

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, September 17, 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 17th day of September, 2015 at 11 AM.

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

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 wiwthin twenty-one days from the date of sale, the Sheriff may forthwith and without further notice cause the premises again to be advertised for sale and shall look in the defaulting bidder for the payment of all costs occasioned by the re-advertised sale.

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, SEPTEMBER 17TH, 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, OCTOBER 19, 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. THEREPOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE BY 2PM.

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **15-9-679**

DEBT- **\$103,630.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10536 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 Nottingham Township,
Chester County, Pennsylvania
UPI# 69-6-80.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

VS

DEFENDANT: **TRACY ADAMS KIRK a/k/a TRACY ADAMS-KIRK a/k/a TRACY KIRK a/k/a TRACY L. KIRK and DANIEL F. KIRK**

SALE ADDRESS: 339 Mount Pleasant Road, a/k/a 2440 Mount Pleasant Road, Oxford, PA 19363

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: **15-9-680**

DEBT- **\$496,498.37**

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

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 East Goshen, County of Chester, State of Pennsylvania bounded and described according to a plan of subdivision for Dominic J. Spizozzi and Edward L. Mellor, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., Paoli, Pennsylvania dated 8-10-1984 last revised 6-26-1985 recorded 7-17-1985, as Plan File #5682, as follows, to wit:

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

BEING Lot #3 as shown on said Plan.

CONTAINING 1.001 acres, more or less.

TITLE to said premises vested in Harry H. Pennewell, III by Deed from Dominic J. Spinozzi & Rosalie N. Spinozzi dated 10/03/1986 and recorded 10/28/1986 in the Chester County Recorder of Deeds in Book 497, Page 316.

PLAINTIFF: Nationstar Mortgage LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-681**

DEBT- **\$414,638.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-02258 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 Nottingham Township,
Chester County, Pennsylvania
UPI #69-5-37.12
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **PERRY A. SBRACCIA**

SALE ADDRESS: 132 Blackburn Drive, Nottingham, PA 19362-9632

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: **15-9-682**

DEBT- **\$398,735.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10885 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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, known as Lot No. 64 in the Development of Barton's Meadows, situate on the southern side of Wade Drive, bounded on the east by Lot No. 63; bounded on the south by property belonging to Sidney L. Smith; bounded on the west by Lot No. 65 as shown on a set of plans prepared by C.L. Frantz and Associates, Inc., situate in East Vincent Township, Chester County and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin on the southern right of way line of Wade Drive, said point being the northeastern corner of the herein described tract; thence leaving Wade Drive and along the common property line of Lot No. 63, south 38 degrees, 47 minutes, 12 seconds west, a distance of 566.50 feet to a steel pin; thence along property belonging to Sidney L. Smith, north 64 degrees, 57 minutes, 58 seconds west, a distance of 249.07 feet to a steel pin;

thence along the common property line of Lot No. 65, north 38 degrees, 57 minutes, 49 seconds east, a distance of 626.80 feet to a steel pin on the southern right of way line of Wade Drive; thence in and along said right of way south 50 degrees, 57 minutes, 15 seconds east, a distance of 240 feet to the first mentioned point and place of beginning.

BEING Lot No. 64 as shown on said Plan.

BEING Parcel No. 21-4-169.

CONTAINING 3.300 acres of land, more or less.

BEING the same premises which Michael Colliluori and Ann M. Colliluori, husband and wife, by Deed dated 12/16/1996 and recorded 1/6/1997 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4126 and Page 1231, granted and conveyed unto Christian N. Devol and Joyce R. Devol, husband and wife.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **CHRISTIAN DEVOL a/k/a CHRISTIAN N. DEVOL and JOYCE DEVOL a/k/a JOYCE R. DEVOL**

SALE ADDRESS: 56 Wade Drive, Spring City, PA 19475

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: **15-9-683**

DEBT- **\$330,619.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02563 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 Brandywine Township,
Chester County, Pennsylvania
BLR# 30-6-44
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **THOMAS R. FREEMAN**

SALE ADDRESS: 531 Old Horseshoe Pike, Downingtown, PA 19335-1373

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: **15-9-684**

DEBT- **\$157,755.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11908 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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, County of Chester and State of Pennsylvania, bounded and described according to a Final Title Plan of Woodbrooke, made by George Medveczky, architect, dated April 1981 and last revised August 3, 1981 and recorded at Chester County as Plan No. 3651, as follows, to wit:

BEGINNING at a point on the west side of Woodbrooke Drive, said point of beginning being a corner of Lot No. 2 as shown on said Plan; thence from said point of beginning, along the west side of the said Woodbrooke Drive, the two following courses and distances (1) south 27 degrees, 09 minutes, 37 seconds west, 123.93 feet to a point of curve and (2) on the arc of a circle curving to the right, having a radius of 125 feet, the arc distance of 59.67 feet to a point a corner of Lot No. 18; thence along Lot No. 18, north 26 degrees, 42 minutes, 56 seconds west, 229.22 feet to a point a corner

of an Open Space Area; thence along said Open Space, north 61 degrees, 45 minutes, 31 seconds east, 56.05 feet to a point a corner of Lot No. 20; thence along Lot No. 20, south 62 degrees, 50 minutes, 25 seconds east, 167.25 feet to the first mentioned point and place of beginning.

BEING Lot No. 19 as shown on said Plan.

CONTAINING 22,578.48 square feet, more or less

PARCEL #29-07J-0018

UPI #29-7J-18

BLR# 29-7J-18

BEING the same premises which Woodbrooke Associates, Inc. granted and conveyed unto Charles T. Hursh and Linda J. Hursh, husband and wife, by Deed dated April 6, 1984 and recorded April 11, 1984 in Chester County Deed Book F63, Page 1 for the consideration of \$82,600.00

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

VS

DEFENDANT: **LINDA J. HURSH**

SALE ADDRESS: 27 Woodbrooke Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-685**

DEBT- **\$201,910.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09932 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 improvement thereon situate in Newlin Township, Chester County, Pennsylvania, more particularly bounded and described according to a Subdivision Plan of Edgar Haub, Registered Surveyor, dated January 19, 1979;

BEGINNING at a spike in Creek Road (T-373) in line of lands of the Chester County Industrial Development Authority; thence by said Chester County Industrial Development Authority, north twenty-three degrees east, two hundred fifty-four and sixty-eight wall the following three courses and distance: (1) south eighty-one degrees forty-seven minutes ten seconds east, eighty-four and twenty-seven one-hundredths feet to a stone; thence (2) north seven degrees fifteen minutes twenty seconds east, one hundred thirty and sixty-eight one-hundredths feet to a point, another corner of said graveyard; (3) north seventy-one degrees twenty minutes twenty seconds west, forty-six and six one-hundredths feet to an iron pin in line of lands of the Chester County Industrial Development Authority; thence by said Chester County Industrial Development Authority, north twenty-three degrees feet, one hundred twenty-one and ninety three hundredths feet to an iron pipe and southwest corner of lands now or late of the Chester County

Industrial Development Authority; thence south seventy-six degrees fifteen minutes twenty second feet, two hundred sixty and thirty-two hundredths feet to an iron pipe and northwest corner of lands now or late of Donna P. Sullivan and Edward Sullivan, Jr.; thence by said lands of Sullivan south sixteen degrees thirty-two minutes fifty seconds west, one hundred twenty-five and forty-one hundredths feet to the northwest corner of lands now or late of James A. Lee and Carol A. Lee; thence by said lands of Lee the following two courses and distances; (1) north eighty-five degrees fifty-nine minutes west, one hundred twenty and fifty-nine hundredths feet; thence (2) south twelve degrees forty-seven minutes forty seconds west, three hundred forty feet to a spike in Creek Road; thence by said road, north eighty-four degrees sixteen minutes west, two hundred twenty-seven and sixty-six hundredths feet to the point of beginning.

