, JR.

SALE ADDRESS: 2548 Clothier Street, Coatesville, PA 19320-2307

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: **16-9-643**

DEBT- **\$301,803.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01844 DIRECTED TO CAROLYN B. 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 Township of Pocopson
TAX Parcel #63-04-0025
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **WILLIAM J. TURNER III**

SALE ADDRESS: 1549 Rodney Drive, West Chester, PA 19382

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: **16-9-644**

DEBT- **\$847,249.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03668 DIRECTED TO CAROLYN B. 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, situate in the Township of West Brandywine Township, Chester County and Commonwealth of Pennsylvania described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated 5-4-2004 last revised 6-15-2005 and recorded as Plan File No.17557, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Pennswick Drive a corner of Lot 46 on said Plan, thence extending along said Lot, south 07 degrees 25 minutes 36 seconds east 215.92 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1), south 85 degrees 57 minutes 38 seconds west 100.18 feet to a point on the northerly right-of-way line of Sunoco Pipeline L.P. easement, and (2) north 07 degrees 25 minutes 36 seconds west 210.00 feet to a point on the southerly side

of Pennswick Drive, thence extending along same, north 82 degrees 34 minutes 24 seconds east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 45 on said Plan.

TAX ID/Parcel No. #29-5-1.45

PREMISES being: 3 Pennswick Drive, Downingtown, PA 19335-4922

BEING the same premises which Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its General Partner, by Deed dated December 21, 2006 and recorded December 29, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7045 Page 1307 and Instrument #10716629 granted and conveyed unto Jerard Brown.

PLAINTIFF: HSBC Bank, USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JERARD BROWN**

SALE ADDRESS: 3 Pennswick Drive, Downingtown, PA 19335-4922

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: **16-9-647**

DEBT- **\$223,497.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02567 DIRECTED TO CAROLYN B. 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 THOSE TWO CERTAIN lots of land with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, being Lots No. 10 and 11 in Plan of Chatwood, laid out for Johnston R. Wilson, recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Plan Book No. 1, Page 56, bounded and described according to said plan as follows, to wit:

BEGINNING at a point of intersection of the middle lines of Strasburg Road (50 feet wide) and Maple Lane (46 feet wide); thence extending along the middle line of Maple Lane, south 18 degrees, 50 minutes east, a distance of 182.87 feet to a point in the middle line of Chestnut Alley (15 feet wide); thence extending along the same, south 89 degrees, 9 minutes, west, 87.26 feet to a point in line dividing Lots No.10 and 9 on said Plan; thence along said dividing line north 18 degrees, 50 minutes west, 182.87 feet to a point in the aforesaid center line of Strasburg Road; thence extending along same, north 89 degrees, 9 minutes east, 87.26 feet to the first mentioned point and place of beginning.

BLR# 52-05F-0159

TITLE to said premises vested in Jennifer L. Jones by Deed from Nicholas Parise and Deborah L.P. Tillman, dated 7/23/2004 and recorded 8/26/2004 in Book 6263 Page 952

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

VS

DEFENDANT: **JENNIFER L. JONES**

SALE ADDRESS: 840 West Chester Pike, West Chester, PA 19382

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: **16-9-648**

DEBT- **\$243,427.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10616 DIRECTED TO CAROLYN B. 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, situate in the Township of Upper Uwchlan, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Windsor Ridge made by Horizon Engineering Associates, LLC, 200 Kelly Road, Quakertown, Pennsylvania, 18951 (215) 529-5300, dated 8-14-2002, last revised 10-30-2003, and recorded as Plan No. 16834, amended recorded Plan No. 17563 and re-recorded as Plan No. 17585 as follows to wit:

BEGINNING at a point on the southwesterly side of Darlington Lane, a corner of Lot No. 6; thence extending along said side of Lot No. 6 south 79° 16' 50" west, 97.96 feet to a point on the northeasterly side of Lane Y; thence extending along said side of Lane Y the following (4) courses and distances, (1) north 10° 43' 10" west, 15 feet to a point of curve, (2) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent, (3) north 79° 16' 50" east, 65 feet to a point of curve, (4) along the arc of a circle curving to the right having a radius of 42 feet the arc distance of 31.43 feet to a point of tangent on the southwesterly side of Darlington Lane; thence extending along said side of Darlington Lane along the arc of a circle curving to the left having a radius of 90 feet the arc distance of 35.64 feet to a point of tangent, said point being the first mentioned point and place of beginning.

