

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, September 15, 2016 @ 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 15th day of eptember, 2016 at 11 AM.

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

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

3rd. If any person to whom the above premises shall be struck off, shall neglect or refuse to take the same at his bid, and comply with the conditions of sale thereof, the same when exposed to sale again, by reason of such default, shall be at the sole risk of the first purchaser, who shall derive no benefit from such sale; but they shall pay all difference or deficiency between his bid and the price the same shall bring at such subsequent sale, with all interest, costs and expenses consequent thereon. Accordingly, the Sheriff as advertised and announced and in the event that the purchase money is not paid 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 15, 2016 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, OCTOBER 17, 2016 DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

N.B.—TEN PERCENT (10%) OF THE PURCHASE MONEY MUST BE PAID AT THE TIME AND PLACE OF SALE. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK OR MONEY ORDER PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHERIFF OF CHESTER CO. 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: **16-9-629**

DEBT- **\$81,927.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02292 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

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

BEGINNING at a point, which is the intersection of the westerly side of Dean Street, (thirty feet wide) and the northerly side of Walnut Street (fifty feet wide); thence along Walnut south eighty degrees twenty four minutes west thirty three and eighty four one hundredths feet to a point, a corner of Lot No. 48; thence by Lot No. 48 north nine degrees thirty six minutes west ninety feet to a point at the southerly side of a proposed alley; thence along the same north eighty degrees twenty four minutes east thirty three and eighty four one hundredths feet to the point in the westerly side of Dean Street; thence along Dean Street, south nine degrees, thirty six minutes east ninety feet to the place of beginning.

EXCEPTING and reserving thereout and therefrom all that certain message and lot of land as conveyed by Andrew Yednock and Susie, his wife to William J. Dempsey and Elizabeth R.

Dempsey, his wife by Deed dated February 1, 1955 and recorded February 3, 1955 in Deed Book C-27 Vol. 650, Page 449, bounded and described as follows, to wit:

BEGINNING at a point in the northerly side of Walnut Street (fifty feet wide) at a point in the projected center line of a partition wall between No. 50 and 52 Walnut Street Street; thence along the northerly side of Walnut Street south eighty degrees twenty four minutes west, nineteen and thirty seven one hundredths feet to a fence line; thence following the fence line, north nine degrees twenty four minutes east nineteen and thirty seven one hundredths feet to an iron pipe; thence along lands of No. 52 Walnut Street passing through the center line of a partition wall, south nine degrees, thirty six minutes east ninety feet to the place of beginning.

BEING UPI Number 15-10-25

BLR# 15-10-25

TITLE to said premises vested in William J. Long by Deed from Matthew J. Doyle and Brenda L. Doyle, husband and wife, dated 2/24/2005 and recorded 3/8/2005 in Book 6428 Page 2128

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

VS

DEFENDANT: **WILLIAM J. LONG**

SALE ADDRESS: 52 Walnut Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-630**

DEBT- **\$583,816.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12365 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Penn, County of Chester and Commonwealth of PA, bounded and described according to a Final Subdivision Plan of the Estates at London Brook, prepared by Crossan-Raimato, Inc., dated 10/16/2002, last revised 2/11/2003 and recorded in Chester County as Plan No. 16700 as follows, to wit:

BEGINNING at a point on the easterly side of Winchester Lane, a corner of Lot #33 as shown on said Plan; thence from said point of beginning, along the said side of Winchester Lane on the arc of a circle curving to the left having a radius of 675.00 feet the arc distance of 95.75 feet to a corner of Open Space 'B'; thence along Open Space 'B' the following two courses and distances: (1) south 88 degrees 07 minutes 55 seconds east 156.47 feet (2) south 05 degrees 55 minutes 54 seconds west 117.85 feet to a corner of Lot #33; thence along Lot #33 north 80 degrees 00 minutes 15 seconds west 156.47 feet to the first mentioned point and place of beginning.

TAX ID: 58-3-403

TITLE is vested in Alessandro Spennato, unmarried and Concetta Spennato, married, joint tenants with the rights of survivorship, by Deed from NVR, Inc., a Virginia Corporation Trading as Ryan Homes, dated 08/30/2005, recorded 10/06/2005 in Book 6642, Page 1001.