CONTAINING 2.2256 acres of land, be the same more or less.

TITLE to said premises vested in Mark A. Lee and Bonnie M. Lee, his wife by Deed from Robert E. Lee, Jr. and Dorothy M. Lee, his wife dated 05/29/1984 and recorded 05/31/1984 in the Chester County Recorder of Deeds in Book L63, Page 576.

PLAINTIFF: U.S. Bank National Association, as Trustee for PROF-2013-S3 REMIC Trust, II
VS

DEFENDANT: **BONNIE M. LEE and MARK A. LEE**

SALE ADDRESS: 901 Laurel Road, Coatesville, PA 19320

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: **15-9-686**

DEBT- **\$157,907.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03076 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 Easttown, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Spinelli Brothers, by AA Aulillie, Jr., Professional Engineer, Devon., PA dated 9-19-1954 as follows, to wit:
TAX I.D. #: 55-3J-127

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **UNITED STATES OF AMERICA, c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA AND KEITH J. O'REILLY, a/k/a KEITH O'REILLY**

SALE ADDRESS: 107 Chester Road, Devon, Pennsylvania 19333

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-687**

DEBT- **\$324,227.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-02298 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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# 69-6-466.14
IMPROVEMENTS thereon: residential dwelling

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 2006-Rs3

VS

DEFENDANT: **MAUREEN A. GUSS and MICHAEL G. GUSS**

SALE ADDRESS: 207 Sheffield Lane, Oxford, PA 19363-2413

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: **15-9-688**

DEBT- **\$141,842.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00026 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 Valley
TAX Parcel #38-05F-0099
IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **AMY L. TODD**

SALE ADDRESS: 1320 Valley Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-689**

DEBT **\$301,658.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02555 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 Malvern
TAX parcel #2-4-228
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **JUDITH NEELD and KENNETH NEELD JR.**

SALE ADDRESS: 130 South Warren Avenue, 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: **15-9-690**

DEBT- **\$72,664.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02062 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land, situate in the Second Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northward side of Fourth Avenue and a corner of lands of Charles E. Bothwell, the westerly half of Lot #228 on the John Jones plot or plan of town lots; thence along said latter lands, and passing through the center of the partition wall of dwelling house located on the premises of the said Charles E. Bothwell, and the hereby demised premises, north nine and one-half degrees west, one hundred thirty five feet to the southern side of street laid out thirty feet wide, known as Pine Street; thence along said side of said street and fifteen feet from the center line thereof, north eighty and one-half degrees east, twenty five feet to a corner of Lot #229 on the John Jones plot or plan of town lots, lands now or formerly of Chester M. Spare; thence along said latter lands, south nine and one-half degrees east, one hundred thirty five feet to a point in the northern side of Fourth Avenue, laid out sixty feet wide; thence along said side of said Avenue. Thirty feet distance from the center line thereof, south eighty and one-half degrees west, twenty five feet to a corner of lands of Charles E. Bothwell, aforesaid, the place of beginning.

CONTAINING thirty three hundred seventy five square feet of land, be the same more or less.

BEING the same premises which Cynthia Sombers by Deed dated June 30, 2005 and recorded on July 27, 2005, with the Chester County Recorder of Deeds Office in Deed Book 6562, Page 1290, granted and conveyed unto Joseph Sombers and Cynthia Sombers.

BEING UPI #15-13-576

PLAINTIFF: Citizens Bank of Pennsylvania
VS

DEFENDANT: **JOSEPH SOMBERS and CYNTHIA SOMBERS**

SALE ADDRESS: 225 4th Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, ESQ., 412-837-1164**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-691**

DEBT- **\$114,652.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02390 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 as Goshen Valley Condominium Two; in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania.

TAX I.D. #: 53-6-530

PLAINTIFF: HSBC Bank, USA, National Association as Trustee for Wells Fargo Asset Securites Corporation Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA2

VS

DEFENDANT: **KRASSIMIR D. SPASSOV**

SALE ADDRESS: 1816 Valley Drive, Unit 1816 Goshen Valley II Condominium West Chester, Pennsylvania 19382-6363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-692**

DEBT- **\$152,891.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06630 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 building and improvements thereon situate in Caln Township Chester County, Pennsylvania, as shown on Plan of Subdivision for Hidden Forest made by Henry S. Conrey, Inc Division of Chester Valley Engineers, dated July 6, 1984 and last revised December 7, 1984 and recorded as Plan No. 5391 and Plan No. 5392 as more fully described as follows, to wit:

BEGINNING at a point on the southerly side of Katherine Lane (50.00 feet wide) said point also marking a corner of Lot No. 50 on said Plan; thence from said beginning point along the southerly side of Katherine Lane the two (2) following courses and distances: (1) north 79 degrees 59 minutes 30 seconds east, 28.19 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius of 300.00 feet, the arc distance of 62.66 feet to a point; thence along Lot No. 48 on said Plan, south 01 degrees

57 minutes 30 seconds west, 102.38 feet to a point; thence south 790 degrees 59 minutes 30 seconds west, 69.17 feet to a point; thence along Lot No. 50 on said Plan, north 10 degrees 00 minutes 30 seconds west, 106.67 feet to the first mentioned point and place of beginning.

BEING UPI Number 39-3H-49

BLR No.: 39-3H-49

BEING known as: 207 Katherine Lane, Coatesville, PA 19320.

BEING the same premises which Stephen L. John and Christiana M. John, husband and wife, by Deed dated August 26, 2003 and recorded October 8, 2003 in and for Chester County, Pennsylvania, in Deed Book Volume 5928, Page 466, granted and conveyed unto David E. Grove and Charmaine Grove, husband and wife.

PLAINTIFF: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3

VS

DEFENDANT: **DAVID E. GROVE**

SALE ADDRESS: 207 Katherine Lane, Coatesville, PA 19320

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: **15-9-693**

DEBT- **\$100,796.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02563 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, with the frame dwelling thereon erected, situate on the north side of and known as No. 48 Walnut Street, in the Borough of Phoenixville, County of Chester, State of Pennsylvania, bounded and described according to a survey made by William Magarity, Jr., C.E., March 4, 1930, as follows:

BEGINNING at a point on the north side of Walnut Street (laid out 50 feet wide) said point being 452.67 feet in an easterly direction from Jackson Street; thence along the north side of said Walnut Street, north 80 degrees, 24 minutes east 19.64 feet to a point in line of other land of the grantor; thence along the latter land, north 09 degrees, 36 minutes west 90 feet to a point on the south side of an alley; thence along the said side of said alley, south 80 degrees, 24 minutes west 19.64 feet to a point in line of other land of the grantor; thence along the latter land and through the center of an outside toilet and through the partition wall of the herein conveyed dwelling and like adjoining dwelling south 09 degrees, 36 minutes east 90 feet to a point on the north side of Walnut Street, the place of beginning.

TITLE to said premises vested in Ronald P. Paster and Helen B. Paster, his wife by Deed from Mary Kachmar, widow dated 11/29/1977 and recorded 12/7/1977 in the Chester County Recorder of Deeds in Book D52, Page 309.

