

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, July 16, 2015 @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 16th day of July, 2015 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JULY 16th, 2015 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, AUGUST 17th, 2015 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

INDEX

Location	Defendant	Page
Borough of Downingtown . . .	Rhoda Moore, in her Capacity as Administratrix of the Estate of Velma Moffat, Deana Moffat, in her Capacity as Heir of the Estate of Velma Moffat, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Velma Moffat, Deceased	39
Borough of Elverson	Ernest Endicott, in his Capacity as Heir of Catherine J. Taylor a/k/a Catherine J. Endicott, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title Interest From or Under Catherine J. Taylor a/k/a Catherine J. Endicott, deceased	48
Borough of Honeybrook	Elizabeth Sue Lorah	5
Borough of Kennett Square . . .	Julie K. Anzalone	14

Continue

INDEX

Location	Defendant	Page
Borough of Malvern	Charles A.J. Halpin, III, Esquire, as Administrator or the Estate of Mildred Perry, Deceased	76
Borough of Modena	Oretha Williams	8
Borough of Oxford	Nicholas A. Toto	87
Borough of Oxford	Andrew Tuohey and Christine Tuohey	10
Borough of Oxford	Scott A. Weir and Hillery D. Weir a/k/a Hillery Weir	74
Borough of Parkesburg	Brett Harrell and Deonna L Harrell a/k/a Deonna L. Henley and Phyllis Miller and Roger Miller	16
Borough of Parkesburg	Sandra Lyons, Known Surviving Heir of Arrietta E. Hess, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Arrietta E. Hess, Deceased Mortgagor and Real Owner, and Barry Hess, Known Surviving Heir of Arrietta E. Hess, Deceased Mortgagor and Real Owner	70
Borough of Phoenixville	Donna D. Novia	36
Borough of Phoenixville	Benjamin M. Perez and Michelle R. Perez	84
Borough of Phoenixville	Michael E. Trautman and Amy Trautman	54
Borough of Phoenixville	Alice Vaughn	53
Borough of West Chester	Ramon Vargas Velasquez	47
Borough of West Grove	Carol E. Roper f/k/a Carol O. Everhart a/k/a Carol Everhart Roper	22
City of Coatesville	Jason James, in his Capacity as Administrator and Heir of the Estate of Janice M. James and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Janice M. James, deceased	51
City of Coatesville	James Lopp, Sr. and Wendy A. Lopp a/k/a Wendy Ann Lopp	7
City of Coatesville	Barbara A. Machak	29
City of Coatesville	Anita M. Robbins and John M. Muhic	26
City of Coatesville	Rosalyn M. Taltoan a/k/a Rosalyn M. Williams	48
City of Coatesville	TNT Opportunities, LLC and Patricia M. Mccarron	85
Brandywine Township	Kemberly Nichols a/k/a Kemberly Rucker and Sherita Thompson	23
Caln Township	Kelly Smith and Stephen Smith	12
Caln Township	Frank D. VanDusen and Cynthia E. VanDusen and United States of America	30-31
Caln Township	Tracy Worth, In Her Capacity as Heir of David N. Giunta, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or ASsociations Claiming Right, Title or Interest From or Under David N. Giunta, Deceased	80
Charlestown Township	James V. Hanna and Caryl A/ Hanna	38
East Bradford Township	Downingtown Pike West Chester, LP	37
East Brandywine Township	Neil Wasser	75
East Caln Township	Carol Diberardinis	65
East Coventry Township	Eleen K. Slemmer	83
East Fallowfield Township	John F. Glah	32
East Fallowfield Township	William H. Wright and Deborah N. Wright	77
East Goshen Township	Kathleen A. Earley	25
East Marlborough Township	Laurie Jakubauskas	57
East Nottingham Township	Ronald Simonetti and Jennifer Simonetti	55
East Nottingham Township	Cynthia L. Mcaneny a/k/a Cynthia Mcaneny a/k/a Cynthia L. Poff	45
East Vincent Township	Jared P. Leimeister and Mary K. Leimeister	15
East Whiteland Township	Robert Dorais and Madeline F. Dorais	20
East Whiteland Township	Keith B. Gould and Myung Soon Kim a/k/a Myung Kim Gould	27
Franklin Township	Pablo M. Demucha	56
Franklin Township	Rachel A. McCullin	61
Franklin Township	Michael E. Trautman and Amy Trautman	4
Franklin Township	Patricia A. Wells a/k/a Patricia Wells Individually and as Trustee of the Patricia A. Wells Revocable Living Trust and Patricia A. Wells Revocable Living Trust, Dated May 2, 2008	67

Continue

INDEX

Location	Defendant	Page
Honey Brook Township	Harry Evans and Lisa Evans	78
Honey Brook Township	Ian B. Smith and Kristin P. Smith	72
Kennett Township	Rick H. Romero and Lynne M. Romero	11
London Grove Township	Gemcraft RB Holding, LLC	35
London Grove Township	J. Jesus Zavala	66
Lower Oxford Township and Upper Oxford Township	Gregory P. Mazepink, Donna J. Mazepink and United States of America	9
New Garden Township	J and M Properties, Inc.	18
New Garden Township	Clifford B. Scarlett, Jr. and Bonnie L. Scarlett	43
New London Township	Michael P. McGarvey, Jr. and Virginia S. McGarvey	24
North Coventry Township	Glenn A. Neiffer and Terry L. Neiffer	81
Tredyffrin Township	James Brian Jarratt and Jennifer A. Jarratt	42
Uwchlan Township	Christopher Ledbetter a/ka Christopher J. Ledbetter	52
Valley Township	Karen C. Hughes	46
Valley Township	Luis A. Santos	79
Valley Township	Leona Sims	44
Wallace Township	Nancy M. McDonough	69
West Bradford Township	M. Hunter Davis a/k/a Matthew Hunter Davis and Christina M. Davis a/k/a Christina Davis	41
West Brandywine Township	Joseph A. Meli and Denise M. Meli	40
West Caln Township	Edward Harkins, Jr., Executor of the Estate of Anne L. Harkins, Deceased Mortgagor and Real Owner	21
West Caln Township	CS II/Crane, L.P.	62
West Caln Township	Eleanor A. O'Brien	60
West Caln Township	Unknown Surviving Heirs of Michael Towber, Jr., Deceased Mortgagor and Real Owner, Antonia V. Towber, Known Surviving Heir of Michael Towber, Jr., Deceased Mortgagor and Real Owner, Terry A. Towber a/k/a Terry A. Gulick, Known Surviving Heir of Michael Towber, Jr., Deceased Mortgagor and Real Owner, and Joanne L. Towber a/k/a Joanne Lynn Towber, Known Surviving Heir of Michael Towber, Jr., Deceased Mortgagor and Real Owner,	82
West Caln Township	Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Samuel G. Zuch, deceased and Debra β Jean Zych, Individually as known Heir of Samuel G. Zuch, and in her Capacity as Personal Representative of the Estate of Samuel G. Zuch, and Estate of Samuel G. Zuch, c/o Debra Jean Zych, Personal Representative	59
West Goshen Township	Michelle Imburgia and Samuel Imburgia	63
West Goshen Township	Unknown Surviving Heirs of Sharon Amole, Deceased Mortgagor and Real Owner	73
West Nantmeal Township	Keith M. Hallenbeck and Jacquelyn R. Hallenbeck	50
West Nottingham Township	Margaret B. Ball and Guy G. Ball, Sr.	68
West Nottingham Township	Melissa Powell and Frederick Price	33
West Sadsbury Township	Larry Stine	71
Westtown Township	Daniel T. Baumeister	58
Westtown Township	Justin K. Billhime	19
Westtown Township	Linda A. Ohanian a/k/a Linda A. Lewis, in her Capacity as Heir of the Estate of Alice Ohanian; Lisa Ohanian a/k/a Azneve A Ohanian, in her Capacity as Heir of the Estate of Alice Ohanian; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations claiming Right, Title or Interest from or under Alice Ohanian, deceased	13
Westtown Township	Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations claiming Right, Title or Interest from or under Betty H. Beitler a/k/a Betty Beitler, deceased Defendant(s)	6
West Whiteland Township	Dana Bowles a/k/a Dana Y. Bowles	17
West Whiteland Township	Davd B. Carson	34
West Whiteland Township	Jennifer G. Dampman a/k/a Jennifer Dampman and William S. Dampman a/k/a William Dampman	28
West Whiteland Township	David W. Becker Known Surviving Heir of Elsie M. Becker, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Elsie M. Becker, Deceased Mortgagor and Real Owner and Bruce W. Becker Known Surviving Heir of Elsie M. Becker, Deceased Mortgagor and Real Owner	86
Willistown Township	Judith E. Kiesel, United States of America and Department of Justice	64

Sheriff's Sale of Real Estate

SALE NO: **15-7-522**

DEBT- **\$209,391.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00442 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a plan of "Fox Knoll" prepared by G. E. Register, Jr. & Sons, Surveyors dated March 7, 1968, and last revised October 8, 1979 and recorded in Chester County as Plan #3562 as follows, to wit:

BEGINNING at a point marking a corner of this about to be described tract, a corner of Lot 15 on said Plan and set on the southerly side of a 50 feet wide right of way known as Den Road; thence leaving said point of beginning, and along said Den Road the following two courses and distances to wit: (1) south 87 degrees 01 minutes 59 seconds east, 132.85 feet to a point; (2) by a curved line curving to the left having a radius of 460.00 feet and an arc length of 5.76 feet to a point marking a corner of this and a corner of Lot 17 on said plan; thence leaving said Den Road and along said Lot 17 south 02 degrees 58 minutes 01 seconds west, 205.08 feet to a point marking a corner of this and a corner of Lot 75 on said plan; thence along Lot 75 north 80 degrees 53 minutes 13 seconds west, 139.40 feet to a point marking a corner of this and a corner of the aforementioned Lot 15; thence along said Lot 15; thence along said Lot 15 north 02 degrees 58 minutes 01 seconds east 190.12 feet to the first mentioned point and place of beginning.

CONTAINING 0.629 acres more or less.

BEING Lot #16 on said Plan.

SUBJECT to all covenants, conditions, easements, reserva-

tions and restrictions of record.

UNDER AND SUBJECT nevertheless to the following conditions and restrictions which shall be covenants running with the land and shall perpetually bind the land herein.

1. NO mushroom houses are allowed to be erected.

2. NO mobile homes are allowed with the exception of recreational vehicles.

3. NO commercial dog kennels allowed.

4. NO pigeons, chickens, or pigs are allowed to be raised on the premises.

5. NO wire fencing of any description is allowed to be erected.

6. NO fencing may be erected that exceed 4 feet in height, with the exception of fencing in rear yards to enclose:

(1) swimming pools area: (2) animal pens

PREMISES being: 122 Den Road. Lincoln University, PA

19352

PARCEL No. 72-04M-0015.020

BEING the same premises which Joanna M. Ganntt n/k/a Joanna Taylor, by Deed dated November 7, 2005 and recorded November 10, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6678 Page 1699, granted and conveyed unto Michael E. Trautman and Amy Trautman, as tenants by the entireties.

PLAINTIFF: U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MICHAEL E. TRAUTMAN and AMY TRAUTMAN**

SALE ADDRESS: 122 Den Road, Lincoln University, PA 19352

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-523**

DEBT- **\$153,336.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00121 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the Honey Brook Borough, Chester
County, Pennsylvania
UPI# 12-2-8.9
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC
VS

DEFENDANT: **ELIZABETH SUE LORAH**

SALE ADDRESS: 430 Wawassan Drive, Honey Brook, PA 19344-1009

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-524**

DEBT- **\$235,599.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04161 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the Westtown Township, Chester
County, Pennsylvania
UPI# 67-4-28.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BETTY H. BEITLER a/k/a BETTY BEITLER, DECEASED DEFENDANT(S)**

SALE ADDRESS: 605 West Pleasant Grove Drive a/k/a 605 West Pleasant Grove Road, West Chester, PA 19382-7121

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-525**

DEBT- **\$48,243.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-11461 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the Coatesville City, Chester
County, Pennsylvania
BLR# 16-6-899
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **JAMES LOPP, SR. and WENDY A. LOPP a/k/a WENDY ANN LOPP**

SALE ADDRESS: 120 South 5th Avenue, Coatesville, PA 19320-3652

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-526**

DEBT- **\$101,268.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12243 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN message, lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Modena, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Crystal Grove" made by Berger and Hayes, Inc., Thorndale, PA dated September 12, 1984 and recorded as Plan File No. 5408, as follows, to wit:

BEGINNING at a point on the north side of South Brandywine Avenue, a corner of Lot 2 on said plan; thence extending along said Lot, north 22 degrees 43 minutes 58 seconds east partly crossing Brandywine Creek, 315.03 feet to a point in the bed of said Creek and being in line of lands now or formerly of Chester Valley Railroad Company; thence extending along said lands, south 39 degrees 34 minutes 56 seconds east partly recrossing said creek, 124.48 feet to a point, a corner of Lot 4; thence extending along said Lot, south 22 degrees 43 minutes 58 seconds west 255.91 feet to a point on the north side of South Brandywine Avenue; thence extending along same, north 67 degrees 56 minutes 14 seconds west 110.24 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said Plan.