PLAINTIFF: EMC Mortgage LLC

VS

DEFENDANT: **ALESSANDRO SPENNATO and CONCETTA SPENNATO**

SALE ADDRESS: 307 Winchester Lane, West Grove, PA 19390

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-796-8900**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-631**

DEBT- **\$170,946.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11511 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

ALL THAT CERTAIN message (No. 201) and lot of ground, situate on the northwest corner of Union and Darlington Streets, in the Borough of West Chester, County of Chester and State of Pennsylvania, adjoining house and lot now or late of Jane McGrogan, bounded on the east by Darlington Street; on the south by Union Street, on the west by a message and lot now or late of Jane McGrogan and on the north by lands now or late of Samuel Davis, being 20 feet in front on Union Street, and extending back northwardly of that width about 80 feet to the aforesaid lands now or late of Samuel Davis.

CONTAINING 1600 square feet of land, be it the same more or less.

BEING UPI Number 01-009-0630.0000

PARCEL No.: 01-009-0630.0000

BEING known as: 201 West Union Street, West Chester, PA 19382

BEING the same property conveyed to James F. Horvath and Dianne E. Horvath, husband and wife, who acquired title by virtue of a Deed from Thomas M. Peace, no marital status shown, dated July 30, 1992, recorded August 13, 1992, at Official Records Volume 3141, Page 54, Chester County, Pennsylvania Records.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-7
VS

DEFENDANT: **DIANNE E. HORVATH & JAMES F. HORVATH**

SALE ADDRESS: 201 West Union Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$495,592.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-04489 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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PROPERTY situate in the West Marlborough Township,
Chester County, Pennsylvania
BLR# 48-08-0025.09B
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Green Tree Servicing LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-633**

DEBT- **\$352,470.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02690 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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

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

TITLE to said premises vested in Dana Y. Bowles by Deed from James D. Hollister and Beverly A. Griffiths, dated 1/31/2007 and recorded 2/13/2007 as Book 7082 Page 1283

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

VS

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

SALE ADDRESS: 969 Roundhouse Court, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-634**

DEBT- **\$402,669.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-11357 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Bradford, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan of the lands of William H. Pusey, dated 08/26/1987 and recorded in Chester County as Recorded Plan No. 7746 as follows, to wit:

BEGINNING at a point on the east side of Star Gazer's Road, a corner of Lot 2 as shown on said Plan; thence from said beginning point along the east side of Star Gazer's Road the (2) following courses and distances: (1) north 27 degrees 32 minutes 11 seconds west, 147.07 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 31.01 feet to a point of tangent on the southeast side of Lieds Road; thence along the southeast side of Lieds Road the (4) following courses and distances: (1) north 43 degrees 32 minutes 36 seconds east, crossing a stream, 305.22 feet to a point of curve; (2) on the arc of a circle curving to the right, having a radius of 855.44 feet crossing a 500 year flood boundary line, the arc distance of 256.65 feet to a point of tangent; (3) north 60 degrees 44 minutes 00 sec-

onds east, 329.65 feet to a point of curve; (4) on the arc of a circle curving to the left, having a radius of 1041.62 feet, the arc distance of 164.45 feet to a point, a corner of the lands of the Commonwealth of Pennsylvania; thence along the lands of the Commonwealth of Pennsylvania south 01 degree 08 minutes 00 seconds west, 685.22 feet to a point a corner of Lot 2; thence along Lot 2 south 82 degrees 08 minutes 09 seconds west, crossing a driveway and re-crossing a stream, 765.97 feet to the first mentioned point and place of beginning.

BEING Lot 1 as shown on said Plan.

CONTAINING 8.733 acres, more or less.

BEING UPI No.: 50-8-8.

BEING the same premises which William H. Pusey, by Deed dated 02/03/1989 and recorded 02/21/1989 at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 1436 Page 512 granted and conveyed unto Dominick Guerrera, his heirs and assigns, in fee.

PLAINTIFF: U.S. Bank, N.A.

VS

DEFENDANT: **DOMINICK GUERRERA a/k/a DOMINICK J. GUERRERA**

SALE ADDRESS: 945 Lieds Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GOLDBERG & WOLF, LLC, 856-651-1600**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$527,571.52**

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

Thursday, Sept. 15, 2016 @ 11am

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

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

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

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

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

CONTAINING 1.426 acres more or less.

BEING Lot No. 8 on said Plan.