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE5, Asset-Backed Certificates Series 2007-HE5

VS

DEFENDANT: **HELEN B. PASTER**

SALE ADDRESS: 48 Walnut Street, Phoenixville, PA 19460

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: **15-9-694**

DEBT- **\$243,597.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10033 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece or portion of land situate in Caln Township, Chester County, Commonwealth of Pennsylvania, designated as Building No. 3, Unit No. 123W, Bailey Station Subdivision, bound and described as follows to wit:

BEGINNING at a point in or on the building line of Building No. 3, said point being a distance of 246.40 feet on a course of north 24 degrees 01 minutes 51 seconds west from the centerline intersection of Shelburne Road with the centerline intersection of Stockley Lane, as shown on a Plan entitled Preliminary/Final Overall Title Plan", prepared by D.I. Howell & Associates, Inc. dated 8-21-02, last revised 6-14-04, and from said point of beginning running thence; 1) south 14 degrees 03 minutes 13 seconds east a distance of 19.87 feet, to a point; 2) thence south 75 degrees 55 minutes 47 seconds west a distance of 2.92 feet, to a point; 3) thence

south 14 degrees 03 minutes 05 seconds east a distance of 4.00 feet, to a point; 4) thence south 76 degrees 36 minutes 24 seconds west a distance of 37.10 feet, to a point; 5) thence north 14 degrees 04 minutes 13 seconds west a distance of 23.10 feet, to a point; 6) thence north 75 degrees 27 minutes 25 seconds east a distance of 40.03 feet, to the point and place of beginning.

TAX ID Parcel No. 39-4-527

BEING the same premises which B. Station Mews, LLC, a Pennsylvania limited liability company, by Deed dated May 15, 2007 and recorded in the Chester County Recorder of Deeds Office on May 21, 2007 in Deed Book 7164, Page 989, granted and conveyed unto Benjamin F. Richards and Dolores Richards, husband and wife.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: DOLORES RICHARDS

SALE ADDRESS: 2715 Stockley Lane, Downingtown, PA 19335

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: **15-9-695**

DEBT- **\$144,395.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09021 **DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON**

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 improvements thereon erected, situate at West Chester Gardens, Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin set in the center line of the Paoli and West Chester Road at its intersection with the center line of Turner Avenue, as the same is laid out and opened 40 feet wide said pin being a corner of E. Temple; and also being north 60 degrees 17 minutes east 312.01 feet from an iron pin set at the intersection of the center line of Patrick Avenue, thence extending long the center line of the Paoli and West Chester Road, north 60 degrees the center line of the Paoli and West Chester Road north 69 degrees 17 minutes east, 58.94 feet to an iron pin, thence leaving the Paoli Road and extending along premises 202 Paoli Road, the property late of E. Earl Patrick, by a line passing through the middle of the division wall dividing the messuage erected on the herein described premises from that on the east, south 29 degrees 57 minutes east, 10 feet to an iron pin, thence extending along other land late E. Earl Patrick, south 60 degrees 17 minutes west, 64.18 feet to an iron pin set in the center line of Turner Avenue as the same is now laid out and opened 40 feet wide, north 28 degrees 5 minutes west 160.01 feet to the first mentioned point and place of beginning.

ALSO all that certain parcel of land, situate on the east

side of Turner Avenue and in the rear of property described above, which according to a survey made by J. Vernon Keech, registered surveyor is bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of Turner Avenue a corner of land now belonging to the said Harold N. Olmstead, said pin being south 26 degrees 5 minutes east, 160.06 feet from the middle of the Paoli Pike, thence by Olmstead's other land, north 60 degrees 17 minutes east, 64.18 feet to an iron pin, a corner of Clarence E. Wallace and land above to be conveyed to the said Clarence E. Wallace, thence extending by land about to be conveyed to the said Wallace, south 29 degrees 57 minutes east, 63.18 feet to an iron pin in line of land about to be conveyed to Paul J. Cosgrove, south 60 degrees 17 minutes west, 66.24 feet to an iron pin in the middle of Turner Avenue, aforesaid thence extending along the middle of same north 28 degrees 5 minutes west, 63.2 feet to the first mentioned iron pin and place of beginning.

SUBJECT rights and restrictions as of record
BEING Parcel Number: 52-5C-121

BEING the same premises which Linda S. Dulaney-Walton and aka Linda S. Dulaney Walton, by Deed dated 4/29/2004 and recorded 5/21/2004 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6163, Page 1423, granted and conveyed unto Robert T. Shea and Beth Ann Shea.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **ROBERT T. SHEA and BETH ANN SHEA a/k/a BETH A. SHEA**

SALE ADDRESS: 920 Paoli Pike, 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: **15-9-696**

DEBT- **\$177,157.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-01604 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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, Chester County, Pennsylvania, bounded and described according to a Final Plan prepared for Phoenixville Homes, by Jeffrey P. Turner, Professional Land Surveyor, dated May 10, 1996 and last revised March 17, 1997, said Plan recorded in Chester County in Plan Book __, Page __ as follows, to wit:

BEGINNING at a point on the northwesterly side of Wilson Street (40 feet wide) said point being a corner of Lot No. 10 on said Plan; thence extending from said point of beginning along Lot No. 10 north 15 degrees 04 minutes 03 seconds west 222.11 feet to a point in line of lands now or late of housing authority of Chester County; thence extending along said lands north 76 degrees 09 minutes 50 seconds east 36.50 feet to a point, a corner of Lot No. 8 on said Plan; thence extending along same south 15 degrees 04 minutes 03 seconds east 221.33 feet to a point on the northwesterly side of Wilson Street; thence extending along same south 74 degrees 55 minutes 57 seconds west 36.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the abovementioned Plan.

BEING known as 517 Wilson Street, Phoenixville, PA.

PAREL No. 15-04-0668

BEING the same premises which Phoenixville Homes by Deed dated February 20, 1997, and recorded March 12, 1998, in Book 4315, Page 986, granted and conveyed unto Daryl B. Moats, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, et al.

VS

DEFENDANT: **DARYL B. MOATS**

SALE ADDRESS: 517 Wilson Street, Phoenixville, PA 19460

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: **15-9-697**

DEBT- **\$299,982.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12070 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land with a dwelling, garage, and swimming pool erected thereon, situate in West Cain Township, Chester County, Pennsylvania. Bounded and described according to a subdivision plan prepared for John B. and Anna S. Wenger by John D. Stapleton, III, Registered Surveyor, dated January 18, 1988 and revised April 5, 1988.

KNOWN as 190 Camp Stewart Road, Coatesville, PA 19320

PARCEL/UPI No. 28-6-112.3

BEING the same premises which George W. Snyder, III and Sara M. Morris, nka Sara M. Snyder granted and conveyed unto George W. Snyder, III and Sara M. Snyder by Deed dated January 7, 2003 and recorded January 17, 2003 in the Office of the Recorder of Deeds for Chester County, Pennsylvania in Deed Book 5537, Page 217, Instrument No. 10176673.