BEING the same premises which Housing Authority of the County of Chester, by Indenture dated 5/30/03 and recorded 6/18/03 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5744 Page 770, granted and conveyed unto Charles Williams and Oretha Williams, husband and wife, in fee.

AND the said Charles Williams a/k/a Charles E. Williams departed this life 2/17/13 leaving title vested in Oretha Williams by right of survivorship.

AND the said Oretha Williams is also known as Ortha Williams.
BEING Tax I.D./Parcel Number 10-05-0005.030, UPI 10-5-5-.3

PLAINTIFF: First Niagara Bank, N.A., a National Banking Association, successor by merger to First Financial Bank

VS

DEFENDANT: **ORETHA WILLIAMS**

SALE ADDRESS: 63 South Brandywine Ave, Coatesville, Pennsylvania 19320

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-527**

DEBT- **\$346,240.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08475 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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ALL THAT CERTAIN lot or piece of ground situate in the Township of Lower Oxford, and Upper Oxford, Chester County, Pennsylvania, bounded and described according to a Plan of Property for Earl Hatton, made by H2 Engineering Associates, Engineers and Surveyors, Oxford, PA, dated December 19, 1979 last revised April 16, 1981 and being drawing #79122, as follows, to wit:

BEGINNING at a spike on the title line in the bed of Public Road T-336 known as Kimble Road, 33 feet wide leading in a northerly direction to Forestville and in a southerly direction to Elkview Road at the northwesterly corner of Parcel B as shown on said Plan; thence extending along said title line north 01 degrees 35 minutes 38 seconds west, crossing the line dividing the Townships of Lower Oxford from Upper Oxford, 613.40 feet to a point in the line of land now or late of Bishop Nursing Home; thence extending along the same crossing the easterly side of said road, north 88 degrees 20 minutes 40 seconds east, 1263.34 feet to a stone in line of land now or late of William F. Shaw; thence extending along the

same and other lands now or late of Earl Hatton; south 00 degrees 43 minutes 00 seconds west, 850.42 feet to an iron pin at the south-easterly corner of this described lot and corner of Parcel B, as shown on said plan; thence extending along said Parcel B the 3 following courses and distances: (1) north 85 degrees 16 minutes 08 second west, 789.20 feet to an iron pin; (2) north 04 degrees 49 minutes 00 seconds west, 172.79 feet to an iron pin; (3) south 85 degrees 11 minutes 00 seconds west, crossing the said easterly side of Public Road T-336 known as Kimble Road, 435.63 feet to the first mentioned point and place of beginning.

CONTAINING 21.00 acres of land be the same more or less.

TAX IDs: 56-05-0005 and 57-08-0040.010

TITLE is vested in Gregory P. Mazepink and Donna J. Mazepink, husband and wife, by Deed from Gregory P. Mazepink and Donna J. Mazepink, husband and wife, by Deed, dated March 2, 1999, recorded March 17, 1999 in Record Book 4527 Page 1258

PLAINTIFF: U.S. Bank, N.A. as Legal Title Trustee for Truman 2012 SC2 Title Trust
VS

DEFENDANT: **GREGORY P. MAZEPINK, DONNA J. MAZEPINK, and UNITED STATES OF AMERICA**

SALE ADDRESS: 221 Kimble Road or 544 Kimble Road, Lincoln University, PA 19352
PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 805-384-1515**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-528**

DEBT- **\$230,718.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05544 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Penn Oak, prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109, as follows, to wit:

BEGINNING at a point on the easterly side of Penn Oak Lane, a corner of Lot No. 17 as shown on said Plan; thence from said point of beginning, along the said side of Penn Oak Lane the 4 following courses and distances: (1) south 71 degrees 25 minutes 75 seconds east 76.31 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 48.01 feet to a point of tangent; (3) north 38 degrees 36 minutes 34 seconds east 90.88 feet to a point of curve; (4) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 42.15 feet to a corner of Lot N. 15; thence along Lot No. 15 south 52 degrees 17 minutes 3 seconds east 55 feet to a corner of Lot No. 17; thence along Lot No. 17 south 20 degrees 21 minutes 29 seconds west 137.36 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 as shown on said Plan.

BEING the same premises which Brenda J. McNutt, by Deed dated 03/30/2007 and recorded 04/09/2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7127, Page 1026, granted and conveyed unto Andrew Tuohey and Christine Tuohey

BEING known as: 22 Penn Oak Lane, Oxford, PA 19363

PARCEL No.: 6-8-4.13

IMPROVEMENTS: residential property.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **ANDREW TUOHEY and CHRISTINE TUOHEY**

SALE ADDRESS: 22 Penn Oak Lane, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-529**

DEBT- **\$1,708,931.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10345 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the Township of Kennett, Chester
County, Pennsylvania
UPI# 62-1-54-12
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Ally Bank

VS

DEFENDANT: **RICK H. ROMERO and LYNNE M. ROMERO**

SALE ADDRESS: 115 Hidden Pond Drive, Chadds Ford, PA 19317-7375

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-530**

DEBT- **\$131,571.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00684 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in Township of Caln
TAX Parcel #39-3R-224
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **KELLY SMITH and STEPHEN SMITH**

SALE ADDRESS: 306 Eliot Circle, 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-531**

DEBT- **\$209,006.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12123 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the Westtown Township, Chester
County, Pennsylvania
UPI# 67-3-42
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LINDA A. OHANIAN a/k/a LINDA A. LEWIS, IN HER CAPACITY AS HEIR OF THE ESTATE OF ALICE OHANIAN; LISA OHANIAN a/k/a AZNEVE A. OHANIAN, IN HER CAPACITY AS HEIR OF THE ESTATE OF ALICE OHANIAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE OHANIAN, DECEASED**

SALE ADDRESS: 113 West Hilltop Road, West Chester, PA 19382-7966

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-532**

DEBT- **\$264,041.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00882 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or parcel of ground, with the buildings and improvements thereon erected, situate in the Borough of Kennett Square, County of Chester and State of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin in the middle of Magnolia Street where it intersects with the middle of Meredith Street; thence by the middle of said Magnolia Street south 87 degrees west, one hundred eighty-seven (187) feet to a stake in the middle of Chestnut Alley (20 feet wide); thence by the middle of said alley north 3 degrees west about one hundred thirty-eight and six tenths (138.6) feet to a stake (at the southwest corner of Chalkley Bartram's lot); thence by Bartram's lot north 87 degrees east one hundred eighty-seven (187) feet to a stake in the middle of said Meredith Street; thence by the middle of same south about one hundred thirty-eight and six tenths (138.6) feet to the place of beginning.

CONTAINING 25,938 square feet, more or less.

BEING U.P.I. #3-4-46

BEING Parcel Number: 03-04-00460000

BEING the same premises which John R. McCarthy and Jane B. McCarthy by their attorney-in-fact Paul R. McCarthy, by Deed dated November 30, 2001 and recorded in the Chester County Recorder of Deeds Office on December 20, 2001 in Deed Book 5148, Page 1088, granted and conveyed unto Julie K. Anzalone.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **JULIE K. ANZALONE**

SALE ADDRESS: 230 Meredith Street, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-533**

DEBT- **\$291,726.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05477 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the East Vincent Township, Chester
County, Pennsylvania
BLR# 21-1-150.23
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JARED P. LEIMEISTER and MARY K. LEIMEISTER**

SALE ADDRESS: 77 Kathryn Lane, Spring City, PA 19475-1242

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-534**

DEBT- **\$106,240.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01454 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in Borough of Parkesburg
TAX Parcel #8-4-44
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association as Trustee for EMC Mortgage Loan Trust 2005-B, Mortgage Loan Pass-Through Certificates, Series 2005-B
VS

DEFENDANT: **BRETT HARRELL and DEONNA L. HARRELL a/k/a DEONNA L. HENLEY and PHYLLIS MILLER and ROGER MILLER**

SALE ADDRESS: 106 North Church Street, Parkesburg, PA 19365

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-535**

DEBT- **\$350,038.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04645 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN unit in the condominium known as Exton Limited Condominium at Exton Station located in the Township of West Whiteland, County of Chester, Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101et seq. by the Recording in Chester County Recorder of Deeds of a Declaration dated 12/23/1987 and recorded in Record Book 1007 page 545 being and designated as Unit No. 43 together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.9607843%.

BEING known as 969 Roundhouse Court
COUNTY Parcel No. 41-5-706
BLR# 41-5-706

BEING the same premises which James D. Hollister and Beverly A. Griffiths granted and conveyed unto Dana Y. Bowles as recorded January 31, 2007 and recorded February 13, 2007 in Chester County Record Book 7082, Page 1283 for the consideration of \$255,000.00.

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

VS

DEFENDANT: **DANA BOWLES a/k/a DANA Y. BOWLES**

SALE ADDRESS: 969 Roundhouse Court, 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-536**

DEBT- **\$228,315.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-08933 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan made by O. Drake and Associates, Inc. P.O. Box 612, Suite 707 E. Baltimore Pike, Kennett Sq., PA 19348, for Ginty-Hayden, dated 7-31-1989 and recorded as Plat 10294, as follows, to wit:

BEGINNING at a point in the bed of Bucktoe Road T-333, a corner of Lot #2, thence extending along same and crossing the southerly side Bucktoe Road, and crossing the bed of a driveway access easement, south 19 degrees 59 minutes 20 seconds east 189.93 feet to a point thence extending sill among same south 26 degrees 11 minutes 37 seconds west 114.82 feet to a point in the line of lands of Michael and Cherly Lepopre, thence extending along same north 89 degrees 00 minutes 04 seconds west 163.22 feet to a point in the line of lands of David J. and Diane Zonino,

thence extending along same north 00 degrees 15 minutes 00 seconds east crossing the line of Bucktoe Road aforementioned 344.07 feet to a point in the bed of same, thence extending south 66 degrees 05 minutes 00 seconds east 161.30 feet to the point of beginning.

BEING Lot #1 on said Plan.

CONTAINING 1.291 acres more or less.

BEING Chester County Tax Parcel 60-4-44.

BEING the same premises which Carolyn B. Welsh, Sheriff of Chester County, by Deed dated February 13, 2013, and recorded February 15, 2013, in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 8645, Page 2199, granted and conveyed unto Wells Fargo Bank, NA as Trustee for the Certificateholders of Bank of America Alternative Loan Trust 2006-3 Mortgage Pass Thorough Certificates Series 2006-3, in fee.

PLAINTIFF: Michael Weiner M.D., P.A. Profit Sharing Plan
VS

DEFENDANT: **J and M PROPERTIES, INC.**

SALE ADDRESS: 304 Bucktoe Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **JOSEPH A. HIRSCH, ESQ., 610-645-9222**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-537**

DEBT- **\$353,177.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-08788 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings, improvements, hereditaments and appurtenances thereon erected, situate in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Julius Blosenski, made by G.D. Houtman and Son, Civil Engineers, dated 04/19/1960 and revised 03/22/1961, as follows, to wit:

BEGINNING at a point on the title line in the bed of Chester Road (Route No. 352) (proposed 50 feet wide) at the distance of 1,371.59 feet measured on a bearing of south 25 degrees 43 minutes east, along the said title line through the bed of Chester Road from its point of intersection with the extension of the title line in the bed of Green Road; thence extending from said beginning point, north 64 degrees 17 minutes east, 345 feet to a point, thence extending south 25 degrees, 43 minutes east, 125 feet to a point; thence extending south 64 degrees 17 minutes west, 345 feet to a point on the title line in the bed of Chester Road aforesaid; thence extending along same, north 25 degrees 43 minutes west, 125 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 as shown on said Plan

BEING UPI Number 67-3-138.13B

BLR No.: 67-3-138.13B

BEING known as: 905 South Chester Road, West Chester, PA 19382.