BEING Parcel # 62-006-0031.0800

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

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

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

VS

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

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

PLAINTIFF ATTORNEY: **JESSICA N. MANIS, ESQ., 215-572-8111**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-636**

DEBT- **\$76,544.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10565 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN message and tract of land, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a survey made by J.W. Harry, C.E. dated 12/22/1948, as follows, to wit:

BEGINNING at a point in the south line of East Diamond Street (20 feet wide), a corner of remaining lands of Louis J. Scamuffa, et ux, (it being the northwest corner of a lot with a dwelling house thereon erected, designated as 760 Diamond Street), 149.90 feet measured westwardly along said south line of East Diamond Street from its point of intersection with the west curb line of North 8th Avenue; thence along said lot and along the middle of the party wall between said house erected on the lot herein conveyed and said house erected on the lot immediately adjoining on the east south 9° 16' east, 72 feet to a point in the north line of an 8 feet wide private alley (said alley being for the use of the adjoining owners, their heirs and passing); thence along the north line of said alley,

south 80° 44' west, 12.87 feet to a point, a corner of remaining lands of Louis J. Scamuffa, et ux, it being the southeast corner of a lot with a dwelling house erected thereon, designated as 756 East Diamond Street; thence along said Lot and along the party wall between said house erected on the lot herein conveyed and the said house on the lot immediately adjoining it on the west, north 9° 16' west, 72 feet to a point in the south line of East Diamond Street, aforesaid; thence along the same, north 80° 44' east, 12.87 feet to the point and place of beginning.

BEING known as 758 East Diamond Street, Coatesville, PA 19320

BEING the same premises which Nick A. Toto, by Deed dated 10/12/2006 and recorded 11/3/2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6999, Page 150, granted and conveyed unto Gary Bond.

PARCEL No.: 16-6-261.1

IMPROVEMENTS: residential property.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2006-23

VS

DEFENDANT: **GARY BOND**

SALE ADDRESS: 758 East Diamond Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-637**

DEBT- **\$123,880.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10598 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the Parkesburg Borough, Chester
County, Pennsylvania
BLR# 8-5-83
IMPROVEMENTS thereon: residential dwelling

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-638**

DEBT- **\$184,738.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03419 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan thereof by K. R. Comstock, Jr., Registered Land Surveyor dated 5/23/1979 as follows, to wit:

TAX I.D. #: 12-4-46.1

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **STEVEN HADDOW and CLAUDIA HADDOW**

SALE ADDRESS: 909 Pine Street, Honey Brook, Pennsylvania 19344

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-639**

DEBT- **\$256,983.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06842 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN parcel of ground situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania described according to a record plan of Chester Hollow Townhouses prepared for Gary Kauffman by Momenee-King Associates Consulting Engineers, dated June 28, 1985 and last revised by G.D. Houtman and Son, Inc., December 12, 1987, as follows:

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

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

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

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

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

VS

DEFENDANT: **CARL E. WILLIAMS**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-640**

DEBT- **\$60,795.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11710 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
BLR# 39-4E-269
IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-641**

DEBT- **\$465,945.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01864 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in Borough of Village of
Toughkenamon
TAX Parcel #60-01Q-0006.0000
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **JESUS BERTHA RODRIGUEZ**

SALE ADDRESS: 1185 Newark Road, Toughkenamon, PA 19374

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-642**

DEBT- **\$403,401.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12580 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the East Whiteland Township,
Chester County, Pennsylvania
BLR# 42-4J-15
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **EUGENE M. TWARDOWSKI and ELIZABETH A. TWARDOWSKI**

SALE ADDRESS: 2 Stuart Drive, Malvern, PA 19355-1626

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-643**

DEBT- **\$301,803.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01844 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in Township of Pocopson
TAX Parcel #63-04-0025
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **WILLIAM J. TURNER III**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-644**

DEBT- **\$847,249.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03668 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine Township, Chester County and Commonwealth of Pennsylvania described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated 5-4-2004 last revised 6-15-2005 and recorded as Plan File No.17557, bounded and described as follows to wit:

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

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

BEING Lot 45 on said Plan.