PLAINTIFF: LFS8 Master Participation Trust

VS

DEFENDANT: **GEORGE W. SNYDER III and SARA M. SNYDER a/k/a SARA MORRIS SNYDER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-698**

DEBT- **\$400,936.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00014 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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 and Commonwealth of Pennsylvania, described according to a Plan for Providence Hill, made by Edward B. Walsh and Associates, Inc., dated 12-22-2003 last revised 12-14-2004 and recorded as Plan File No. 17297, bounded and described as follows to wit:

BEGINNING at a point on the northeasterly side of Road A (Providence Hill Road), a corner of lot 132 on said plan, thence extending along said lot, north 53 degrees 04 minutes 46 seconds east 120.96 feet to a point a corner of Open Space B, thence extending along same, north 66 degrees 27 minutes 53 seconds east 8.15 feet to a point a corner of Lot 134, thence extending along said Lot, south 23 degrees 32 minutes 07 seconds east 119.94 feet to a point on the northerly side of Road B (Watch Hill Road), thence extending along same on the arc of a circle curving to the left having a

radius of 450.00 feet the arc distance of 71.60 feet to a point of reverse curve, thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 36.39 feet to a point of reverse curve on the northeasterly side of Road A (Providence Hill Road), thence extending along same on the arc of a circle curving to the left having a radius of 900.00 feet the arc distance of 84.03 feet to the first mentioned point and place of beginning.

CONTAINING 12.197 square feet more or less.

BEING Lot 133 on said Plan.

BEING UPI #47-5-262

FEE simple title vested in Christopher A. Williams and Ella E. Williams, husband and wife, by Deed from, Rouse/Chamberlin, LTD, dated 3/9/2006, recorded 3/15/2006, in the Chester County Recorder of Deeds in Deed Book 6789, Page 1050.

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the Primestar-H Fund I Trust

VS

DEFENDANT: **CHRISTOPHER A. WILLIAMS and ELLA E. WILLIAMS**

SALE ADDRESS: 104 Providence Hill Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-699**

DEBT- **\$333,409.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00946 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Fallowfield Township
TAX Parcel #47-6-61.6/47-06-0061.060
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **KEITH E. GIBSON and ELLEN M. GIBSON**

SALE ADDRESS: 105 Sawmill Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-700**

DEBT- **\$230,623.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04882 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

PROPERTY situate in Sadsbury Township, Chester
County, Pennsylvania
BLR# 37-4-53.58
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nvr Mortgage Finance, Inc.

VS

DEFENDANT: **RANDY A. NICHOL a/k/a RANDY A. NICHOLE**

SALE ADDRESS: 612 Bedrock Road, Coatesville, PA 19320-1674

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: **15-9-701**

DEBT- **\$99,640.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-00543 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot of land which is erected the south house of a block of two frame dwelling houses designated as No. 72 Virginia Avenue, situated in the Second Ward of the City of Coatesville, County of Chester and State of Pa., more particularly bounded and described as follows:

TAX I.D. #: 16-6-733

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **JOHN G. TUCK, JR., and MARIANNE TUCK**

SALE ADDRESS: 72 Virginia Avenue, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-702**

DEBT- **\$147,690.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02602 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of ground and message situate on the north side of Schuylkill Road, North Coventry Township, Pennsylvania, bounded and described as follows to wit:
BEGINNING at a point in the middle of the Schuylkill Road at a corner of lands recently conveyed to the American Telephone and Telegraph Company; thence along said land of the American Telephone and Telegraph Company northwardly 195 feet to the center of a proposed street (30 feet wide); thence along the center of said street westwardly a distance of 64 feet to the east side of 15 feet wide driveway or alley; thence along said alley or driveway southwardly 195 feet to the middle of the Schuylkill Road aforesaid; thence along the same eastwardly 64 feet to the point or place of beginning.

BEING County Parcel Number 17-4E-2.

BEING the same premises which Byron M. Kutz and Sheryl M. Kutz, his wife, by Deed dated 9/18/1992 and recorded 9/25/1992 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3223, Page 593 and Instrument No. 040426, granted and conveyed unto Sheryl M. Kutz.

PLAINTIFF: U.S. Bank National Association, et al.

VS

DEFENDANT: **SHERYL M. KUTZ**

SALE ADDRESS: 805 East Schuylkill Road, Pottstown, PA 19465

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: **15-9-703**

DEBT- **\$420,055.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02569 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

PROPERTY situate in Township of East Whiteland
TAX Parcel #42-04Q-0178
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as Trustee for Gold Creek Title Trust 2013-RP1

VS

DEFENDANT: **MARK W. KEILBAUGH**

SALE ADDRESS: 3 Forest Way, 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: **15-9-704**

DEBT- **\$422,409.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09196 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

PROPERTY situate in East Nottingham Township, Chester
County, Pennsylvania
BLR# 69-3-161
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **MATTHEW J. GIBSON**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352-1729

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: **15-9-705**

DEBT- **\$486,839,82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07626 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Sadsbury, County of Chester, State of Pennsylvania, known as Lot No. 7 and recorded with the Chester County Planning Board, West Chester, Pennsylvania, bounded and described according to a survey made September 21, 1954, by C. Timothy Slack, P.E., as follows, to wit:

BEGINNING at a railroad spike in the Wilmington Road and also a corner of Lot Nos. 6, 9 and 10; thence along said road and Lot No. 10, north 28 degrees 53 minutes west 100.32 feet to a railroad spike and a corner of Lot No. 10 and a corner of Tract "A"; thence along Tract "A", north 65 degrees 42 minutes east 253.56 feet to a stake and a corner of Tract "A"; thence along Tract "A", south 24 degrees 18 minutes east 100 feet to a stake and a corner of Lot No. 6; thence along Lot No. 6, south 65 degrees 42 minutes west 245.54 feet to the place of beginning.

TITLE to said premises vested in Kenneth L. Plank and Janice J. Plank, tenants by the entirety by Deed from KAAG Investments, LLC, by: Andrew Taylor, managing member dated 05/25/2006 and recorded 06/01/2006 in the Chester County Recorder of Deeds in Book 6857, Page 327.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE5, Mortgage Pass-Through Certificates, Series 2006 HE5
VS

DEFENDANT: **KENNETH L. PLANK and JANICE J. PLANK**

SALE ADDRESS: 784 Old Wilmington Road, Coatesville, PA 19320

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: **15-9-706**

DEBT- **\$123,513.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07627 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot, piece or parcel of land situated in the Borough of Oxford, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the middle of Park Street, the line of the curb of the east side of Third Street (formerly known as the Limestone Road) and running thence along the middle of said Park Street, south 80 degrees east, 150 feet to a stake; thence leaving said street and running along the middle of a 10 feet wide alley, south 10 degrees west, 72 feet and 6 inches to a stake; thence by land now or formerly of Robert Bruce, north 80 degrees west, 150 feet to a stake in the curb line on the east side of Third Street, aforesaid; and thence along said curb line, north 10 degrees east, 72 feet and 6 inches to the place of beginning.

EXCEPTING thereout and therefrom, premises conveyed by T. Eugene Conner and Malinda W. Conner, his wife, to Leora C. Purcell, by Deed dated April 5, 1924, and recorded at West Chester, Pennsylvania in Deed Book M-16, Page 450, as follows:

ALL THAT CERTAIN message or tenement and tract of land situated on North Third Street, in the Borough of Oxford,

County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Park Street, and in line of the curb on the east side of Third Street (formerly known as the Limestone Road) and running thence along the middle of the said Park Street, south 80 degrees east, 150 feet to a stake; thence leaving said street and along the middle of an alley 10 feet wide, south 10 degrees west, 47 1/2 feet to a point; thence by other land now or formerly of T. Eugene Conner and passing over an iron pin set in the west side of said alley and through the partition in the center of the double frame housing erected on the premises, north 80 degrees west, 150 feet to a point in the east curb line of North Third Street; thence along same, north 10 degrees east, 47 1/2 feet to the place of beginning.

TITLE to said premises vested in Adam Caligiuri and Kristina Caligiuri by Deed from Harold W. Shepherd and Janet Wheatley dated 03/02/2007 and recorded 03/07/2007 in the Chester County Recorder of Deeds in Book 7099, Page 1931.