CONTAINING 4,170 square feet more or less.

BEING Lot No. 7 on said Plan.

PARCEL No.: 32-1-33.2A (part of)

BEING part of the same premises which John T. Acton, Substitute Trustee of the Senn Trust, Wilam J. Senn, Executrix of the

Estate of Charles Senn, deceased and Stephen Senn, Arthur Senn and Frederic Semi by Deed dated 4-21-2005 and recorded 5-23-2005 in Chester County in Record Book 6498 Page 2317 conveyed unto Pulte Homes of PA, Limited Partnership, a Michigan Limited Partnership, in fee.

SUBJECT to the terms and provisions of a storm easement. No plantings tree, or structures including fences, sheds or other improvements shall be permitted within any proposed sanitary sewer, storm sewer, drainage, utility or water easements. Easements crossing lots shall be maintained as lawn area by the lot owner.

SUBJECT to the terms and provisions of a 5 feet utility easement. No plantings tree, or structures including fences, sheds or other improvements shall be permitted within any proposed sanitary sewer, storm sewer, drainage, utility or water easements.

SUBJECT to the terms and provisions of a Declaration of Easement as recorded in Book 6521, Page 1465.

SUBJECT to the terms and provisions of the First Amendment of Declaration of Covenants, Conditions and Restrictions of Windsor Ridge, A Planned Community, dated 11/11/05 and recorded 2/13/2006 in Book 6763, Page 2049.

BEING known as 1813 Darlington Lane, Chester Springs, PA 19425

BEING the same premises which Pulte Homes of PA, by Deed dated 12/29/2005 and recorded 2/23/2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6772, Page 1128, granted and conveyed unto Kimberly A. Saylor.

PARCEL No.: 32-2-23

IMPROVEMENTS: Residential property.

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

VS

DEFENDANT: **KIMBERLY A. SAYLOR**

SALE ADDRESS: 1813 Darlington Lane, Chester Springs, PA 19425

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: **16-9-649**

DEBT- **\$3,520.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11677 DIRECTED TO CAROLYN B. 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 with the buildings and improvements thereon erected, consisting of a residence, situate in Kennett Township, Chester County Pennsylvania bounded and described according to a plan of lots 94-96 final subdivision of Balmoral, made by Morris & Ritchie Associates, Inc., Bel Air, MD, dated 8/7/1991, last revised 10/2/1991 and recorded on 12/17/1991, as Plan #11474, as follows, to wit:

BEGINNING at an interior point from the northwesterly side of MacDuff Court, a corner of Limited Common Area; vents extending along same the 7 following courses and distances: (1) south 56 degrees 25 minutes 28 seconds west, 12.33 feet to a point; (2) north 33 degrees 34 minutes 32 seconds west 2.33 feet to a point; (3) south 56 degrees 25 minutes 28 seconds west 11.67 feet to a point; (4) north 33 degrees 34 minutes 32 seconds west 9.67 feet to a point; (5) south 56 degrees 25 minutes 28 seconds west 6.33 feet to a point; (6) north 33 degrees 34 minutes 32 seconds west 4.33 feet to a point; and (7) south 56 degrees 25 minutes 28 seconds west 12.00 feet to a point; thence extending north 33 degrees 34 minutes 32 seconds west long Lot #95, the distance of 26.00 feet to a point, a corner of Limited Common Area; thence extending along the same the 4 following courses and distances: (1) north 56 degrees 25 minutes 28 seconds west 30.00 feet to a point; (2) south 33 degrees 34 minutes

32 seconds east 16.33 feet to a point; (3) north 56 degrees 25 minutes 28 seconds east 12.00 feet to a point and (4) south 33° 34 minutes 32 seconds east 26.00 feet to the first mentioned point and place of beginning.