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

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

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

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

VS

DEFENDANT: **JERARD BROWN**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-645**

DEBT- **\$254,055.27**

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

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the West Goshen Township, Chester
County, Pennsylvania
BLR# 52-2L-22
IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-646**

DEBT- **\$194,186.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11305 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the Uwchlan Township, Chester
County, Commonwealth of Pennsylvania
BLR# 33-2-308
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan trust 2006-15Xs, Mortgage Pass-Through Certificates, Series 2006-15Xs
VS

DEFENDANT: **CATHERINE M. HOLLAND**

SALE ADDRESS: 502 Saint Albans Court, a/k/a 502 Saint Alban Court, Chester Springs, PA 19425-8733

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-647**

DEBT- **\$223,497.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02567 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THOSE TWO CERTAIN lots of land with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, being Lots No. 10 and 11 in Plan of Chatwood, laid out for Johnston R. Wilson, recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Plan Book No. 1, Page 56, bounded and described according to said plan as follows, to wit:

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

BLR# 52-05F-0159

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

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

VS

DEFENDANT: **JENNIFER L. JONES**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-648**

DEBT- **\$243,427.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10616 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN, lot or piece of ground, situate in the Township of Upper Uwchlan, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Windsor Ridge made by Horizon Engineering Associates, LLC, 200 Kelly Road, Quakertown, Pennsylvania, 18951 (215) 529-5300, dated 8-14-2002, last revised 10-30-2003, and recorded as Plan No. 16834, amended recorded Plan No. 17563 and re-recorded as Plan No. 17585 as follows to wit:

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

CONTAINING 4,170 square feet more or less.

BEING Lot No. 7 on said Plan.

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

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

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

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

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

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

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

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

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

PARCEL No.: 32-2-23

IMPROVEMENTS: Residential property.

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

VS

DEFENDANT: **KIMBERLY A. SAYLOR**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-649**

DEBT- **\$3,520.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11677 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, consisting of a residence, situate in Kennett Township, Chester County Pennsylvania bounded and described according to a plan of lots 94-96 final subdivision of Balmoral, made by Morris & Ritchie Associates, Inc., Bel Air, MD, dated 8/7/1991, last revised 10/2/1991 and recorded on 12/17/1991, as Plan #11474, as follows, to wit:

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

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

BEING Unit #94 as shown on said Plan.

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

BEING Tax UPI #62-5-343.

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

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

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

PLAINTIFF: Balmoral Homeowners Maintenance Corporation
VS

DEFENDANT: **JOHN DANKO, JR.**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$471,053.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02183 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the New Garden Township, Chester
County, Pennsylvania
BLR# 60-5-15.17
IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-651**

DEBT- **\$200,075.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03320 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the Coatesville City, Chester County,
Pennsylvania
BLR# 16-4-32
IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-652**

DEBT- **\$475,549.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03518 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of New Garden, County of Chester and State of Pennsylvania, bounded and described according to Plan of Hartefeld Sections F, H, I & J, made by Hillcrest Associates, Inc., Hockessin, DE, dated 7/6/1999, last 2/2/2001 and recorded on 2/13/2002, in Plan No. 15667, as follows, to wit:

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

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

BEING Lot No. 667 on said Plan.

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

BEING known as: 150 Shinnecock Hill, Avondale, PA

19311

PARCEL No.: 60-4-177

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 150 Shinnecock Hill, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-653**

DEBT- **\$224,674.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05449 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in London Grove Township
TAX Parcel #59-04-0039
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **ELEUTERIO BERNAL FLORES**

SALE ADDRESS: 13 Nova Lane, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-654**

DEBT- **\$294,046.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02523 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, Chester County, Pennsylvania, described according to a Site Plan of Beaver Run Subdivision, made for O.H. Wood Associates by Yerkes Associates, Inc., Surveyors, West Chester, Pa., dated 1/17/1979 and last revised 5/3/1979, said Plan being recorded in the Office for the Recording of Deeds, in Chester County as Plan Nos. 2323 and 2324, as follows, to wit:

BEGINNING at a point on Joseph Court cul-de-sac, said point also being a corner of Lot #61 thence extending from said beginning point and along Lot #61, north 78 degrees, 9 minutes, 2 seconds east, crossing an easement, 115 feet to a point a corner of Lot #63; thence extending along same, south 16 degrees, 44 minutes, 40 seconds west, recrossing the aforesaid easement, 110 feet to a point, a corner of Lot #64 on said Plan, thence extending along same and recrossing the aforesaid easement south 2 degrees, 39 minutes, 16 seconds east, 105 feet to a point a corner of Lot #65; thence extending along same, north 39 degrees, 38 minutes, 3 seconds west, recrossing the aforesaid easement, 171.98 feet to a point on Joseph

Court cul-de-sac; thence extending along the same the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 41.96 feet to a point of tangent; and (2) north 9 degrees, 27 minutes, 49 seconds east, 18 feet to the first mentioned point and place of beginning.