PLAINTIFF: U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust 2007-AHL2, Asset-Backed Pass-Through Certificates, Series 2007-AHL2, Mortgage Pass-Through Certificates

VS

DEFENDANT: **ADAM CALIGIURI and KRISTINA CALIGIURI**

SALE ADDRESS: 149 North 3rd Street, Oxford, PA 19363

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: **15-9-707**

DEBT- **\$330,533.78**

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

Thursday, September 17, 2015

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

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

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

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

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

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

TAX ID: 42-4-349

BEING the same property conveyed to Nathaniel L.

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

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

PLAINTIFF: Generation Mortgage Company
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-708**

DEBT- **\$257,116.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00516 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property belonging to West Chester Mennonite church made by J. Vernon Keech, Registered Surveyor, West Chester, Pennsylvania dated July 23, 1958, as follows, to wit:

BEGINNING at a point on the northwesterly side of Lexington Avenue (40 feet wide) which point is at the distance of 270.20 feet measured south 63 degrees 31 minutes west from a point formed by the intersection of the same with the certain line of State Highway leading from West Chester to Wilmington (Legislative Route #135); thence extending from said beginning point along the said side of Lexington Avenue, south 63 degrees 31 minutes west 100 feet to a point; thence extending north 26 degrees 29 minutes west 180 feet to a point; thence extending north 63 degrees 31 minutes east 100 feet to a point; thence extending south 26 degrees 29 minutes east 180 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on said Plan.

TITLE to said premises vested in Joyce Lawrence by Deed from Joyce Lawrence and Maryellen Derr dated 07/31/2006 and recorded 08/08/2006 in the Chester County Recorder of Deeds in Instrument No. 10675056.

PLAINTIFF: Deutsche Bank National Trust Company Americas, as Trustee for Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7

VS

DEFENDANT: **JOYCE LAWRENCE**

SALE ADDRESS: 5 Lexington Avenue, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-709**

DEBT- **\$617,045.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09944 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Nottingham Township
TAX Parcel #68-06-0145.010
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **JOHN MITCHELL and MARILYN MITCHELL**

SALE ADDRESS: 50 Aarons Lane a/k/a 50 Aarons Way, Nottingham, 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: **15-9-710**

DEBT- **\$300,918.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-05543 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated October 25th, 1961 and revised November 11th, 1961 as follows, to wit:

BEGINNING at a point in the center line of Old Route #113 leading from Phoenixville to Kimberton, a corner of Lot #1; thence along the road, north 74 deg. 42' west, 261.75 feet to an iron pin on the northerly side of the road; thence along Lot #2 the 3 following courses and distances: north 16 deg. 40' east, 45.38 feet to an iron pin; north 86 deg. 49' east, 106.33 feet to an iron pin and north 18 deg. 09' east, 152.91 feet to an iron pin in line of lands of Lot #3; thence along Lot #3, the 2 following courses and distances: south 75 deg. 36' east, 120 feet to an iron pin and north 14 deg. 45' east, 15 feet to an iron pin, a corner of lands now or late of Bishop; thence along the same, south 75 deg. 5' east, 35 feet to an iron pin, a corner of Lot #1; thence along Lot #1, south 14 deg. 45' west, 248.87 feet to the place of beginning. Having crossed an iron pin on line 32.66 feet distant from said place of beginning.

BEING the same property conveyed to Cammy L. Long by Deed recorded 04/30/2004 in Deed Book 6138 Page 1678, in the Office of the Recorder of Deeds of Chester County, Pennsylvania.
TAX Parcel #26-2-11.3

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the Holders of the Accredited Mortgage Loan Trust 2006-2 Asset Backed Notes

VS

DEFENDANT: **CAMMY L. LONG a/k/a CAMMY LONG; and UNITED STATES OF AMERICA**

SALE ADDRESS: 2313 Kimberton Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JODI S. WILENZIK, ESQ., 215-851-8429**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-711**

DEBT- **\$160,750.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10940 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN plot or parcel of land situate in the Commonwealth of Pennsylvania, County of Chester, Township of Valley designated as Lot No. 81 on a plan of lots known as "Coatesville Heights" said plan being of record in the Recorder's Office of Chester County in Plan Book No. 2, Page 67, bounded and described as follows:

BEGINNING at a point in the middle of Moody Street at the northwest corner of Lot No. 83; thence along the middle of Moody Street, north one degree and twelve minutes east, one hundred feet to the southwest corner of Lot No. 82 on said plan of lots; thence along Lot No. 82 south eighty-eight degrees and forty-eight minutes east, three hundred feet and thirty-six hundredths of a foot to a point in the middle of Ash Street, a corner of remaining land of Martha R. Fisher; thence partly along said remaining land and along Lot No. 12 south thirteen degrees and thirty minutes west, one hundred two and thirty-five hundredths feet to the northeast corner of Lot No. 83; thence along Lot No. 83 north eighty-eight degrees and forty-eight minutes west two hundred seventy-eight and fifty-six hundredths feet to the place of beginning.

TITLE to said premises vested in Andrew E. Holmes, Jr. and Denise Holmes by Deed from Martin T. Dow and Carol F. Dow, his wife dated 08/30/1991 and recorded 09/10/1991 in the Chester County Recorder of Deeds in Book 2580, Page 062.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee, on behalf of the registered holders of First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2004-FF8

VS

DEFENDANT: **ANDREW E. HOLMES, JR. aka ANDREW HOLMES, DENISE HOLMES and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 100 Moody Street, Coatesville, PA 19320

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: **15-9-712**

DEBT- **\$331,581.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05915 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, being Lot No. 396 as shown on plans entitled, "Record Plan, Record Easement Plan, Whiteland Woods", sheets no. 3 through 12 of 109 dated July 24, 1997 last revised June 6, 2001, prepared by Eastern States Engineering, Inc. Huntingdon Valley, Pa. more particularly described as follows:

BEGINNING at a common corner of Lots No. 395 and 396 on the southerly side of a Fringetree Drive (50' R.O.W.); thence

1. ALONG Lot No. 395 and passing through a common party wall, south 21 degrees 26 minutes 06 seconds east, a distance of 101.00 feet to a corner on line of Open Space No. 3; thence

2. ALONG Open Space No. 3, south 68 degrees 33 minutes 54 seconds west, a distance of 29.00 feet to a corner; thence

3. CONTINUING along Open Space No. 3, north 21 degrees 26 minutes 06 seconds west, a distance of 101.00 feet to a corner on the aforesaid side of Fringetree Drive; thence

4. ALONG the southerly side, north 68 degrees 33 minutes

54 seconds east, a distance of 29.00 feet to the first mentioned point and place of beginning.

CONTAINING 2,929 square feet or 0.067 acres of land.

SUBJECT to Declaration of Covenants in Record Book 3949 Page 1523.

DECLARATION of Planned Community of Whiteland Woods in Record Book 4871 Page 109.

FIRST Amendment of Declaration of Covenants, Conditions and Restrictions in Record Book 5044, Page 109.

SECOND Amendment of Declaration of Covenants, Conditions and Restrictions in Record Book 5337, Page 732.

BEING the same premises which Whiteland Woods, L.P., by Deed dated January 6, 2004 and recorded on February 2, 2004, with the Chester County Recorder of Deeds Office as Deed Book 6054, Page 1627, granted and conveyed unto Jung Kim and Meena Lee.