BEING the same premises which Paul J. Fasbinder, by Deed dated October 29, 2004 and recorded November 8, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6328, page 1679, granted and conveyed unto Justin K. Billhime.

PLAINTIFF: First Horizon Home Loans, a Division of First Tennessee Bank National Association
VS

DEFENDANT: **JUSTIN K. BILLHIME**

SALE ADDRESS: 905 South Chester Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-538**

DEBT- **\$508,489.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11112 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PLAINTIFF: Deutsche Bank National Trust Company, as indenture trustee under the indenture relating to IMH Assets Corp., collateralized asset-backed bonds, Series 2007-A

VS

DEFENDANT: **ROBERT J. DORAIS And MADELEINE F. DORAIS**

SALE ADDRESS: 10 Westgate Circle, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-539**

DEBT- **\$244,120.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06103 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PREMISES "A"

ALL THAT CERTAIN lot or place of ground with buildings and improvements thereon erected, situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a Plan entitled "Valleyheart Farms", prepared by DeArmit & Hayes, Consulting Engineers and Surveyors, Coatesville, Pennsylvania, dated July 23, 1965, as last revised October 15, 1965 as follows, to wit:-

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Caln, County of Chester, State of Pennsylvania and described according to a Plan of Property of Mary V. T. Downing, et al, known as "Valleyheart Farms, said Plan made by DeArmit & Hayes, Consulting Engineers and Surveyors dated July 23, 1965 and last revised November 1, 1965 as follows, to wit: -

TAX I.D. #: 28-006- 0040.06D0 and 28-006-0040.06E0

PLAINTIFF: One West Bank, N.A.

VS

DEFENDANT: **EDWARD HARKINS, JR., EXECUTOR OF THE ESTATE OF ANNE L. HARKINS, DECEASED MORTGAGOR and REAL OWNER**

SALE ADDRESS: 125 Sugarman Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-540**

DEBT- **\$188,602.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08865 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in West Chester Borough, Chester
County, Pennsylvania
BLR# 1-12-15
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **CAROL E. ROPER f/k/a CAROL O. EVERHART a/k/a CAROL EVERHART ROPER**

SALE ADDRESS: 334 Dean Street, West Chester, PA 19382-3321

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-541**

DEBT- **\$349,063.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01236 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the Township of Brandywine,
Chester County, Pennsylvania
BLR# 29-7-151.1R
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Srmof II 2012-A Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee

VS

DEFENDANT: **KEMBERLY NICHOLS a/k/a KEMBERLY RUCKER and SHERITA THOMPSON**

SALE ADDRESS: 248 Monacy Road, Coatesville, PA 19320-1448

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-542**

DEBT- **\$257,294.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-02018 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in New London Township, County of Chester, Commonwealth of Pennsylvania, described according to a Plan of "Steep Meadows." Made by George E. Register Jr. & Sons, C.C., Kennett Square, PA., dated 9-2-1986, last revised 12-4-1986, recorded at West Chester in the office of the recorder of deeds in plan file #6951, as follows:

BEGINNING at a point of curve in the bed of Saginaw Road (LR 15238), a corner of Lot #4 on said Plan; thence extending from said beginning point through the bed of said road and along the arc of a circle curving to the right having a radius of 485.00 feet, the arc distance of 129.94 feet to a point of tangent, thence extending north 86 degrees 42 minutes 18 seconds east, 32.40 feet to a point, thence extending south 76 degrees 25 minutes 39 seconds east, 5.98 feet to a point; thence extending south 76 degrees 54 minutes 07 seconds east, 67.40 feet to a point, a corner of Lot #6 on

said Plan; thence leaving the bed of said road and extending along line of Lot #6 and Lot #7 on said Plan; south 04 degrees 32 minutes 04 seconds west, 253.20 feet to a point, a corner degrees 32 minutes 56 seconds east, 120.28 feet to a point, another corner of Lot #4; thence extending along Line of Lot #4, north 18 degrees 38 minutes 42 seconds west 315.68 feet to the first mentioned point and place of beginning.

CONTAINING 1.153 acres of land more or less.

BEING Lot #5 as shown on said Plan.

BEING UPI #71-3-14.5

BEING the same premises which William J. Meinzer & Margaret A. Meinzer, by Deed dated 11/29/96 and recorded 12/5/96 in the County of Chester in Deed Book 4114, Page 1678, granted and conveyed unto Michael P. McGarvey, Jr. and Virginia S. McGarvey, husband and wife, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **MICHAEL P. McGARVEY, JR. and VIRGINIA S. McGARVEY**

SALE ADDRESS: 711 Sagnaw Road, Oxford, PA 19636

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-543**

DEBT- **\$423,904.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00590 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

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

SITUATE in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan of General Development Corporation made by Urwiler and Walter, Inc. dated August 1, 1979, last revised March 22, 1974, and recorded in Plan Book 67, Page 11, as follows, to wit:

BEGINNING at a point on the title line in the bed of Strasburg Road a corner of Lot No. 23 on said Plan said point being located north 74 degrees 58 minutes 39 seconds east measured along the said title line 385.00 feet from its intersection of the center line of Springhouse Lane; thence extending from said point of beginning and along the said title line of Strasburg Road (the three following courses and distances) (1) north 74 degrees 58 minutes 39 seconds east 44.70 feet to a point; (2) north 82 degrees 52 minutes 39 seconds east 281.48 feet to a point; and (3) south 85 degrees 40 minutes 21 seconds east 40.00 feet to a corner of Lot No. 25; thence extending along the same leaving the bed of Strasburg Road and

crossing the southwest side thereof south 9 degrees 31 minutes 35 seconds east 520.66 feet to a point in line of Lot No. 19 as shown on said Plan; thence extending along the same south 89 degrees 1 minute 40 seconds west 300.00 feet to a corner of Lot No. 20 as shown on said Plan; thence extending along the same south 74 degrees 58 minutes 39 seconds west 24.00 feet to a corner of Lot No. 23; thence extending along the same north 14 degrees 10 seconds west crossing the southeast side of Strasburg Road 497.39 feet to a point on the title line in the bed of same, being the first mentioned point and place of beginning.

BEING Lot No. 24

CONTAINING 4.013 acres

BEING the same premises which Donald J. Metcalf, a single man, by Deed dated 5/22/2001 and recorded 6/13/2001 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4981, Page 355, granted and conveyed unto Kathleen A. Earley, a single woman.

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

VS

DEFENDANT: **KATHLEEN A. EARLEY**

SALE ADDRESS: 1670 East Strasburg Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-544**

DEBT- **\$48,828.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08421 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot of land on which is located a brick dwelling house designated as No. 822 Coates Street, situate in the 5th Ward of the City of Coatesville, Chester County Pennsylvania bounded and described as follows:

BEGINNING at a point on the southerly curb line of Coates Street a corner of land now or late of Rose Chille, on which is located a brick dwelling house designated as No. 820 Coates Street distance 42 feet 10 inches east of the east line of a 14 feet wide alley corresponding to 8th Avenue; thence measuring along the southern curb line of Coates Street eastwardly 14 feet 2 inches to a corner of land now or late of Walter Coad and Sallie Coad, his wife and extending back southwardly between parallel lines of that width at right angles to said Coates Street, a distance of 76 feet to land now or late of Charles H. Ash. The eastern line of the lot of land herein conveyed passes through the center of the dividing partition between the house herein conveyed and the house adjoining it on the east and the western line of lot of land here in conveyed passes through the center of the dividing partition between the house herein conveyed and the house adjoining it on the west.

CONTAINING 1062 square feet of land be the same more or less.

BEING the same premises which Emma Joyce W. Moore, Administratrix of Estate of Edward N. Moore, deceased, by Deed dated 12/3/2003 and recorded 12/19/2003 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6015, Page 1231, granted and conveyed unto John M. Muhic and Anita M. Robbins.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **ANITA M. ROBBINS and JOHN M. MUHIC**

SALE ADDRESS: 822 Coates Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-545**

DEBT- **\$590,663.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-01264 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in East Whiteland Township
TAX Parcel #42-04-0031.080
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-6

VS

DEFENDANT: **KEITH B. GOULD and MYUNG SOON KIM a/k/a MYUNG KIM GOULD**

SALE ADDRESS: 49 Knickerbocker Lane, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-546**

DEBT- **\$330,019.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06439 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania bounded and described according to a minor subdivision plan for Norman and Margaret Thomas, made by Hopkins and Scott registered surveyors, Kimberton, PA, dated 8/16/1996 and recorded in Plan File #13676, as follows, to wit:

BEGINNING at an interior point a corner of Lot #1 as shown on said Plan; thence, from said point of beginning along the said Lot #1 north 18 degrees 30 minutes 00 seconds west 165.64 feet to a point in line of lands now or late of Teabot Strothers; thence, along said lands of Strothers north 75 degrees 03 minutes 38 seconds east 269.44 feet to a point in line of the Indian King Subdivision; thence, along said lands of the Indian King Subdivision south 19 degrees 29 minutes 00 seconds east 148.92 feet to a corner of lands now or late of Thomas Snape: thence along said lands of Snape south 71 degrees 30 minutes 30 seconds west

271.47 feet to the first mentioned point and place of beginning.

UNDER and subject to certain conditions and easements as may now appear of record.

TOGETHER with the use of a common 25 feet wide easement for access and utilities as shown on said plan and more fully described in declaration in Record Book 4120 Page 2309.

SUBJECT, however, to the proportionate part of the expense of maintenance of said common easement.

BEING Lot #2 as shown on said Plan.

PREMISES being: 273 West Boot Road, West Chester, PA 19380

PARCEL No. 41-5-108.1

BEING the same premises which Margaret E. Thomas, by Deed dated January 5, 1999 and recorded January 27, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4497 Page 1599, granted and conveyed unto William Dampman and Jennifer Dampman.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-2 Mortgage Loan Asset Backed Certificates, Series 2007-2, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JENNIFER G. DAMPMAN a/k/a JENNIFER DAMPMAN and WILLIAM S. DAMPMAN a/k/a WILLIAM DAMPMAN**

SALE ADDRESS: 273 West Boot Road, West Chester, PA 19380

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-547**

DEBT- **\$120,704.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02193 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property of Coatesville Communities Corporation made by G.D. Houtman & Son, Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised November 8, 2001 and recorded as Plan No. 16144 as follows, to wit:

BEGINNING at a point of curve on the northeasterly side of Wesley Lane (50 feet wide), said point marking a corner of Lot No. 53 on said Plan; thence from said beginning point and extending along the northeasterly side of Wesley Lane on the arc of a circle curving to the right having a radius of 510 feet the arc distance of 48.51 feet to a point, a corner of Lot No. 51; thence leaving said side of Wesley Lane and extending along said Lot No. 51, north 65° 1'

east, 154.40 feet to a point in line of Lot No. 49; thence extending along said Lot No. 49, south 13° 55' 50" west, 47.24 feet to a point, a corner of aforesaid Lot No. 53; thence extending along said Lot No. 53, south 59° 34' west, 122.97 feet to the first mentioned point and place of beginning.

CONTAINING 5,835 square feet of land more or less.

BEING Lot No. 52 on said Plan.

BEING known as 110 Wesley Lane, Coatesville, PA 1320

BEING the same premises which Coatesville Communities

Corporation, a PA Corp., by Deed dated 3/14/2003 and recorded 4/2/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5632, Page 405, granted and conveyed unto Barbara A. Machak.

PARCEL No.: 16-4-332

IMPROVEMENTS: residential property.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **BARBARA A. MACHAK**

SALE ADDRESS: 110 Wesley Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, ESQ., 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-548**

DEBT- **\$283,508.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05109 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, composed of the northern portion of the western part of Lot 23 and the eastern part of Lot 24, as designated on a plan of lots known as Magaree Heights duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book 1, Page 76, situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described according to a new survey thereof made by J.W. Harry, C.E., dated May 7, 1948, as follows, to wit:

BEGINNING at a stake in the south curb line of Reed Street as shown on the original plan of Megaree Heights and distant 150 feet measured westwardly along the said south curb line of Reed Street from the point of intersection of the said south curb line of Reed Street with the west curb line of Fourteenth Avenue, as shown on said original plan of Megaree Heights a corner of land of Donald F. Flora and Doris M. Flora, his wife; thence along said original plan of Megaree Heights a corner of land of Donald F. Flora and Doris M. Flora, his wife; thence along said land of Donald F. Flora and Doris M. Flora, his wife, south 04 degrees 56 minutes 30 seconds east, 160 feet to a stake in the north line of a 20 feet wide alley; thence along the north line of said alley, south 85 degrees 03 minutes 30 seconds west, 75 feet to a stake corner of remaining land now or late of Dr. Charles H. Stone; thence along said remaining land, north 4 degrees 56 minutes 30 seconds west, 160 feet to a stake in the south curb line of Reed Street, aforesaid; thence along the said south curb line of Reed Street, north 85

degrees 03 minutes 30 seconds east, 75 feet to the place of beginning.