BEING Lot #62 as shown on said Plan.

RESERVING unto the Grantor, its successors and assigns all right, title and interest in and to that portion of the bed of all streets adjacent to the above described premises, and further reserving unto the Grantor, its successors and assigns the right to dedicate the same without the joinder of a Grantee herein or his heirs, personal representatives, successors or assigns.

BEING Registry Parcel #39-2-86.60.

BEING the same premises which Shun Chen Jiang and Shu Hua Chien Jiang, daughter and mother, by Deed dated 3/15/96 and recorded 4/2/96 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4012, Page 0375, and Instrument #17737, granted and conveyed unto Lewis P. Hannah, III, in fee.

PLAINTIFF: The Bank of New York Mellon F/K/A The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2005-C

VS

DEFENDANT: **LEWIS P. HANNAH, III**

SALE ADDRESS: 28 Joseph Court, 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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-655**

DEBT- **\$347,839.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00091 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground known as: 60 Main Street, Tredyffrin Township, Chester County, PA

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Tredyffrin, County of Chester, and State of Pennsylvania, bounded and described according to a Plan of Main Street Village, made by Momanee-King Associates, Consulting Engineers, Ardmore, PA, dated 9/06/1984, recorded 11/15/1984 and filed in Plan File No. 5251, as follows, to wit:

BEGINNING at a point of curve on the northeasterly side of Main Street (south leg) a corner of Lot No. 59; thence extending from said beginning point along said Main Street the 2 following courses and distances (1) on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 9.33 feet to a point of tangent and (2) north 5 degrees 0 minutes west 13.27 feet to a point

a corner of Lot No. 61, thence extending along the same north 18 degrees 0 minutes east 134.72 feet to a point on the southwesterly side of Main Street (north leg), thence extending along the same south 67 degrees 40 minutes east 22.06 feet to a point a corner of Lot No. 59; thence extending along the same south 18 degrees 0 minutes west 130.22 feet to the first mentioned point and place of beginning.

BEING the same premises which Shelly B. Payson, by Deed dated 06/01/2006 and recorded 07/26/2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6906, Page 495, granted and conveyed unto Florcerfida Baetiong a/k/a Florcerfida D. Baetiong.

BEING known as: 60 Main Street, Wayne, PA 19087

PARCEL No.: 43-4M-92

IMPROVEMENTS: residential property.

PLAINTIFF: Ditech Financial LLC f/k/a Greentree Servicing LLC, a Delaware Limited Liability Company

VS

DEFENDANT: **FLORCERFIDA BAETIONG a/k/a FLORCERFIDA D. BAETIONG & ALEXANDER E. BAETIONG**

SALE ADDRESS: 60 Main Street, Wayne, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-656**

DEBT- **\$234,667.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05758 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in West Chester Borough
TAX Parcel #1-9-947
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: CP-SRMOF II 2012-A Trust
VS

DEFENDANT: **RUSSELL W. LAMBING**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-658**

DEBT- **\$199,568.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-04339 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in Township of East Pikeland
TAX Parcel #26-2-466
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **SHARON L. MITSLER**

SALE ADDRESS: 1206 Cherry Wood Court, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-659**

DEBT- **\$233,027.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00050 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a plan of the property of Edward N. Watson made by Henry S. Conrey, Inc., Chester Valley Engineers dated 7/14/1975 last revised 12/19/1975 and recorded in Recorder of Deeds West Chester as Plan No. 375 as follows to wit:

BEGINNING at a point on the northwesterly side of Road B (50 feet wide) a corner of Lot 9 on said Plan; thence extending along the northwesterly side of Road B, the 2 following courses and distances; (1) south 40 degrees 21 minutes 43 seconds west 65.48 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 325.00 feet the arc distance of 141.38 feet to a point a corner of Lot 7 on said Plan; thence leaving the northwesterly side of Road B along the said Lot 7, north 12 degrees 44 minutes 27 seconds west 384.31 feet to a point in line of lands Philadelphia Electric Company; thence extending along the said land of Philadelphia Electric Company, north 67 degrees 22 minutes 44 seconds east 110.00 feet to a point a corner of the said Lot 9; thence along Lot 9, on said Plan, south 25 degrees 56 minutes 00 seconds east 314.14 feet to the first mentioned point and place of beginning.