BEING UPI #41-5L-182

PLAINTIFF: Citizens Bank of Pennsylvania
VS

DEFENDANT: **JUNG KIM and MEENA LEE**

SALE ADDRESS: 130 Fringetree Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, ESQ., 412-837-1164**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-713**

DEBT- **\$151,021.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01618 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN tract of ground being Lot #4 on plan of property owned by John Warrell, hereditaments and appurtenances, situate in the Township of Lower Oxford, County of Chester and State of Pennsylvania according to a survey made by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors dated August 3, 1971 last revised April 26, 1973, bounded and described as follows, to wit:

BEGINNING at a point in the title line of Forge Road measured on a course of north 17 degrees 42 minutes 10 seconds west, 225.00 feet from a corner of land of Leroy N. Dunlap; thence along the title line of Forge Road north 17 degrees 42 minutes 10 seconds west, 75.00 feet to a corner of Lot 5; thence along the same and leaving the road north 72 degrees 17 minutes 50 seconds east, 225.00 feet crossing a 20 feet wide private right of way or roadway to a corner of land of Theodore D. Paxson; thence along the same south 17 degrees 42 minutes 10 seconds east, 75.00 feet to a corner of Lot 3; thence along the same south 72 degrees 17 minutes 50 seconds west, re-crossing said 20 feet wide private right of way or road 225.00 feet to the point and place of beginning.

BEING Lot #4 on said survey.

BEING the same premises which Marilyn D. Vega by Deed dated 7/11/2013 and recorded 7/15/2013 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8766 and Page 1113, granted and conveyed unto Matthew T. Downward.

PLAINTIFF: Financial Bank, NA

VS

DEFENDANT: **MATTHEW T. DOWNWARD**

SALE ADDRESS: 4675 Forge Road, Nottingham, PA 19362

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: **15-9-714**

DEBT- **\$92,460.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-11459 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN tract of land upon which is built a swelling house known as No. 315 Charles Street, Coatesville, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harvey, C.E., September 14, 1945, as follows:

BEGINNING at a point in the north curb line of Charles Street opposite to the middle of the party wall between the house erected on the lot herein conveyed designated as No. 315 Charles Street, and the house erected on the lot immediately adjoining it on the west designated as No. 317 Charles Street; thence along said lot with said house designated as No. 317 Charles Street erected thereon and along the middle of said party wall north 13 degrees 5 minutes west, 97 feet to a stake, a corner of said lot; thence along the same south 76 degrees 55 minutes west, 20.58 feet to a point in the easterly line of a lot with a house erected thereon designated as No. 319 Charles Street; thence along the same north 12 degrees 5 minutes

west, 64.5 feet to a point in the south line of Harmony Street; thence along the same north 76 degrees 55 minutes east, 57.3 feet to a point, a corner of the lot herein conveyed; thence along the easterly line of the lot herein conveyed; thence along the easterly line of the lot herein conveyed south 14 degrees 34 minutes east, 160.55 feet to a point in the north curb line of Charles Street aforesaid; thence along the same south 76 degrees 55 minutes west, 40.92 feet to the place of beginning.

CONTAINING 7,596 square feet of land more or less.

BEING UPI No. 16-4-147

BEING the same premises which Lynda S. Doratt now known as Lynda S. Dunn, executrix of the Estate of Glenn Barker, deceased, by Deed dated 2/28/2003 and recorded 3/7/2003 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Harvey Smith IV and Tracy E. Craig.

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **HARVEY SMITH, IV; TRACEY E. CRAIG; and UNITED STATES OF AMERICA**

SALE ADDRESS: 313 Charles 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: **15-9-715**

DEBT- **\$226,265.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12489 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Sadsbury Township,
Chester County, Pennsylvania
BLR# 36-4-31.24
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **NEIL D. MACKENZIE and SARAH MACKENZIE**

SALE ADDRESS: 494 Cygnet Drive, Atglen, PA 19310-1741

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: **15-9-716**

DEBT- **\$351,263.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-12971 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

PREMISES "A"

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Willistown, County of Chester, and State of Pennsylvania, bounded and described according to a Map of Property, of Joseph B. Ryan, made by M.R. and J.B. Yerkes, Civil Engineers, and Surveyors, Bryn Mawr, Pennsylvania, April 11, 1950 and revised as to this place June 17, 1984, as follows, to wit:

BEGINNING at a point set at the intersection of the middle line of Grubb Road and the middle line of Davis Road; thence extending along the middle line of Davis Road, south sixty-five degrees, forty-nine minutes west, four hundred twenty-one feet and four one hundredths feet to a point; thence leaving said road and extending north twenty-three degrees, forty-two minutes west, three hundred fifty-three feet and fifty-five one hundredths feet to a point in line of land now or late of George W. Robertson; thence extending partly along same, north sixty-six degrees, eighteen minutes east, four hundred twenty-one feet and two one hundredths feet to a point, in the middle line of Grubb Road; thence extending along same, south twenty-three degrees, forty-two minutes east, three hundred fifty feet to the first mentioned point and place of beginning.

CONTAINING 3.400 acres.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and State of Pennsylvania, and described according to a map thereof made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, dated April 11, 1950, as follows, to wit:

PLAINTIFF: Wells Fargo Bank, NA as Trustee under Pooling and Servicing Agreement dated as of July 1, 2006 Securitized Asset-Backed Receivables LLC Trust 2006-FR3 Mortgage Pass Through Certificates Series 2006-FR3

VS

DEFENDANT: **DAVID M. DALLAS**

SALE ADDRESS: 194 Grubb Road, Malvern, PA 19355

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

BEGINNING at a point in the title line in the bed of Grubb Road at the distance of three hundred fifty feet, measured on a bearing of north twenty-three degrees, forty-two minutes west, along said title line from its point of intersection with the title line in the bed of Davis Road, formerly known as Sugartown Road; thence extending (1) south sixty-six degrees eighteen minutes west, six hundred seventy-two and thirty-one hundredths feet to a point; thence (2) north twenty-four degrees, eleven minutes west, one hundred eight and forty-six one hundredths feet to a point; thence (3) south sixty-five degrees, forty-nine minutes west, one hundred seventy-four and seventy-three one hundredths feet to an iron pin; thence (4) north twenty-one degrees, thirty-one minutes west, forty-three and eighteen one hundredths feet to a point; thence (5) north sixty-six degrees, eighteen minutes east, eight hundred forty-six and forty-two one hundredths feet to a point in the title line in the bed of Grubb Road, aforesaid; thence (6) in and along the title line in the bed of Grubb Road, south twenty-three degrees, forty-two minutes east, one hundred fifty feet to the first mentioned point or place of beginning.

CONTAINING two and four hundred eighty-nine one thousandths acres, more or less.

TITLE to said premises vested in David M. Dallas by Deed from The Bryn Mawr Trust Company, Executor of the Estate of John Dallas, Jr., deceased dated 1/5/06 and recorded on 1/12/06 in the Chester County Recorder of Deeds in Book 6737, Page 1938.