CONTAINING 12,000 square feet of land, more or less.

ALSO ALL THAT CERTAIN tract of land composed of the northern portion of the western part of Lot 24 and the northern portion of the eastern part of Lot 25 as designated on a Plan of Lots known as Megaree Heights duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, bounded and described according to a new street thereof made by J.W. Harry, C.E., dated May 7, 1948 as follows:

BEGINNING at a stake in the south curb line of Reed Street as shown on the original plan of Megaree Heights and distant 225 feet, measured westwardly along the said south curb line of Reed Street from the point of intersection of the south curb line of Reed Street with west curb line of Fourteenth Avenue, as shown on said original plan of Megaree Heights a corner of other land now or late of John Franklin Flora and Ella G. Flora, his wife; thence south 4 degrees 56 minutes 10 seconds east, 160 feet to a stake in the north line of a 20 feet wide alley; thence along the north line of said alley, south 85 degrees 03 minutes 30 seconds west, 40 feet to a stake a corner of remaining land now or late of Dr. Charles H. Stone, et ux, north 4 degrees 56 minutes 30 seconds west, 163 feet to a stake in the south curb line of Reed Street 85 degrees 3 minutes 30 seconds east, 40 feet to the place of beginning.

CONTAINING 6,400 square feet of land, more or less.

EXCEPTING THEREFROM AND THEREOUT, ALL THAT CERTAIN tract of land situate on the south side of Reed

PLAINTIFF: Robert L. Beggs, Attorney-in-Fact for Mary A. Guajardo
VS

DEFENDANT: **FRANK D. VanDUSEN and CYNTHIA E. VanDUSEN and UNITED STATES OF AMERICA**

SALE ADDRESS: 1340 Reed Street, Caln Township, Coatesville, Chester County, PA

PLAINTIFF ATTORNEY: **ALAN J. JARVIS, ESQ., 610-384-1151**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-548X**

DEBT- **\$283,508.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05109 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

Street in the Township of Caln, County of Chester, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at the northwest corner of land now or late of Donald F. Flora and Doris M., his wife; thence along the said land of Donald F. Flora and Doris M., his wife, south 4 degrees 56 minutes 30 seconds east, 160 feet to a stake in the north line of a 20 feet wide alley; thence along the north line of said alley, south 85 degrees 3 minutes 30 seconds west, 15 feet to a point a corner of remaining land of the grantors herein; thence along remaining land of the Grantors herein, north 4 degrees 56 minutes 30 seconds west, 160 feet to a point in the south curb line of Reed Street; thence along the same, north 85 degrees 3 minutes 30 seconds west, 15 feet to a point a corner of remaining land of the grantors herein; thence along remaining land of the grantors herein, north 4 degrees 56 minutes 30 seconds west, 150 feet to a point in the south curb line of Reed Street; thence along the same, north 85 degrees 03 minutes 30 seconds east, 15 feet to the place of beginning.

CONTAINING 2400 square feet of land, more or less.

BEING UPI #39-3Q.41.

BEING the same premises which David Walter Klonicke, Jr. and Stephanie Christine Klonicke, his wife, by Deed dated even date and intended to be forthwith recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, granted and conveyed unto Frank D. VanDusen and Cynthia E. VanDusen, his wife, in fee.

PLAINTIFF: Robert L. Beggs, Attorney-in-Fact for Mary A. Guajardo
VS

DEFENDANT: **FRANK D. VanDUSEN and CYNTHIA E. VanDUSEN and UNITED STATES OF AMERICA**

SALE ADDRESS: 1340 Reed Street, Caln Township, Coatesville, Chester County, PA

PLAINTIFF ATTORNEY: **ALAN J. JARVIS, ESQ., 610-384-1151**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-549**

DEBT- **\$430,570.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00449 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Hunters Ridge, now known as Manchester Farms, made by Chester Valley Engineers, Inc., Civil Engineers & Land Surveyors, dated 12/20/2001, last revised 5/30/2003 and recorded as Plan #16882, as follows, to wit:

BEGINNING at a point on the southerly side of Bridle Path Lane, a corner of Lot #94, thence extending along said side of Bridle Path Lane the following (2) courses and distances, (1) south 81 degrees 55 minutes, 9 seconds east 49.71 feet to a point of curve, (2) along the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 142.69 feet to a point of tangent and corner of Lot #92, thence extending along said side of Lot #92 south 57 degrees 26 minutes, 01 seconds west 199.52 feet to a point

and corner of Lot #85, thence extending along said side of Lot #85 north 84 degrees 23 minutes, 08 seconds west 25.75 feet to a point and corner of Lot #94, thence extending along said side of Lot #94 north 08 degrees 04 minutes, 51 seconds east 186.09 feet to the first mentioned point and place of beginning.

CONTAINING 20,772 square feet more or less.

BEING Lot #93 on said Plan.

Premises being: 130 Bridal Path Lane, Coatesville, PA

19320

PARCEL No. 47-6-162

BEING the same premises which DHLP-Manchester Farms, L.P., a Pennsylvania Limited Partnership, by Deed dated February 25, 2005 and recorded March 2, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6423 Page 560, granted and conveyed unto John F. Glah.

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS4, c/o Ocwen loan Servicing, LLC

VS

DEFENDANT: **JOHN F. GLAH**

SALE ADDRESS: 130 Bridle Path Lane, 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-550**

DEBT- **\$245,510.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12869 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Nottingham, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Boundary Survey and Topographic Survey for WAWA, Inc. made by Weber Surveyors, Inc. 2207 Columbia Ave., Lancaster, PA dated 7/11/88, as follows to wit:
TAX I.D. #: 68-2-3

PLAINTIFF: Citibank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-1

VS

DEFENDANT: **MELISSA POWELL and FREDERICK PRICE**

SALE ADDRESS: 300 Glen Roy Road, Nottingham, Pennsylvania 19362

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-551**

DEBT- **\$273,843.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11035 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, and the buildings erected, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of Bonnie Blink Residential Development made by Yerkes Associates, Inc., dated October 23, 1980 and last revised May 14, 1981 and recorded at Chester County as Plan No. 3812.

BEGINNING at a point on the southerly side of Bonnie Blink Drive (fifty feet wide) at the northeasterly corner of Unit Nos. 195 & 196 Stirling Court; thence extending along said Bonnie Blink Drive south eighty nine degrees, fifty-two minutes, forty-five seconds east, thirty-five feet to a point; thence leaving said Bonnie Blink Drive and crossing sewer easement south zero degrees, zero minutes west, thirty-seven and seventy-four one-hundredths feet to a point; thence extending north zero degrees, zero minutes west, ten feet to a point; thence extending south zero degrees, zero minutes west, crossing another fifteen feet wide common access and utility easement, sixty-five feet to a point; thence extending along said easement north zero degrees, zero minutes west, twenty-five feet to a point a corner of Unit Nos. 195 & 196; thence extending along same and recrossing said fifteen feet wide common access and utility easements and twenty feet wide sanitary easements, north zero degrees, zero minutes east, one hundred two and eight one hun-

dredths feet to a point on the southerly side of Bonnie Blink Drive, being the first mentioned point and place of beginning.

BEING Unit No. 194, a lower unit.

EXCEPTING AND RESERVING thereout and therefrom ALL THAT CERTAIN volume of air space and the improvements therein contained being Unit No. 193, an upper unit between the vertical planes projected upwards from the building lines and above a horizontal plan drawn at elevation U.S.G.A. Datum four hundred ninety-nine and fifty one hundredths.

TOGETHER with and under subject nevertheless to that certain Declaration of Covenants, Conditions and Restrictions recorded in Misc. Deed Book 517 Page 538; and amended thereafter by Declaration of Covenants, Conditions and Restrictions of the crossings at Exton Station recorded in Record Book 973 Page 1.

BEING UPI Number 41-5M-194

BLR No.: 41-5M-194

BEING known as: 194 Stirling Court, West Chester, PA 19380.

BEING the same premises which Mark M. Mento, by Deed dated July 31, 2003 and recorded August 18, 2003 in and for Chester County, Pennsylvania, in Deed Book Volume 5844, Page 1971, granted and conveyed unto David B. Carson.

PLAINTIFF: U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-AB2

VS

DEFENDANT: **DAVID B. CARSON**

SALE ADDRESS: 194 Stirling Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-552**

DEBT **\$1,178,024.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11798 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THOSE CERTAIN lots, pieces or parcels of ground situate and located in London Grove Township, Chester County, Commonwealth of Pennsylvania, being known as Lot Nos. 1 through 43, 82, 89 and 97 through 130 (inclusive) as shown on a duly approved plan of lots entitled Final Plan Major Subdivision Plans, the Hills of London Grove prepared by Vandemark & Lynch, Inc., recorded in Chester County, Pa., January 18, 2005 as Plan #17316.

BEING the same land and premises vested in Gemcraft RB Holding, LLC, a Maryland limited liability company by Deed from Gemcraft Homes Forest Hill, LLC, a Maryland limited liability company, debtor and reorganized debtor under the Chapter 11 Bankruptcy plan filed in the United States Bankruptcy Court for the District of Maryland as consolidated Case No. 09-31696 on November 9, 2009, dated 10-28-2010 and recorded 11-3-2010 in the County of Chester in Record Book 8033 Page 54.

PLAINTIFF: Far Lot LLC

VS

DEFENDANT: **GEMCRAFT RB HOLDING, LLC**

SALE ADDRESS: Hills of London Grove, Lot #1-43, 82, 89, 97-130, London Grove Township, Chester County, PA

PLAINTIFF ATTORNEY: **KLEHR HARRISON HARVEY BRANZBURG, LLP, 215-569-2700**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-553**

DEBT- **\$287,099.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11165 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Pickering Knoll" made by Hiltner and Hitchcock, Registered Surveyor dated May 1926, and recorded in Plan Book 1, Page 247, as follows, to wit:

BEGINNING at a point on the northeasterly side of Anderson Avenue (60 feet wide) which point is measured along the northeasterly side of Anderson Avenue the distance of 1365.56 feet southeastwardly from the intersection of the center line of State Road (60 feet wide) and the northeasterly side of Anderson Avenue; thence beginning point and along Lot 617 on said Plan north 43 degrees 49 minutes east 125 feet to a point in line of lands now or late of Truman D. Wade; thence along said lands south 46 degrees 11 minutes east 78.49 feet to a point in line of lands now or late of A.W. Klay; thence along said lands south 45 degrees 57 minutes west 125.08 feet to a point on the northeasterly side of Anderson Avenue; thence along the same north 46 degrees 11 minutes west 73084 feet to the first mentioned point and place of beginning.

BEING Lot #15 Section "A" on said Plan

BEING UPI Number 15-18-9

BLR No.: 15-18-9

BEING known as: 24 Anderson Avenue, Phoenixville, PA 19460.

BEING the same premises which Thomas E. Mulhall and Eileen T. Mulhall, his wife, by Deed dated May 17, 1988 and recorded May 20, 1988 in and for Chester County, Pennsylvania, in Deed Book Volume 1148, Page 401, granted and conveyed unto Marc F. Novia, married and Donna D. Novia, married as tenants by the entireties.