BEING Unit #94 as shown on said Plan.

CONTAINING 1,288 square feet of land be the same more or less.

BEING Tax UPI #62-5-343.

TOGETHER with an easement for exclusive use over the respective areas shown as Limited Common Area and as driveway space on the Plan made by Morris & Ritchie Associates, Inc., aforesaid.

AND by the Deed, the premises are submitted to the terms and conditions of the amended and restated Declaration of Restrictions, Covenants and Easements for Balmoral Homeowners Maintenance Corporation as set forth in Record Book 2165, Page 305, and any subsequent amendments thereto.

BEING the same premises which Robert L. Duke, IV and Terri Graybill, by Deed dated March 31, 2013, and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Record Book 5636, Page 371, granted and conveyed unto John J. Danko, Jr., in fee.

PLAINTIFF: Balmoral Homeowners Maintenance Corporation
VS

DEFENDANT: **JOHN DANKO, JR.**

SALE ADDRESS: 805 MacDuff Court, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **THOMAS MARTIN, ESQ., 610-444-0285**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-650**

DEBT- **\$471,053.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02183 DIRECTED TO CAROLYN B. 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 New Garden Township, Chester
County, Pennsylvania
BLR# 60-5-15.17
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Arm Trust, Mortgage Pass-Through Certificates, Series 2006-2

VS

DEFENDANT: **DONALD L. JONES and SONYA JONES**

SALE ADDRESS: 104 Lavender Hill Lane, Landenberg, PA 19350-1390

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: **16-9-651**

DEBT- **\$200,075.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03320 DIRECTED TO CAROLYN B. 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 Coatesville City, Chester County,
Pennsylvania
BLR# 16-4-32
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2005-Whq2

VS

DEFENDANT: **JOYCE L. STONEWALL and RICHARD T. STONEWALL**

SALE ADDRESS: 355 West Lincoln Highway, Coatesville, PA 19320-3020

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: **16-9-652**

DEBT- **\$475,549.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03518 DIRECTED TO CAROLYN B. 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 with the buildings and improvements thereon erected, situate in the Township of New Garden, County of Chester and State of Pennsylvania, bounded and described according to Plan of Hartefeld Sections F, H, I & J, made by Hillcrest Associates, Inc., Hockessin, DE, dated 7/6/1999, last 2/2/2001 and recorded on 2/13/2002, in Plan No. 15667, as follows, to wit:

BEGINNING at a point on the westerly side of Shinnecock Hill (50 feet), the southeast corner of Lot No. 668 and the northeast corner of the about to be described; thence along said Shinnecock Hill the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 488.66 feet, the arc distance of 128.68 feet to a point and (2) on the arc of a circle curving to the right having a radius of 125.00 feet; crossing a 20 feet wide storm sewer easement, 15.03 feet to a point, a corner of Lot #666; thence along Lot #666, north 18 degrees 47 minutes 49 seconds west, passing through the 20 foot wide sewer easement, 196.59 feet to a point in line of Open Space; thence along same, the following 2 courses

and distances: (1) north 51 degrees 18 minutes 58 seconds east, passing through said storm easement, 14.68 feet to a point and, (2) north 27 degrees 18 minutes 48 seconds east, passing through said storm easement 49.46 feet to a point, a corner of Lot No. 668; thence along Lot #668, south 41 degrees 54 minutes 57 seconds east, passing through the aforementioned storm easement, 160.08 feet to the first mentioned point and place of beginning.

BEING Lot No. 667 on said Plan.

BEING the same premises which EHC VENTURE, INC., a De Corporation, by Deed dated 09/30/2005 and recorded 10/05/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6642, Page 503, granted and conveyed unto Cindy Bhan a/k/a Cindy D. Bhan and Ajay Bhan, husband and wife.