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-717**

DEBT- **180.087.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 1015-02377 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Coventry Glen, prepared by Gilmore Associates, Inc., Consulting Engineers and Land Surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan #17957, as follows to wit:

BEING Lot #326, as shown on said Plan

BEING Parcel #18-1-521

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated 8/15/2008 and recorded 8/29/2008, in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7507 and Page 1073, granted and conveyed unto Shane Garrison, unmarried man and Tara M. Dolan, unmarried woman.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **SHANE GARRISON & TARA M. DOLAN**

SALE ADDRESS: 31 Bayberry Lane, Pottstown, PA 19465

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: **15-9-718**

DEBT- **\$123,780.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-01109 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Whiteland Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to "As-Built Plan of Unit Nos. 536 to 544, Evian" made by Hopkins and Scott, Inc., Registered Surveyors, dated 9-28-1989 and recorded as Chester County Plan #11149 as follows, to wit:

BEGINNING at an interior point, a corner of Unit #540 on said Plan; thence extending along the same, south 22 degrees 47 minutes 00 seconds east 44.67 feet to a point, a corner of other lands of "Evian"; thence extending along the same, south 67 degrees, 13 minutes 00 seconds west 24 feet to a point on line of Unit #544 on said Plan; thence extending along the same, north 22 degrees 47 minutes 00 seconds west, 37.33 feet to a point, a corner of other lands of "Evian": thence extending along the same the 3

following courses and distances to wit: (1) north 67 degrees 13 minutes 00 seconds east 8.33 feet; (2) north 22 degrees 47 minutes 00 seconds west 7.33 feet; and (3) north 67 degrees 13 minutes 00 seconds east 15.67 feet to an interior point, a corner of Unit #540 on said Plan, the first mentioned point and place of beginning.

BEING Unit No. 542 on said Plan.

BEING Parcel No. 41-04-0117

BEING UPI #41-4-117

BEING sold subject to mortgage

BLR# 41-4-117

BEING the same premises which David Christopher Benfer granted and conveyed unto Gerald Jay Durivage and Suzanne Durivage, husband and wife, by Deed dated August 29, 2003 and recorded September 5, 2003 in Chester County Record Book 5875, Page 1093 for the consideration of \$275,000.00.

PLAINTIFF: Western Federal Credit Union
VS

DEFENDANT: **GERALD JAY DURIVAGE and SUZANNE DURIVAGE**

SALE ADDRESS: 542 East Saxony Drive, Exton, PA 19341

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: **15-9-719**

DEBT- **\$204,303.16**

BBY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04073 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 19th 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# 38-04-0131
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **JAMES L. MATTSON, JR. and KELLY S. HAYES**

SALE ADDRESS: 32 Cynthia Road, Coatesville, PA 19320-2718

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: **15-9-720**

DEBT- **\$657,336.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-00447 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

BEGINNING at a point on the northerly side of Southwinds Lane, a corner of Lot #2 on said Plan; thence extending along said side of Lot #2 north 02 degrees 05 minutes 21 seconds west, 398.59 feet to a point on the southerly side of White Horse Road (SR1003); thence extending along side of White Horse Road, the next two following courses and distances; (1) north 68 degrees 00 minutes 01 seconds east, 169.87 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.17 feet to a point on the westerly side of Southwinds Lane; thence extending along said side of Southwinds Lane the next four following courses and distances: (1) south 21 degrees 59 minutes 59 seconds east, 115 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 300 feet the arc distance of 174.40 feet to a point of curve; (3) along the arc of circle curving to the right having a radius of 200 feet the arc distance of 232.14 feet to a point of tangent; (4) south 77 degrees 48 minutes 43 seconds west, 101.10 feet to the first mentioned point and place of beginning.

PLAINTIFF: Mercantile Refinance, L.P.

VS

DEFENDANT: **CHRISTOPHER M. WOLFINGTON and DARLENE M. WOLFINGTON**

SALE ADDRESS: Two South Winds Lane, Malvern, Pennsylvania 19355

PLAINTIFF ATTORNEY: **MICHAEL J. SHAVEL, ESQ., 215-579-7700**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-721**

DEBT- **\$429,252.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02776 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

CALN Twp, Cty of Chester & Cmwlth of PA. HET a dwg
k/a 1571 Telegraph Road, Honey Brook, PA 19344.
PARCEL No. 28-2-43.1B.

PLAINTIFF: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2013-NPL1

VS

DEFENDANT: **DAVID M. EDWARDS, JR., FRANCES EDWARDS, DAVID M. EDWARDS, III, DIANNE L. EDWARDS and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 1571 Telegraph Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **LOUIS P. VITTI, ESQ., 412-281-1725**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-722**

DEBT- **\$213,298.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12532 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

PROPERTY situate in Borough of Downingtown
TAX Parcel #11-8-239.26
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **ROBERT M. LILLEY, III**

SALE ADDRESS: 326 Jefferson Avenue, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-723**

DEBT- **\$96,460.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2015-01554 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

PROPERTY situate in the Coatesville City, Chester
County, Pennsylvania
UPI # 16-9-288
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Embrace Home Loans Inc
VS

DEFENDANT: **KIM C. JONES**

SALE ADDRESS: 59 West 5th Avenue, Coatesville, PA 19320-2948

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: **15-9-724**

DEBT- **\$151,288.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2014-10551 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

PROPERTY situate in the Oxford Borough, Chester
County, Pennsylvania
BLR# 6-9-10
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LINDA I. BODDY**

SALE ADDRESS: 447 Hodgson Street, Oxford, PA 19363-1719

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: **15-9-725**

DEBT- **\$165,185.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02784 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot of land situate in Borough of
Kennett Square, Chester County, Pennsylvania
TAX Parcel No.: UPI 3-3-247

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JOY A. BATES** also known as **JOY A. GREENLEAF** and **NICHOLAS RYAN**

SALE ADDRESS: 303 Race Street, Kennett Square, PA 19348

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: **15-9-726**

DEBT- **\$393,954.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08963 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a Plan of Wellington Hunt, drawn by Edward B. Walsh & Associates, Civil Engineers, dated 2/28/90, and last revised 9/24/96, said Plan recorded in Chester County as Plan No. 13594, as follows, to wit:
TAX I.D. #: 47-06-0061.110

PLAINTIFF: PennyMac Holdings, LLC

VS

DEFENDANT: **DAVID G. KEECH, SUSAN D. KEECH and and UNITED STATES OF AMERICA, c/o UNITED STATES ATTORNEY of the EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 300 Martingale Circle, East Fallowfield, 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: **15-9-727**

DEBT: **\$105,349.55-**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-15026 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

PROPERTY situate in the Kennett Township, Chester
County, Pennsylvania
BLR# 62-4-124
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **SUSAN TWADDELL**

SALE ADDRESS: 625 Rosedale Road, Kennett Square, PA 19348-2519

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: **15-9-728**

DEBT- **\$340,255.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04711 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

PROPERTY situate in the Township of East Nottingham,
Chester County, Pennsylvania
BLR# 69-06-0472.030
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee (Cwabs 2005-Bc4)
VS

DEFENDANT: **JAMES M. SALVE and SUSANNE R. SALVE**

SALE ADDRESS: 349 Yorklyn Road, Oxford, PA 19363-2426

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: **15-9-729**

DEBT- **\$7,918.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05775 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN tract or parcel of land with buildings and improvements erected thereon, situate in the Township of Tredyffrin, County of Chester, State of Pennsylvania.
TAX Parcel No. 43-10N-27

PLAINTIFF: Tredyffrin/Easttown School District
VS

DEFENDANT: **KATHRYN A. STOERI**

SALE ADDRESS: 1415 Berwyn Paoli Road, Berwyn, Pennsylvania 19312

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$1,374.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05515 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot or piece of land, situate in East
Fallowfield Township, Chester County, Pennsylvania.
TAX Parcel No. 47-5A-26

PLAINTIFF: East Fallowfield Township
VS

DEFENDANT: **JESS R. MOORE**

SALE ADDRESS: 3 Jane Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-731**

DEBT- **\$4,890.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-03425 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot of land, situate in Easttown
Township, Chester County Pennsylvania.
TAX Parcel No. 55-2H-148