PLAINTIFF: Wells Fargo Bank, NA Successor by Merger to Wachovia Bank, National Association
VS

DEFENDANT: **DONNA D. NOVIA**

SALE ADDRESS: 24 Anderson Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-554**

DEBT- **\$5,611,605.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 22013-04519 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PREMISES "C"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Lot Line Change Plan, made by D. L. Howell & Associates, Inc., dated July 10, 2003, last revised June 7, 2004, recorded in the Office for the Recording of Deeds, in and for the County of Chester, at West Chester, Pennsylvania, as Plan File Number 17139, as follows, to wit:—

BEGINNING at a point on the southerly side of Downingtown-West Chester Road (SR-0322) and a corner of Lot Number 1, as shown on said Plan; thence extending along said side of Downingtown-West Chester Road (SR-0322) the four following courses and distances, viz: (1) south 64 degrees 17 minutes 30 seconds east 129.56 feet to a point; (2) south 25 degrees 42 minutes 30 seconds west 10.00 feet to a point; (3) south 64 degrees 17 minutes 30 seconds east 200.00 feet to a point; and (4) south 49 degrees 55 minutes 10 seconds east 34.09 feet to a point on the westerly side of Highland Road; thence extending along said side of Highland Road south 32 degrees 36 minutes 30 seconds east 150.00 feet to a point and a corner of lands N/L the Philadelphia Suburban Water

Company thence extending along said lands N/L Philadelphia Suburban Water Company the two following courses and distances, viz: (1) south 80 degrees 39 minutes 00 seconds west 196.28 feet to a point; and (2) south 61 degrees 24 minutes 03 seconds west 213.90 feet to a point and corner of Lot Number 1, on said Plan; thence extending along said Lot Number 1 the two following courses and distances, viz: (1) north 11 degrees 58 minutes 00 seconds west 300.29 feet to a point; and (2) north 25 degrees 34 minutes 51 seconds east 146.04 feet to the first mentioned point and place of beginning.

BEING Lot Number 2, as shown on the above mentioned Plan.

BEING known as 800 Downingtown Pike.

BEING UPI # 51-5-38.1.

BEING the same premises which RCM Associates, a Pennsylvania Partnership, by Deed dated March 14, 2007, recorded in the Office for the Recording of Deeds, in and for the County of Chester, at West Chester, Pennsylvania, in Record Book 7109 Page 868 &c., granted and conveyed unto Downingtown Pike West Chester, LP, a Pennsylvania limited partnership, its successors and assigns, as partnership property, in fee.

PLAINTIFF: Parke Bank

VS

DEFENDANT: **DOWNINGTOWN PIKE, WEST CHESTER, LP**

SALE ADDRESS: 800 Downingtown Pike, West Chester, PA 19380

PLAINTIFF ATTORNEY: **BRAVERMAN KASKEY, P.C., 215-575-3800**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-555**

DEBT- **\$368,764.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04645 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THOSE TWO CERTAIN pieces of parcels of land with the buildings and improvements thereon erected, situate in Charlestown Township, Chester County, PA., bounded and described according to a plan of property of John and Agnes Anderson Butler, made by Earl R. Ewing, Registered Surveyor, Phoneixville, PA, on May 31, 1951 and revised Dec 14, 1951 as follows, to wit:

ONE thereof beginning at a spike in a public road (Route 15049) leading from Charlestown to Cedar Hollow, a corner of lands now or late of one Fertig; thence along the road the two following courses and distances; (1) south 20 degrees 17 minutes west 100 feet to a spad (2) south 04 degrees 39 minutes west 268 feet to a spike a corner of other lands of John Butler; thence along the same the four following courses and distances; (1) north 53 degrees 46 minutes west 40.56 feet to an irro pipe (2) along the southerly face of a stone wall south 61 degrees 30 minutes west 427.39 feet to an iron pipe in line of lands now or late of Clyde Finderton; thence along the same north 44 degrees 36 minutes west 50 feet to a walnut tree in line of lands now or late of Clyde Finkerton; thence along the same, north 44 degrees 36 minutes west 50 feet to a walnut tree in line of lands of aforementioned Fertig; thence along the same, north 47 degrees 26 minutes east 857 feet to the place of beginning.

CONTAINING 2.009 acres of land more or less

AND the other thereof beginning at a spike at the intersection of Charlestown-Cedar Hollow Road (Route 15049) centerline, with the center line of the Phoenixville-Rapps corner road (Route 15009) thence along the first mentioned road north 13 degrees 49 minutes west 341.97 feet to a spike a corner of other

lands of John Butler; thence along the same, the two following courses and distances; (1) south 56 degrees 12 minutes west 200 feet to an iron pin (2) south 48 degrees 18 minutes east 331.98 feet to the place of beginning.

CONTAINING 0.738 of an acre of land more or less.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of in and to the water of certain well situate on certain premises which have been conveyed by John Butler and Agnes Anderson Butler, his wife, unto John J. Moloney and Helen L., his wife, by deed dated Jan 18, 1952 and recorded in Deed Book H-25 Vol. 605 and 224 in common with the owners, tenants and occupiers of other properties now using the same and entitled to the use thereof at all times hereafter.

TOGETHER with the free and uninterrupted use of a certain septic tank situate on other lands of John Butler and Agnes Anderson Butler, his wife in common with the owners tenants and occupiers of lands to whom the use thereof may be granted by John Butler, and Agnes Anderson Butler, his wife.

BEING the same premises which C. Frederick Bonyun, Executor of the Estate of Louise M. Bonyn, deceased by Deed dated September 30, 2004 and recorded October 08, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6302, Page 1095, granted and conveyed unto James V. Hanna and Caryl A. Hanna

BEING known as: 2203 Charlestown Road, Malvern, PA 19355

PARCEL No.: 35-4-6 and 35-4-4

IMPROVEMENTS: Residential property.

PLAINTIFF: CitiMortgage, Inc

VS

DEFENDANT: **JAMES V. HANNA and CARYL A. HANNA**

SALE ADDRESS: 2203 Charlestown Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-556**

DEBT- **\$146,859.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00198 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the Downingtown Borough, Chester
County, Pennsylvania
UPI# 11-7-22.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: RHONDA MOORE, IN CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF
VELMA MOFFAT, DEANA MOFFAT, IN CAPACITY AS HEIR OF THE ESTATE OF VELMA MOFFAT,
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONIS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VELMA MOFFAT, DECEASED

SALE ADDRESS: 339 William Street, Downingtown, PA 19335-2536

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-557**

DEBT- **\$477,271.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-11285 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described according to a Plan of Subdivision for John and Joanne Conti, made by Stapleton & Leisey dated March 3, 1995 revised July 24, 1995 and recorded as Plan # as follows to wit:
TAX I.D. #: 29-6-23.13

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWMBBS, Inc. CHL Mortgage Pass-Through Trust 2006-17 Mortgage Pass-Through Certificates, Series 2006-17

VS

DEFENDANT: **JOSEPH A. MELI and DENISE M. MELI**

SALE ADDRESS: 155 Hibernia Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-558**

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 16, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Bradford Township,
Chester County, Pennsylvania
UPI# 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 CHRISTINA 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-559**

DEBT- **\$207,484.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01259 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN Unit in the property known, named and identified in the Plats and Plans referred to below as "Eagle's Ridge Condominium", located at "Chesterbrook", Tredyffrin Township, Chester County, State of Pennsylvania, which has heretofore been

TAX I.D. #: 43-005-3202

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JAMES BRIAN JARRATT and JENNIFER A. JARRATT**

SALE ADDRESS: 320 Washington Place, Chesterbrook, Pennsylvania 19087

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-560**

DEBT- **\$254,013.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01172 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in Township of New Garden
TAX Parcel #60-2-24.12
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to Commonwealth United Mortgage Company, a Division of National City Bank of Indiana

VS

DEFENDANT: **CLIFFORD B. SCARLETT, JR. and BONNIE L. SCARLETT**

SALE ADDRESS: 232 North Thistle Down, 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-561**

DEBT- **\$84,857.30**

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

Thursday, July 16, 2015

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

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

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

PLAINTIFF: Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-AF1

VS

DEFENDANT: **LEONA SIMS**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-562**

DEBT- **\$284,869.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09126 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in East Nottingham Township, Chester
County, Pennsylvania
BLR# 69-02Q-0028, 69-02Q-0028.01A, 69-02Q-0028.01B
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2,
Mortgage Pass-Through Certificates, Series 2007-2

VS

DEFENDANT: **CYNTHIA L. MCANENY a/k/a CYNTHIA MCANENY a/k/a CYNTHIA L. POFF**

SALE ADDRESS: 136 Mount Pleasant Road a/k/a 122, Mount Pleasant Road a/k/a 132 Mount
Pleasant Road, Oxford, PA 19363-2416

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-563**

DEBT- **\$531,889.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00671 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according Phase I Final Subdivision and Land Development Plan of Hill Farm Age Qualified Residential Community made by Gilmore and Associates, Inc. Consulting Engineers and Land Surveyors 70 East Baltimore Pike, Suite F. Kennett Square, PA 19348, (610) 444-9006, dated 12-20-01, last revised 10-20-2004, and recorded 3-11-03, as Plan #16537, as follows, to wit:
TAX I.D. #: 38-3-85

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7

VS

DEFENDANT: **KAREN C. HUGHES**

SALE ADDRESS: 300 Gilmer Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-564**

DEBT- **\$188,569.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08341 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN message, being No. 101 and lot of land situate on the east side of South Worthington Street, between Miner and Barnard Streets, in the Borough of West Chester, Chester County, Pennsylvania, bounded and described as follows:
TAX I.D. #: 1-6-45

PLAINTIFF: One West Bank, FSB

VS

DEFENDANT: **RAMON VARGAS VELASQUEZ**

SALE ADDRESS: 101 South Worthington Street, West Chester, Pennsylvania 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-565**

DEBT- **\$39,447.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00663 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **ROSALYN M. TALTOAN a/k/a ROSALYN M. WILLIAMS**

SALE ADDRESS: 541 Olive Street, 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-566**

DEBT- **\$173,090.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05627 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the Elverson Borough, Chester
County, Pennsylvania
BLR# 13-7-34
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.
VS

DEFENDANT: **ERNEST ENDICOTT, IN HIS CAPACITY AS HEIR OF CATHERINE J. TAYLOR a/k/a CATHERINE J. ENDICOTT, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CATHERINE J. TAYLOR a/k/a CATHERINE J. ENDICOTT, DECEASED**

SALE ADDRESS: 56 Saddler Drive, Elverson, PA 19520-9257

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-567**

DEBT- **\$27,630.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01407 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of West Nantmeal, County of Chester and State of Pennsylvania, bounded and described according to a survey thereof made April 29, 1949, revised August 24, 1949, by Howard H. Ranck, Registered Surveyor, as follows to wit, situate on the northerly side of Langoma Avenue (thirty-three feet wide) at the distance of 300 feet westwardly from the westerly side of Oak Lane (thirty-three feet wide)

CONTAINING in front or breadth on said Langoma Avenue north 77 degrees 34 minutes west along the northerly side of Langoma Avenue 75 feet and extending of that width in length or depth north 12 degrees 26 minutes east between parallel lines at right angles to said Langoma Avenue 125 feet.

TITLE to said premises vested in Keith M. Hallenbeck and Jacquelyn R. Hallenbeck, his wife by Deed from E. Roy Nellius, Jr. and Lenna Nellius, his wife dated 11/02/1972 and recorded 11/02/1972 in the Chester County Recorder of Deeds in Instrument No. 10206.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **KEITH M. HALLENBECK and JACQUELYN R. HALLENBECK**

SALE ADDRESS: 25 Langoma Road, Elverson, PA 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-568**

DEBT- **\$96,486.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04469 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Coatesville City, Chester County,
Pennsylvania
BLR# 16-04-0170
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: First Horizon Home Loans A Division of First Tennessee Bank National Association
VS

DEFENDANT: **JASON JAMES, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JANICE M. JAMES and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANICE M. JAMES, DECEASED**

SALE ADDRESS: 229 Charles Street, Coatesville, PA 19320-3006

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-569**

DEBT- **\$134,020.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12389 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the Uwchlan Township, Chester
County, Pennsylvania
UPI# 33-2-489
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the CsfB Trust 2004-CF1

VS

DEFENDANT: **CHRISTOPHER LEDBETTER a/k/a CHRISTOPHER J. LEDBETTER**

SALE ADDRESS: 4905 Cara Court, Chester Springs, PA 19425-8759

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-570**

DEBT- **\$109.886.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2009-05488 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

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

ALL THAT CERTAIN Unit in the Property known, named and identified in Declaration Plan referred to below as Caines Creek Condominium Community Phase ____, located at Poulhouse Road, Phoenixville Borough, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1968, P.L. 196 by the Recording in the Office of the Recorder of Deeds of Chester County, a Declaration of Condominium recorded on 12/28/77 in Miscellaneous Deed Book 396/176, and amendment thereto dated 6/6/78 and recorded 6/7/78 in Miscellaneous Deed Book 409/132, a Declaration Plan dated 9/20/74 and last revised 12/5/77 and recorded on 12/26/77 to Plan No. 1456 and further revised 5/24/78 and recorded on 6/7/78 to Plan No. 1708, a code of regulations recorded

on 12/28/77 in Miscellaneous Deed Book 396/218, and a Declaration of Community Restrictions dated 3/25/75 and recorded 3/26/75 in Miscellaneous Deed Book 276/76; being designated on Declaration Plan as revised as Building Group "U" Unit T-127 as more fully described in such declaration plan and declaration as amended. Together with a proportionate undivided interest in the common elements (as defined in such declaration) of 3.00447.