BEING Lot 8 on said Plan.

BEING UPI No. 47-4-27.14

BLR# 47-4-27.14

TITLE to said premises vested in Roberta Broschard by Deed from John E. Kelly, III and Madeline Kelly, husband and wife, dated 5/18/2007 and recorded 6/7/2007 in Book 7180 Page 795

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

VS

DEFENDANT: **ROBERTA BROSCARD**

SALE ADDRESS: 104 Elizabeth Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-660**

DEBT- **\$352,305.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02578 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the East Vincent Township, Chester
County, Pennsylvania
BLR# 21-5-102.2
IMPROVEMENTSE thereon: residential dwelling

PLAINTIFF: U.S. Bank, National Association, as Trustee for C-Bass 2007-Ch2 trust, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-Ch2

VS

DEFENDANT: **GEORGE THOMAS BADMAN and ROSE M. BADMAN**

SALE ADDRESS: 109 Seven Stars Road, Spring City, PA 19475-2200

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-661**

DEBT- **\$271,224.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00517 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown as described on a "Foundation As-Built Plan" for Sadsbury Associates, Building Unit F, drawing number 2002219u31, dated November 15, 2002, last revised January 6, 2003, prepared by Wilkinson Associates, Surveying/Engineering and recorded in Plan File Number 16510 as follows to wit:

BEING Unit 32, Building Unit F, Sadsbury Village.

TITLE to said premises vested in Ronald H. Hawkins, unmarried by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes dated April 15, 2003 and recorded June 1, 2003 in the Chester County Recorder of Deeds in Book 5818, Page 1250.

PLAINTIFF: CitiFinancial Servicing LLC, a Limited Liability Company
VS

DEFENDANT: **RONALD H. HAWKINS**

SALE ADDRESS: 509 Green Hill Road, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-662**

DEBT- **\$81,776.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11563 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

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

ALL that certain brick message and lot of land known as No. 354 First Avenue, situate in the Third Ward of the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the southern side of First Avenue and 130 feet and 6 1/2 inches from the center line of Lincoln Avenue and a corner of lands conveyed by the said Mary F. Custer to Lewis C. Miller; thence along the said latter land and passing through the middle of the partition wall of a double brick dwelling house, south 8 degrees fifteen minutes east one hundred and thirty-five feet to a point in line with the north side of Grover Street, laid out 30 feet wide; thence along the north side of said Grover Street and 15 feet distant from the center line thereof, south 81 degrees 45

minutes west 19 feet 6 7/8 inches to a corner of the western half of Lot No. 129 of the John Jones plan of town lots; thence north 8 degrees 15 minutes west 135 feet to a point in line with the southward side of First Avenue, aforesaid; thence along the said side of said Avenue, parallel therewith and 30 feet distant from the center line thereof, north 81 degrees 45 minutes east 19 feet 6 7/8 inches to the place of beginning.

BEING UPI Number 15-13-293

PARCEL No.: 15-13-293

BEING known as: 354 First Avenue, Phoenixville, PA 19460

BEING the same property conveyed to Maketta Sutton and Robert C. Sutton, Jr. who acquired title by virtue of a Deed from Clayton O. Setzler and June A. Setzler, husband and wife, dated June 14, 2002, recorded June 28, 2002, at Deed Book 5316, Page 1057, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **ROBERT C. SUTTON, JR., aka ROBERT C. SUTTON**

SALE ADDRESS: 354 First Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-663**

DEBT- **\$325,450.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02950 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in East Pikeland Township
TAX Parcel #26-3N-18
IMPROVEMENTS: a residential dwelling.