PLAINTIFF: Tredyffrin/Easttown School District
VS

DEFENDANT: **RONALD A. FRANCIONE and KAREN L. FRANCIONE and UNITED STATES OF AMERICA**

SALE ADDRESS: 329 Lancaster Avenue, Devon, Pennsylvania 19333
PLAINTIFF ATTORNEY: **JAMES R. WOOD, ESQ., 484-690-9300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-732**

DEBT- **\$897,103.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-10206 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

PROPERTY situate in the Kennett Township, Chester
County, Pennsylvania
BLR# 62-7-50.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, National Association

VS

DEFENDANT: **BENJAMIN J. LEDYARD a/k/a BENJAMIN JOHN LEDYARD and CAROLYN LEDYARD**

SALE ADDRESS: 296 Old Kennett Road, Kennett Square, PA 19348-2725

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

DEB NO: **15-9-733**

DEBT- **\$7,597.11**

VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09103 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN lot in piece off ground, situate in
Easttown Township, Chester County, Pa.
TAX Parcel No. 55-1R-198

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **KATHRYN R. BUCKLEY**

SALE ADDRESS: 208 Pheasant Run Road, Paoli, Pennsylvania 19301

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-734**

DEBT- **\$7,075.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03122 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN message or lot of land, situate in
Tredyffrin Township, Chester County, Pennsylvania.
TAX Parcel No. 43-3-23

PLAINTIFF: Tredyffrin/Easttown School District
VS

DEFENDANT: **CEDAR HOLLOW PROPERTIES, L.P.**

SALE ADDRESS: 2463 Yellow Springs Road, Malvern, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-735**

DEBT- **\$3,221.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02572 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in West Whiteland Township, Chester County, Pennsylvania, bounded and described according to a Plan of Indian King, Phase V, made by Yerkes Associates, Inc., dated 9/9/88 and recorded as Plan #7635-#7642, as follows, to wit:

BEGINNING at a point in line of Open Area, a corner of Unit #431 which point is measured the 2 following courses and distances from the center line of Cardigan Terrace East (as shown on said Plan): (1) extending from said center line north 60 degrees 46 minutes 38 seconds west, 56.94 feet to a point and (2) north 72 degrees 03 minutes 23 seconds east, 60.67 feet to the point and place of beginning; thence extending from said beginning point along Unit #431, north 17 degrees 56 minutes 37 seconds west, 100 feet to a point in line of Open Area; thence extending along the same and along Unit #433, the following courses and distances: (1) north 72 degrees 03 minutes 23 seconds east, 20 feet to a point and

(2) south 17 degrees 56 minutes 37 seconds west, 100 feet to a point in line of Open Area, aforesaid; thence extending along the same, south 72 degrees 03 minutes 23 seconds west, 20 feet to the first mentioned point and place of beginning.

BEING known as Unit #432 as shown on the above mentioned Plan.

BEING the same premises which Mark J. Goepfert and Deborah Goepfert, his wife, formerly Deborah R. Porras, by Deed dated 1/19/90 and recorded on 1/23/90 in the Office of the Recorder of Deeds of Chester County in Record Book 1859, Page 355, granted and conveyed unto Mark J. Goepfert and Deborah Goepfert, husband and wife, in fee, who in turn granted and conveyed unto Carol Ann Bruno, now known as Carol Ann Serafino, in fee, by Deed dated June 30, 1993, and recorded on July 7, 1993, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Book 3584, Pages 1873 – 1875.

AND being known as Chester County UPI # 41-5Q-321.

PLAINTIFF: Indian King Residents' Association, Inc.,
VS

DEFENDANT: **CAROL ANN SERAFINO a/k/a CAROL ANN BRUNO**

SALE ADDRESS: 432 Cardigan Terrace East, West Chester, PA 19380

PLAINTIFF ATTORNEY: **HEATHER BURNS POZNIAK, ESQ., 610-722-5800**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-736**

DEBT- **174,164.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02652 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

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

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

ALL THAT CERTAIN tract of land, situate in West Nottingham Township, Chester County, Pennsylvania, bounded and described in accordance with survey made by Edgar Laub, Registered Surveyor on May 4, 1971, as follows:

BEGINNING at a nail set in Township Road #366, a public road leading from Glen Roy to Nottingham, said point of beginning being a corner of lands of Frank Mills and Harvey B. Ewing; thence leaving said point of beginning, and in and along said road, the following 3 courses and distances to wit: (1) north 10 degrees 27 minutes 20 seconds west, 422.96 feet to a spike; (2) north 05 degrees 02 minutes east 75.00 feet to a spike; and (3) north 19 degrees 35 minutes east, 66.29 feet to a spike; thence leaving said road, and by other land of Vance Mitchell, of which this was a small part, south 87 degrees 47 minutes east, 339.63 feet to an iron peg in the white oak stump; thence by land of Harvey B. Ewing and passing over an iron pipe on the northeast side of said first mentioned road, south 28 degrees 20 minutes 50 seconds west, 613.63 feet to the first mentioned point and place of beginning.

CONTAINING 2.42 acres of land, be the same more or less.

EXCEPTING and reserving therefrom and thereout so much of the above described premises as has been conveyed by Elwood C. Barker and Amanda B. Barker, his wife, to William J. Street and Constance Mat Street, his wife, by Deed dated June 20, 1978, and recorded in Deed Book B-53, Page 444, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Nottingham, County of Chester, State of

Pennsylvania, described by a plan made for Elwood Barker by Edgar Laub, Surveyor, dated September 16, 1977, as follows, to wit:

BEGINNING at a point (a spike) on the title line in the bed of Public Road T-366, said point being at a corner of lands of Vance Mitchell, Jr; thence extending along aforesaid lands, crossing the easterly side of said T-366, south 87 degrees, 47 minutes east, 339.63 feet to an iron peg in a white oak stump, a corner of lands of Frank R. Campbell, Jr., thence extending along aforesaid lands, south 28 degrees 20 minutes 50 seconds west, 213.63 feet to a point, a corner of Parcel "A" on said plan; thence along said Parcel "A" the 2 following courses and distances: (1) north 61 degrees 39 minutes 10 seconds west 90.00 feet to a point; (2) south 63 degrees 09 minutes west, 188.17 feet (having recrossed the easterly side of said T-366) to a spike on the title line in the bed of said Public Road T-366; thence extending along said T-366, the 3 following courses and distances: (1) north 10 degrees 27 minutes 20 seconds west, 107.96 feet to a spike; (2) north 05 degrees 02 minutes east, 75.00 feet to a spike; (3) north 19 degrees, 35 minutes east, 66.29 feet to the first mentioned point and place of beginning.

CONTAINING 1.36 acres.

BEING known as Parcel "B" on said Plan.

BEING tax parcel No. 68-02-0014.020 (UPI# 68-2-14.2)

BEING the same premises which Patricia C. Phillips (now known as Patricia C. Patterson) by her Deed dated July 18, 2005, and recorded August 10, 2005, in the Recorder of Deeds Office of Chester County, Pennsylvania, in Book 6580, Page 1138, granted and conveyed unto Patricia C. Patterson.

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **PATRICIA C. PATTERSON**

SALE ADDRESS: 224 Glen Roy Rod, West Nottingham Township, Nottingham, Chester County, PA 19362 (Parcel No. 68-02-0014.0200)

PLAINTIFF ATTORNEY: **RICHARD BRENT SOMACH, ESQ., 610-391-1800**

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