BEING UPI Number 15-11-167

BLR No.: 15-11-167

BEING known as: 143 Roskeen Court, Phoenixville, PA 19460.

BEING the same premises which Allison Vaughn, by Deed dated March 23, 2005 and recorded March 29, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6446, Page 2264, granted and conveyed unto Alice Vaughn.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **ALICE VAUGHN**

SALE ADDRESS: 143 Roskeen Court, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-571**

DEBT- **\$132,024.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05311 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot of land situate in the Borough of Phoenixville, Chester County, Pennsylvania, described according to a Plan for Habitat for Humanity made by Hugo Buda, Registered Professional Surveyor and Regulator, dated May 26, 1991 and last revised September 2, 1992 and recorded a Chester County Plan No. 11828 as follows:

BEGINNING at an iron pin on the south side of High Street, a corner of 122 High Street, as shown on said Plan; thence along the same south 17 degrees 00 minutes 00 seconds east passing through the division wall of the proposed dwelling 100.20 feet to an iron pin on the title line on the north side of Railroad Street; thence along the same north 77 degrees 05 minutes 55 seconds west, 28.84 feet to an iron pin set at a corner of lands now or late of Walton and Lillian Johnson; thence along the same north 17 degrees 00 minutes 00 seconds west, 85.61 feet to an iron pin set 26.50 feet more or

less from the center line of High Street; thence along the title line on the south side of High Street north 72 degrees 30 minutes 00 seconds east, 25.00 feet to the beginning point.

TOGETHER with the porch elevation as shown on said Plan for the erection, construction repair and maintenance of porch structures, including decking and roofing, which may be attached to the dwelling erected thereon.

Premises being: 124 East High Street, Phoenixville, PA 19460

PARCEL No. 15-5-543

BEING the same premises which Timothy L. Harper by Deed dated February 12, 2007 and recorded February 22, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7089 Page 898, granted and conveyed unto Elizabeth Cruz, as sole owner.

PLAINTIFF: U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MICHAEL E. TRAUTMAN and AMY TRAUTMAN**

SALE ADDRESS: 124 East High Street, Phoenixville, PA 19460

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-572**

DEBT- **\$1,032,851.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10174 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Marlborough, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Dewson Construction Company, made by Chester Valley Engineers, Inc. C.E. & Land Surveyors, Paoli, Pa. Dated 12/23/2003, last revised 1/18/2005 and record in Plan #17517, as follows to wit:

BEGINNING at a point on the cul-de-sac at the end of Wyndham Hill Drive a corner of Lot No. 5; thence extending from said beginning along the cul-de-sac at the end of Wyndham Hill Drive on the arc of a circle curving to the left having a radius of 65 feet the arc distance of 62.30 feet to a point, a corner of Lot No. 3; thence extending along same south 42 degrees 58 minutes 12 seconds west 263.88 feet to a point in line of lands of Robert H. Marshall Jr.; thence extending along same north 85 degrees 22 minutes 26 seconds west 194.94 feet to a point in line of lands of Charles C. Thomas, Jr. and Penny L. Thomas; thence extending along same north 05 degrees 34 minutes 15 seconds east 280.41 feet to a point, a corner of Lot No. 5; thence extending along same south 82 degrees 07 minutes 03 seconds east 329.98 feet to the first mentioned point and place of beginning containing 78,450 s/f Being Lot No. 4 on said place.

UPI# 61-2-132.6C

PLAINTIFF: Capital One, N.A.

VS

DEFENDANT: **RONALD SIMONETTI and JENNIFER SIMONETTI**

SALE ADDRESS: 106 Wyndham Hill Drive, Kennett Square, PA 19348

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-573**

DEBT- **\$320,459.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07450 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Highlands, drawn by Hillcrest Associates, Inc., dated June 4, 1997, and last revised November 24, 1997, and Plan recorded in Chester County as Plan No. 14334, as follows, to wit:

BEGINNING at a point on the southwesterly side of the cul de sac (of irregular width) at the terminus of Victorian Lane (50 feet wide private right of way), said point being a corner of Lot No. 28 on said Plan; thence extending from said point of beginning along Lot No. 28, south 54 degrees 25 minutes 45 seconds west, 230.51 feet to a point in line of lands marked Open Space on said Plan; thence extending along said lands, north 2 degrees 8 minutes 48 seconds west, 217.05 feet to a point; a corner of Lot No. 26 on said Plan; thence extending along same, south 77 degrees 11 minutes 26 seconds east, 192.33 feet to a point on the northwesterly

side of the aforementioned cul de sac; thence extending southwestwardly, southwardly and southeastwardly along the northwesterly, westerly and southwesterly sides of said cul de sac along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 42.22 feet to the first mentioned point and place of beginning.

BEING Lot 27 as shown on the above mentioned Plan.

UPI 72-3-88

BEING Parcel #72-03-0088

BLR# 72-3-88

BEING the same premises which Pablo M. Demucha and Rosario Demucha, husband and wife, granted and conveyed unto Pablo M. Demucha, married, by Deed dated December 10, 2004 and recorded March 16, 2005 in Chester County Record Book 6436, Page 492 for the consideration of \$1.00.

PLAINTIFF: Deutsche Bank Trust Company Americas as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS3

VS

DEFENDANT: **PABLO M. DEMUCHA**

SALE ADDRESS: 3 Victorian Lane, Landenberg, PA 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-574**

DEBT- **\$201,049.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03400 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Minor Subdivision Plan of Weatherall Farm Lot Line Change Lots 10, 11 & 12 made by Hillcrest Associates, Inc., dated September 17, 2004, last revised October 22, 2004 and recorded in Chester County Recorder of Deeds Office as Plan No. 17322.

BEING the same premises which Laurie R. Jakubauskas by Deed dated 8/14/2009 and recorded in Chester County on 11/13/2009 in Record Book 7808, Page 1260 granted and conveyed unto Laurie Jakubauskas.

PARCEL No. 61-05-0219.030

PLAINTIFF: Customers Bank f/k/a New Century Bank

VS

DEFENDANT: **Laurie Jakubauskas**

SALE ADDRESS: 113 Halle Drive, Kennett Square, Township of East Marlborough, PA

PLAINTIFF ATTORNEY: **Berger Law Group, P.C., 610-668-0800**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-575**

DEBT- **\$576,810.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10252 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or parcel of land, being Lot No. 30, with the hereditaments and appurtenances thereon, situate in Westtown Park, Township of Westtown, Chester County, PA which according to a survey made by T.G. Colesworthy, county surveyor, is bounded and described as follows, to wit:

BEGINNING in the south line of an avenue called Garden Circle as the same extends in an easterly and westerly direction with the east line of Garden Circle as the same extends in a northerly and southerly direction as each section is laid out and opened 40 feet wide; thence extending along the south line of Garden Circle north 80 degrees 3 minutes east, 100.3 feet; thence continuing along the south line of Garden Circle, north 86 degrees 55 minutes east 10.17 feet; thence leaving Garden Circle, and extending along Lot No.40, south 12 degrees 5 minutes east, 184.69 feet; thence continuing along Lot No. 40, south 12 degrees 5 minutes east, 184.69 feet; thence continuing along Lot No. 40, south 77 degrees 55 minutes west, 110 feet to the east line of Garden Circle; thence extending along the east line of Garden Circle, north 12 degrees 5 minutes

west, 190 feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Westtown, County of Chester and State of Pa, described according to a Plan of Property of Wesley T. Pannoyer Estate known as Westtown Park made by T.G. Colesworthy, county surveyor, dated 4/30/1953 and last revised 5/4/1954 as follows, to wit:

ALL THAT CERTAIN lot or piece of land beginning at a point in the south line of an Avenue called Garden Circle (40 feet wide) at a corner of Lot No. 30 on said Plan; thence extending along the south line of Garden Circle, north 85 degrees 55 minutes east 35 feet to a point; thence extending south 7 degrees 55 minutes 59 seconds east 179.62 feet to a point; thence extending south 77 degrees 55 minutes west 22 feet to a point; thence extending north 12 degrees 5 minutes west 184.69 feet to a south line of Garden Circle, the point and place of beginning.

BEING known as 100 Garden Circle, West Chester, PA.
PARCEL Nos. 67-4G-47 and 67-4G-47.1

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE2

VS

DEFENDANT: **DANIEL T. BAUMEISTER**

SALE ADDRESS: 100 Garden Circle, West Chester, PA 19382

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-576**

DEBT- **\$213,129.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06444 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot of land situate in West Caln
Township, Chester County, Pennsylvania
TAX Parcel No.: 28-08-0125.010

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust
2007-2 Mortgage Loan Asset Backed Certificates, Series 2007-2

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SAMUEL G. ZUCH, DECEASED and DEBRA JEAN ZUCH, INDIVIDUALLY AS KNOWN HEIR OF SAMUEL G. ZUCH, AND IN HER CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SAMUEL G. ZUCH and ESTATE OF SAMUEL G. ZUCH c/o DEBRA JEAN ZUCH PERSONAL REPRESENTATIVE**

SALE ADDRESS: 1240 Airport Road, 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-577**

DEBT- **\$93,234.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07916 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Kenneth and Susan Lehman, made by John D. Stapleton, III, Registered Land Surveyor, Coatesville, Pennsylvania dated January 26, 1978 and recorded in Chester County Plan No. 1574 as follows to wit:

BEGINNING at an iron pin on the title line in the bed of Sugarman Road (T-413) (opened 33 feet wide) at the southeasterly corner of Lot No. 2 as shown on said Plan; thence extending along said Lot No. 2 crossing the northwesterly side of said Road, north 04 degrees 15 minutes 30 seconds east, 381.41 feet to a point in line of land now or late of John C. Lyster; thence extending along the same, south 87 degrees 48 minutes 30 seconds east, 179.37 feet to a point at the northwesterly corner of Lot No. 4 as shown on said Plan; thence extending along the same recrossing the northwesterly side of said Sugarman Road (T-413), south 04 degrees 15 minutes 30 seconds west, 276.28 feet to an iron pin on the title line in the bed of the same; thence extending along said title line south 62 degrees 21

minutes 00 seconds west, 211.16 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on said Plan.

BEING the same premises which Ernest L. Reed and Dolly Reed, husband and wife by Deed dated 6/25/1992 and recorded 7/8/1992 in Chester County in Record Book 3076 Page 347 conveyed unto Eleanor Bollinger, in fee.

AND being the same premises which Eleanor Bollinger a/k/a Eleanor A. O'Brien by Deed dated 3/31/1999 and recorded 4/22/1999 in Chester County in Record Book 4549 Page 1106 conveyed unto Eleanor A. O'Brien, in fee.

AND being the same premises which Eleanor A. O'Brien by Deed dated 2/20/2009 and recorded 3/24/2009 in Chester County in Record Book 7622 Page 292 conveyed unto Eleanor A. O'Brien and Robert K. O'Brien, husband and wife, in fee.

AND the said Robert K. O'Brien a/k/a Robert Kevin O'Brien departed this life 10/10/2009 leaving title vested in Eleanor A. O'Brien by right of survivorship.