BEING known as: 150 Shinnecock Hill, Avondale, PA

19311

PARCEL No.: 60-4-177

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CINDY BHAN a/k/a CINDY D. BHAN and AJAY BHAN**

SALE ADDRESS: 150 Shinnecock Hill, Avondale, PA 19311

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: **16-9-656**

DEBT- **\$234,667.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05758 DIRECTED TO CAROLYN B. 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 West Chester Borough
TAX Parcel #1-9-947
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: CP-SRMOF II 2012-A Trust

VS

DEFENDANT: **RUSSELL W. LAMBING**

SALE ADDRESS: 118 East Union Street, West Chester, PA 19382

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: **16-9-663**

DEBT- **\$325,450.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02950 DIRECTED TO CAROLYN B. 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 East Pikeland Township
TAX Parcel #26-3N-18
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VS
DEFENDANT: **ERNESTINE L. FREDERICK**
SALE ADDRESS: 1214 South Rapps Dam Road, Phoenixville, PA 19460
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-664**

DEBT- **\$171,824.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00542 DIRECTED TO CAROLYN B. 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 Township of New Garden
TAX Parcel #60-3C-7
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **CATHERINE WARREN**

SALE ADDRESS: 170 Pine Street, Toughkenamon, PA 19374

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: **16-9-679**

DEBT- **\$1,361.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08328 DIRECTED TO CAROLYN B. 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 situate in
Caln Township, Chester County, Pa.
TAX Parcel No. 39-2N-68

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **NATHANIEL SAVAGE and VANESSA SAVAGE**

SALE ADDRESS: 730 Springfield 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: **16-9-683**

DEBT- **\$233,254.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04151 DIRECTED TO CAROLYN B. 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 with buildings and improvements thereon erected

SITUATE in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Plum Tree Tract IV, made by Momenee-King Associates, Consulting Engineers, Ardmore, PA dated 11/9/1987 and last revised 5/4/1988 and recorded as Plan File No 8302-03, as follows, to wit

BEGINNING at an interior point said point being a corner of Lot No 102 as shown on said Plan, thence extending from said and 90 feet to a point thence extending south 86 degrees, 30 minutes east, 20 feet to a point, a corner of Lot No 100, thence extending along said Lot No 100 south 03 degrees, 30 minutes west, 90 feet to a point, thence extending north 86 degrees 30 minutes west, 20 feet to the first mentioned point and place beginning

UPI #51-8-150

BEING known as 724 Shropshire Drive, West Chester, PA 19382

BEING the same premises which Heather C Ronemus and David W Ronemus, by Special Warranty Deed dated July 12, 2006 and recorded July 27, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6908 Page 1753, granted and conveyed unto Erin P Taggart and Joshua Taggart, as tenants by the entirety.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **ERIN P. TAGGERT & JOSHUA TAGGART**

SALE ADDRESS: 724 Shropshire Drive, West Chester, Pa. 19382

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: **16-10-690**

DEBT- **\$173,953.06**

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

Thursday, Oct. 20, 2016 @ 11am

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

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

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

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

VS

DEFENDANT: **PAUL T. KOLLAR**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-691**

DEBT- **\$301,079.31**

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

Thursday, Oct. 20, 2016 @ 11am

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

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

PROPERTY Situate in the Borough of Spring City

TAX PARCEL #14-04-0135.010

IMPROVEMENTS: A Residential Dwelling

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

A. Lehner

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-721**

DEBT- **\$526,239.20**

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

Thursday, Oct. 20, 2016 @ 11am

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

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

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

SUBJECT to a mortgage

UPI No. 52-2-74.9

IMPROVEMENTS: residential dwelling

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

PLAINTIFF: Wilmington Savings Fund Society, fsb

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-738**

DEBT- **\$252,072.42**

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

Thursday, Oct. 20, 2016 @ 11am

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

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

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

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

VS

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

SALE ADDRESS: 128 Wilson Drive, Oxford, PA 19363

PLAINTIFF ATTORNEY: **STEPHEN M. HLADIK, ESQ., 215-855-9521**

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

CAROLYN B. WELSH, SHERIFF