BEING UPI No. 28-6-44.1E

ASSESSMENT: \$90,270.00

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **ELEANOR A. O'BRIEN**

SALE ADDRESS: 207 Sugarman Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-578**

DEBT- **\$278,059.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01337 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of
Franklin, Chester County, Pennsylvania
TAX Parcel No.: 72-04L-0004.010

PLAINTIFF: PNC Bank, National Association
VS

DEFENDANT: **RACHEL A. McCULLIN**

SALE ADDRESS: 205 Fox Run Ln, Lincoln University, PA 19352

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-579**

DEBT- **\$13,266,351.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02647 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

IMPROVEMENTS: Single family homes
TAX Parcel Nos.: 28-6-73 and 28-6-72.3

PLAINTIFF: M&T Bank, also known as Manufacturers and Traders Trust Company, as assignee from Wilmington Trust FSB, a federal savings bank, successor in interest by virtue of the merger of Wilmington Trust of Pennsylvania with and into Wilmington Trust FSB

VS

DEFENDANT: **CS II/CRANE, L.P.**

SALE ADDRESS: 116 and 118 Creamery Road, West Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **GREENBERG TRAUIG, LLP, 215-988-7800**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-580**

DEBT- **\$394,239.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00002 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in Township of West Goshen
TAX Parcel #52-5C-218
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee to the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 c/o Green Tree Servicing, LLC
VS

DEFENDANT: **MICHELLE IMBURGIA and SAMUEL IMBURGIA**

SALE ADDRESS: 201 Long Lane, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-581**

DEBT- **\$44,182.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07369 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described according to a as built Plan for the Hankin Group, made by Henry C. Conrey, Inc., Paoli, PA., dated 5-7-1981 and recorded in the Office for the Recording of Deeds for Chester County as Plan No.: 3594, as follows, to wit:

BEGINNING at an interior point a corner of Unit 114; thence from said beginning point extending north 48 degrees 21 minutes 14 seconds east 24.00 feet to a point; thence extending south 41 degrees 38 minutes 46 seconds east along line of Unit 112 on said Plan 40.50 feet to a point; thence extending south 48 degrees 21 minutes 14 seconds west along Limited Common Area 24.00 feet to a point; thence extending north 41 degrees 38 minutes 46 seconds west along line of Unit 114 on said Plan 40.50 feet to the first mentioned point and place of beginning.

BEING Unit No. 113 on said Plan.

CHESTER County Tax Parcel No.: 54-3B-205

BEING the same premises which Charles L. Reed by Deed dated October 31, 2000 and recorded November 14, 2000 in the Recorder of Deeds Office in and for Chester County, Pennsylvania Deed Book 4851, Page 743, conveyed unto Judith E. Kiesel, in fee.

PLAINTIFF: Partners for Payment Relief DE III, LLC

VS

DEFENDANT: **JUDITH E. KIESEL, UNITED STATES OF AMERICAN and DEPARTMENT OF JUSTICE**

SALE ADDRESS: 113 Putney Lane, Malvern, Willistown Township, Pennsylvania 19355

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-582**

DEBT- **\$111,010.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12098 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN Unit, designated as Unit A-18,
being a Unit in Woodmont North, a condominium, located at the
intersection of Winding Way and Route 113, in the Township of
East Caln, County of Chester, Commonwealth of Pennsylvania.
TAX I.D. #: 40-2-51

PLAINTIFF: Federal National Mortgage Association (FNMA)

VS

DEFENDANT: **CAROL DIBERARDINIS**

SALE ADDRESS: 100 Winding Way Unit A-18, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-583**

DEBT- **\$176,429.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00100 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in London Grove Township, Chester
County, Pennsylvania
BLR# 59-8F-20
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **J. JESUS ZAVALA**

SALE ADDRESS: 354 Welcome Avenue, West Grove, PA 19390-8934

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-584**

DEBT- **\$244,242.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11428 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the Franklin Township, Chester
County, Pennsylvania
UPI# 72-6-6
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **PATRICIA A. WELLS a/k/a PATRICIA WELLS INDIVIDUALLY AND AS TRUSTEE OF THE PATRICIA A. WELLS REVOCABLE LIVING TRUST and THE PATRICIA A. WELLS REVOCABLE LIVING TRUST, DATED MAY 2, 2008**

SALE ADDRESS: 507 Strickersville Road, Landenberg, PA 19350-1215

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-585**

DEBT- **\$147,244.35**

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 16, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-586**

DEBT- **\$350,152.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02316 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN tract of land in Glen Moore, Wallace Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner thereof, an iron pin on line of land of M. H. Church Property 150 feet westward from a corner of State Highway, thence by an 8 foot wide strip of land property of the grantors and land of LeRoy McConnell, south 21° 28' east, 108 feet to an iron pin; thence by the same, north 82° 32' east, 129.2 feet to a point in the State Highway from Glen Moore to Downingtown; thence along in the same, south 20° 48' east, 40 feet to a point in the highway, thence leaving the highway, by land retained by the grantors crossing an iron pin at the west side thereof, south 82° 31' west, 129 feet to an iron pin; thence by the same, south 21° 28' east, 102 feet to an iron pin; thence by said land, south 81° 54' west, 792.5 feet to an iron pin; thence by land of J. G. Galt, north 3° 53' west, 250 feet to an iron pin at a post; thence by land of Glen Moore Improvement Society and M.R. Church property, respectively, north 82° 32' east, 715.5 feet to the place of beginning.

CONTAINING 4.41 acres more or less.

BEING known as 39 McConnell Drive, Glenmoore, PA 19343

BEING the same premises which Nancy M. McDonough, Executor of Estate of Mary McConnell and Nancy M. McDonough, individually, by Deed dated 2/12/1998 and recorded 2/12/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4301, Page 1557, granted and conveyed unto Nancy M. McDonough.

PARCEL No.: 31-4E-32.2

IMPROVEMENTS: Residential property.

PLAINTIFF: The Bank of New York Mellon Trust Company, N.A. as Trustee on behalf of CWABS, Inc. Asset-Backed Certificates Trust 2004-6

VS

DEFENDANT: **NANCY M. McDONOUGH**

SALE ADDRESS: 39 McConnell Drive, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, ESQ., 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-587**

DEBT- **\$48,407.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02247 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN message and tract of land being
No. 216 Grant Street, situate in the Borough of Parkesburg, Chester
County, Pennsylvania, more particularly bounded and described as
follows, to wit:
TAX I.D. #: 08-06-0036.010

PLAINTIFF: Urban Financial of America, LLC f/k/a Urban Financial Group, Inc.
VS

DEFENDANT: **SANDRA LYONS, KNOWN SURVIVING HEIR OF ARRIETTA E. HESS, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF ARRIETTA E. HESS, DECEASED MORTGAGOR AND REAL OWNER AND BARRY HESS, KNOWN SURVIVING HEIR OF ARRIETTA E. HESS, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 216 Grant Street, Parkesburg, Pennsylvania 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-588**

DEBT- **\$233,974.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09960 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Sadsbury, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a Final Subdivision Plan prepared for Clinton E. & Arlene Varnes by John D. Stapleton, III, Registered Surveyor (Coatesville, PA) dated February 14, 1978 and revised May 11, 1978 as follows, to wit:

BEGINNING at the southwesterly corner hereof, being an interior point measured north 36 degrees 35 minutes 40 seconds west along the northeasterly side of a 50 feet wide private right of way 500.00 feet from a point on the title line in the bed of Quarry Road; thence partially along said right of way and partially along Lot 3 north 36 degrees 35 minutes 40 seconds west 231.56 feet to a point in line of land of Aaron Stoltzfus; thence along said Stoltzfus' land north 71 degrees 26 minutes 56 seconds east 348.00 feet to a limestone found in stones, a corner of land of other owners; thence south 17 degrees 49 minutes 01 seconds east 197.53 feet to a point a corner of Lot 5; thence along Lot 5 south 66 degrees 43 minutes 03 seconds west 274.68 feet to the first mentioned point and place of beginning.

CONTAINING 1.499 acres of land, be the same more or less.

TOGETHER with the free and uninterrupted use, liberty

and privilege of and passage in and along a certain private right-of-way 50 feet in width extending from and out of Quarry Road as shown on the Final Subdivision Plan for Clinton E. and Arlene Varnes made by John D. Stapleton, III, Registered Surveyor, Coatesville, Pennsylvania, dated February 14, 1978 and revised May 11, 1978, for the purpose of full and free ingress, egress and regress top and for the said Grantees, their heirs and assigns and others using the said private right of way with their permission, expressed or implied.

UNDER AND SUBJECT to the obligation to share the use and maintenance of the said private right-of-way with the owners, from time to time, of Lots 1 through 6 inclusive as shown on the aforesaid Plan, the maintenance to be shared on equal one-sixth (1/6) shares by the owners of each of the said Lots.

BEING the same premises which William Himelright and Linda Snavely, by Deed dated October 30, 2002 and recorded November 4, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument #10146882, granted and conveyed unto Larry Stine

BEING known as: 125 Moore Lane, Gap, PA 17527

PARCEL No.: 36-3-4.10

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LARRY STINE**

SALE ADDRESS: 125 Moore Lane, Gap, PA 17527

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-589**

DEBT- **\$183,286.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-04408 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot of land situate in Honey Brook
Township, Chester County, Pennsylvania
TAX Parcel No.: 22-08-0048.010

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **IAN B. SMITH and KRISTIN P. SMITH**

SALE ADDRESS: 1535 Chestnut Tree Rd, Honey Brook, PA 19344

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-590**

DEBT- **\$213,656.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09978 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THOSE TWO CERTAIN parcels of land situate in West Goshen Township, Chester County, Pennsylvania which according to a survey made by J. Vernon Keech, Registered Surveyor is bounded and described as follows:
TAX I.D. #: 52-2-32

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

DEFENDANT: **UNKNOWN SURVIVING HEIRS OF SHARON AMOLE, DECEASED MORTGAGOR and REAL OWNER**

SALE ADDRESS: 1306 Pottstown Pike, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-591**

DEBT- **\$236,042.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01581 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, known and numbered as 447 Broad Street, in the Borough of Oxford, County of Chester, State of Pennsylvania, bounded and described as follows:
TAX I.D. #: 6-5-203

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **SCOTT A. WEIR and HILLERY D. WEIR a/k/a HILLERY WEIR**

SALE ADDRESS: 447 Broad Street, Oxford, Pennsylvania 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-592**

DEBT- **\$216,359.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04612 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN unit or piece of land with the buildings and improvements thereon erected situate in Township of East Brandywine, County of Chester and Commonwealth of Pennsylvania, as shown on amended final development plans for Brookside made by Brandywine Valley Engineers, Inc., Consulting Engineers and Land Surveyors, dated August 14, 1989 last revised March 30, 1997 and recorded June 19, 1997 as Plan No. 13911, Pages 1 thru 9 inclusive and designated as Unit No. 123 on said Plan.

BEING the same premises which Timber Lake Development Corporation, a PA Corp, by Deed dated June 19, 1998 and recorded June 24, 1998 in the Office of the Recorder of Deed in and for Chester County in Deed Book 4371, Page 910, granted and conveyed unto Neil Wasser

BEING known as: 106 Brookside Drive Unit 123, Downingtown, PA 19335-4612

PARCEL No.: 30-2N-207

IMPROVEMENTS: residential property.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **NEIL WASSER**

SALE ADDRESS: 106 Brookside Drive Unit 123, Downingtown, PA 19335-4612

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-593**

DEBT- **\$150,569.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04112 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN house and lot of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Malvern, County of Chester, and State of Pennsylvania, bounded and described as follows:

BEGINNING at southeast corner of Green and Raspberry Streets on land of Isaac Hall; thence along south side of Raspberry Street north sixty-five and one-half degrees east, thirty-nine feet; thence by other land of said Isaac Hall, south twenty-four and one-half degrees one hundred eleven feet; thence by said land sixty-five and one-half degrees west, thirty-nine feet to east side of Green Street; thence along Green Street north twenty-four and one-half degrees west, one hundred eleven feet to the place of beginning.

CONTAINING four thousand three hundred twenty-nine square feet more or less, with the right to use the said streets Green and Raspberry as a public highway to travel over.

BEING the same premises which, Sanford W Lewis a/k/a William S Lewis and Marian K Lewis by deed dated June 22, 1966 and recorded June 24, 1966 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B37, Page 209, granted and conveyed unto John Perry, deceased and Mildred Perry, deceased

BEING known as: 322 Raspberry Ave, Malvern, PA 19355

PARCEL No.: 2-4-310

IMPROVEMENTS: Residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **CHARLES A.J. HALPIN, III, ESQUIRE, AS ADMINISTRATOR OF THE ESTATE OF MILDRED PERRY, DECEASED**

SALE ADDRESS: 322 Raspberry Ave, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-594**

DEBT- **\$336,828.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-052433 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania. Having erected thereon a detached, two story, single family, residential dwelling. Being more fully described in Chester County Deed Book Volume 5378, at Page 2373.
TAX Parcel No. 47-4-320

PLAINTIFF: U.S. Bank National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2006-FF2

VS

DEFENDANT: **WILLIAM H. WRIGHT and DEBORAH N. WRIGHT**

SALE ADDRESS: 92 Arden Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BARBARA A. FEIN, P.C., 215-653-7450**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-595**

DEBT- **\$282,605.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01143 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in Honey Brook Township, Chester County, Pennsylvania, bounded and described according to a survey made by Yerkes Associates, Inc., Consulting Engineers, West Chester, PA, dated October 2, 1970 as follows, to wit:

BEGINNING at a point in the title line in the bed of Icedale Road a corner of land now or late of Floyd Brown; thence extending from said point of beginning, along land now or late of Floyd Brown, north 4 degrees 0 minutes 38 seconds east crossing over the Brandywine Creek, 316.78 feet to a point in line of land now or late of Icedale Mobil Homes, thence extending along the same north 89 degrees 13 minutes 10 seconds east 208.77 feet to a point in the Brandywine Creek, aforesaid, a corner of land now or late of Robert M. Blechman; thence extending along the same south

0 degrees 30 minutes east 461.5 feet to a point in the title line in the bed of Icedale Road, aforesaid; thence extending along the same north 50 degrees 48 minutes 20 seconds west 274.52 feet to the first mentioned point and place of beginning.

PREMISES being: 551 Icedale Road, Honey Brook, PA 19344

PARCEL No. 22-8-93

BEING the same premises which Harry C. Evans and Lisa J. Evans, husband and wife and Harry E. Evans, Jr., by Deed dated March 9, 2005 and recorded March 24, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6442 Page 1069, granted and conveyed unto Harry C. Evans and Lisa J. Evans, husband and wife, his/her/their heirs and assigns, as tenants by the entirety.

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, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **HARRY EVANS and LISA EVANS**

SALE ADDRESS: 551 Icedale Road, Honey Brook, PA 19344

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-596**

DEBT- **\$204,831.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01793 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in Valley Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a recorded Plan for Valley Crossing made by Medveczky Associates, Ltd. Land Planners and Engineers Exton PA dated September 23, 1988 and last revised April 28, 1992 recorded in Chester County as Plan #11618, as follows, to wit:

TAX I.D. #: 38-4-72

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **LUIS A. SANTOS**

SALE ADDRESS: 212 Thia Court, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-597**

DEBT- **\$280,926.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05983 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
UPI# 39-4J-97
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: TRACY WORTH, IN HER CAPACITY AS HEIR OF DAVID N. GIUNTA, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID N. GIUNTA, DECEASED

SALE ADDRESS: 180 Loomis Avenue, Coatesville, PA 19320-2328

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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-598**

DEBT- **\$87,130.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-02815 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 17th, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel or tract of land situate in North Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and subdivision plan as prepared by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania, dated April 20, 1976, and more fully described as follows, to wit:
TAX I.D. #: 17-7-49.1

PLAINTIFF: Cenlar FSB

VS

DEFENDANT: **GLENN A. NEIFFER and TERRY L. NEIFFER**

SALE ADDRESS: 775 Temple Road, Pottstown, Pennsylvania 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-599**

DEBT- **\$127,563.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALLTHAT CERTAIN tract of land, together with the improvements thereon erected, situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made March 24, 1965, by DeArmit and Hayes, Consulting Engineers and Surveyors, as follows:

TAX I.D. #: 28-3-18

PLAINTIFF: Urban Financial of America, LLC

VS

DEFENDANT: UNKNOWN SURVIVING HEIRS OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER, ANTONIA V. TOWBER, KNOWN SURVIVING HEIR OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER, TERRY A. TOWBER a/k/a TERRY A. GULICK, KNOWN SURVIVING HEIR OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER, AND JOANNE L. TOWBER a/k/a JOANNE LYNN TOWBER, KNOWN SURVIVING HEIR OF MICHAEL TOWBER, JR., DECEASED MORTGAGOR AND REAL OWNER.

SALE ADDRESS: 131 Martins Corner Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-600**

DEBT- **\$231,888.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-10629 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Coventry Mews, prepared by Conver and Smith Engineering, Inc., dated 4/21/99 and recorded as Plan No. 15400, revised 3/16/2000, as follows, to wit:
TAX I.D. #: 18-4-136.10

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **EILEEN K. SLEMMER**

SALE ADDRESS: 35 Meadow Lane, Pottstown, Pennsylvania 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-601**

DEBT- **\$97,656.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01174 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN 2 1/2 story frame message and lot of land known as 49 Walnut Street hereditaments and appurtenances situate on the southeast side thereof between Jackson and Dean Streets, in the Borough of Phoenixville County of Chester and State of Pennsylvania, bounded and described according to a survey made by Boyle Irwin Registered Professional Engineer of Paoli, PA under date of October 24, 1939 being a survey of the property of John A. Jogan and others located in the Borough of Phoenixville, County of Chester and State of Pennsylvania, as follows, to wit;

BEGINNING at a point on the southwest side of Walnut Street and at a corner of the premises known as 51 Walnut Street about to be conveyed to Charles C. Wambold and Helen F. Wambold, his wife and 14.17 feet from the intersection of the southeast property line of Walnut Street and the southwest property line of Dean Street; thence along the southeast side of Walnut Street, south 80 degrees 24 minutes west, a distance of 19.83 feet to a corner of the premises known as 47 Walnut Street; thence south 09 degrees 30 minutes east 73.57 feet along the northeasterly side of

the premises 47 Walnut Street to a point in the centerline of a 9 foot wide alley not ordained as part of the highway system of the Borough of Phoenixville, thence along the centerline of said unordained alley-way north 80 degrees 30 minutes east a distance of 19.83 feet to a corner of premises known as 51 Walnut Street; thence along said premises north 09 degrees 36 minutes west, passing through the center of the partition wall dividing the house 49 Walnut Street on the premises hereby conveyed from the adjoining like premises known as 51 Walnut Street a distance of 73.61 feet to a point in the southeast property line of Walnut Street, the place of beginning.

COUNTY Parcel No. 15-10-39

BEING the same premises which Robert Arthur Drake, II, by Deed dated April 19, 2005 and recorded April 25, 2005, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Record Book 6471, Page 1149, granted and conveyed unto Benjamin M. Perez and Michelle R. Perez, as tenants by the entirety.

PLAINTIFF: Susquehanna Bank, formerly known as Susquehanna Patriot Bank
VS

DEFENDANT: **BENJAMIN M. PEREZ and MICHELLE R. PEREZ**

SALE ADDRESS: 49 Walnut Street, Phoenixville, Pennsylvania 19460

PLAINTIFF ATTORNEY: **BARRY N. HANDWERGER, ESQ., 717-299-0711**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-602**

DEBT- **\$78,810.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01680 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances upon which is located the north house of a block of two brick dwelling houses, designated as No. 108 South Fifth Avenue.

SITUATE in the Second Ward of the City of Coatesville, County of Chester and State of Pennsylvania more particularly bounded and described according to a survey thereof made by George Rommel, Jr., C.B., dated 4/10/1930 as follows:

BEGINNING at a point in the west curb line of South Fifth Avenue distant 30.97 feet northwardly, measuring along said west curb line of South Fifth Avenue from the intersection of the said west curb line of South Fifth Avenue with the north curb line of Walnut Street; thence along land now or late of Ida C. Still and passing through the center of the middle dividing partition in said block of two brick dwelling houses, south 84 degrees 31 minutes west 152.46 feet to a point in line of Leona Zashtaft, et ux, being the west line of a private alley; thence along said land north 9 degrees 11 minutes west 23.93 feet to a point a corner of land now or late of Milton A. Woodward; thence along said land north 84 degrees 31 minutes east 154.02 feet to a point in the west curb line of South Fifth Avenue; thence along said west curb line of South Fifth Avenue south 5 degrees 29 minutes east 23.93 feet to the place of beginning.

BOUNDED in the north by land now or late of Milton A. Woodward; on the east by the west curb line of South Fifth Avenue; on the south by land now or late of Ida C. Still; and on the west by land now or late of Leona Zashtaft, et ux, being the west line of a private alley.

SUBJECT to the use of 10 feet off the west end of the lot above described as a private alley to extend from Walnut Street to Spring Alley for the exclusive benefit and the advantage of the owners and occupiers of land herein conveyed and the owners and occupiers of other land adjoining said alley on the east, their heirs and assigns; thence west line of said alley is the west line of the land herein conveyed.

AND also, the right and privilege at all times hereafter to the use of said 10 feet wide alley extending from Walnut Street to Spring Alley in common with the owners and occupiers of the lots abutting on the east side thereof for a passageway to and from said premises and subject to a proportionate part of the necessary expense of keeping said alley in repair.

BEING known as 108 S. 5th Avenue, Coatesville, PA 19320.

BEING Chester County UPI 16-6-682.

PLAINTIFF: Susquehanna Bank

VS

DEFENDANT: **TNT OPPORTUNITIES, LLC and PATRICIA M. McCARRON**

SALE ADDRESS: 108 S. 5th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MacELREE HARVEY, LTD., 610-436-0100**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$264,429.00**

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

Thursday, July 16, 2015

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

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

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

PLAINTIFF: Reverse Mortgage Solutions, Inc.
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-7-604**

DEBT- **\$380,959.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02362 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 16, 2015

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

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

TRACT 1

ALL THAT CERTAIN, brick store house and dwelling and lot or piece of land, situate at the southeast corner of South 3rd Street and the Hall Alley, in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a recent survey made thereof by Thomas G. Colesworthy, County Surveyor, as follows, to wit:

BEGINNING at a point set in the east street line of south 3rd Street, opposite in middle of a division wall dividing the building erected on the herein described premises from that on the south of Clarence Samples; thence extending along the east street line of South 3rd Street, north 14 degrees, 0 minutes east 35.69 feet to a point; thence leaving 3rd Street and extending along the north face of a wall of building erected on the herein described premises and said line being the south line of public alley, south 77 degrees, 37 minutes east 25.16 feet to a point in said wall; thence extending still along the south line of said alley, north 76 degrees, 55 minutes east 37.66 feet to the northwest corner of a brick building erected on the herein described premises; thence extending still along the south line of said alley by a line passing along the premises, south 77 degrees, 44 minutes east 34.22 feet to the northeast corner of said building, said point being in line of land of Wilson Alexander; thence extending along the east face of brick wall of said building erected on the herein described premises, and along land of Wilson Alexander, south 12 degrees, 42 minutes west 29.12 feet to a point; thence still extending along land of Wilson Alexander by a line passing along the south face of a brick wall of building erected on

land of said Alexander, south 76 degrees, 45 minutes east 31.35 feet to a point; thence still extending along land of Wilson Alexander, south 13 degrees, 37 minutes west, 26.92 feet to an iron pin; thence extending along land of Joseph Crowl, north 74 degrees, 31 minutes west 38.69 feet to a point on the east face of brick wall erected on land of Clarence Samples, said point also in the center line of a division wall dividing the property erected on the herein described premises from that on the south of said Samples; thence extending through the middle of said division wall, the remaining two courses and distances, to wit: north 75 degrees, 3 minutes west 52.53 feet; thence north 77 degrees, 27 minutes west 33.9 feet to the first mentioned point and place of beginning.

EXCEPTING and reserving thereout and therefrom that part of the above described premises as was conveyed to Joseph G. Crowl and Rose M. Crowl, by George Sopher and Esther Sopher, his wife, by their Deed of exchange dated December 16, 1941, recorded in Chester County Deed Book H-21 Page 16.

TRACT 2

ALL THAT CERTAIN, triangular strip of land which adjoining in the base of said triangle, being eight inches, said base adjoining and running along the property of Charles Samples, the apex extending in an easterly direction a distance of approximately 16.5 feet to meet the apex of a triangular strip hereinafter described.

BEING the same premises which First Oxford Properties, LLC, a Pennsylvania limited liability company, by Deed dated 8/16/10 and recorded 8/19/10 in Chester County in Record Book 7975, Page 1394 conveyed unto Nicholas A. Toto, in fee.

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **NICHOLAS A. TOTO**

SALE ADDRESS: 13 and 15 South Third Street, Oxford Borough, Chester County, PA 19363 (PIN: 6-4-240)

PLAINTIFF ATTORNEY: **LEONA MOGAVERO, ESQ., 215-635-7200**

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