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$171,824.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00542 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in Township of New Garden
TAX Parcel #60-3C-7
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **CATHERINE WARREN**

SALE ADDRESS: 170 Pine Street, Toughkenamon, PA 19374

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-665**

DEBT- **\$486,914.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01705 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Oak Leaf Forest, made by John D. Stapleton, III, Registered Land Surveyor dated May 16, 1990, revised October 4, 1995 recorded in Chester County as Plan No. 14874 as follows, to wit:

BEGINNING at a point on the westerly side of Acorn Way, said point being a corner of Lot #17 as shown on said Plan; thence extending from said beginning point along Lot #17 south 80 degrees 10 minutes 30 seconds west, 313.07 feet to a point in line of Lot #19; thence extending along same north 13 degrees 31 minutes 14 seconds west, 150.31 feet to a point, a corner of Lot #20; thence extending along same north 80 degrees 10 minutes 30 seconds east, 293.70 feet to a point on the westerly side of Acorn Way; thence

extending along same the 2 following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 118.04 feet to a point of tangent and (2) south 35 degrees 18 minutes 54 seconds east, 38.62 feet to the first mentioned point and place of beginning.

CONTAINING 1.010 acres of land more or less.

BEING known and designated as Lot 18 on said Plan.

BEING UPI Number 28-05-0008.1800

PARCEL No.: 28-05-0008.1800

BEING known as: 105 Acorn Way, Honey Brook, PA

19344

BEING the same property conveyed to Michael F. Doyle and Christine A. Doyle, husband and wife who acquired title by virtue of a Deed from Taggart Homes, Inc, dated January 28, 2000, recorded February 10, 2000, at Instrument Number 0010033, and recorded in Book 4711, Page 1514, Chester County, Pennsylvania Records.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **CHRISTINE A. DOYLE**

SALE ADDRESS: 105 Acorn Way, Honey Brook, PA 19344

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-666**

DEBT- **\$50,157.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02244 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the Borough of Phoenixville, Chester
County, Pennsylvania
BLR# 15-13-293
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **ROBERT C. SUTTON, JR. and MAKETTA SUTTON a/k/a MAKETTA R. SUTTON**

SALE ADDRESS: 354 1st Avenue, Phoenixville, PA 19460-3741

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-667**

DEBT- **\$149,404.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01758 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in Borough of Spring City
TAX Parcel # 14-6-48
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: First Niagara Bank, N.A.

VS

DEFENDANT: **KEVIN D. CAIRNS**

SALE ADDRESS: 402 Washington Street, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-668**

DEBT- **\$61,624.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00132 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot of land situate in Township of
Cain, Chester County, Pennsylvania
TAX Parcel No.: 39-5E-64

PLAINTIFF: PNC Bank, National Association
VS

DEFENDANT: **AYANNA T. HARRISON, KNOWN HEIR OF ALHAJJI MUNTU a/k/a AL HAJJI MUNTU a/k/a AL-HAJJI ABDULLAH MUNTU and AYINDA S.A. MUNTU, KNOWN HEIR OF ALHAJJI MUNTU a/k/a AL HAJJI MUNTU a/k/a AL-HAJJI ABDULLAH MUNTU and HAFIDA MUNTU, INDIVIDUALLY AND AS A KNOWN HEIR OF ALHAJJI MUNTU a/k/a AL HAJJI MUNTU a/k/a AL-HAJJI ABDULLAH MUNTU and JENDAYI W. MUNTU, KNOWN HEIR OF ALHAJJI MUNTU a/k/a AL HAJJI MUNTU a/k/a AL-HAJJI ABDULLAH MUNTU and KENYA A. FAIL, KNOWN HEIR OF ALHAJJI MUNTU a/k/a AL HAJJI MUNTU a/k/a AL-HAJJI ABDULLAH MUNTU and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALHAJJI MUNTU a/k/a AL HAJJI MUNTU a/k/a AL-HAJJI ABDULLAH MUNTU**

SALE ADDRESS: 139 Ascot Ct., Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-669**

DEBT- **\$1,577.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08330 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the
Township of Caln, County of Chester, State of Pennsylvania.
TAX Parcel No. 39-5E-85

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **JOHN M. SCRAFFORD**

SALE ADDRESS: 215 Westbury Court, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-670**

DEBT- **\$395,072.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01203 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

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

PLAINTIFF: EquiCredit Corporation of America,
VS

DEFENDANT: **ANNA W. DELSORDO a/k/a ANNE W. DELSORDO and JOHN P. DELSORDO, DECEASED**

SALE ADDRESS: 2082 Dutton Mill, Newtown Square, PA 19073

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-671**

DEBT- **\$164,946.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00907 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

TRACT I

ALL THAT CERTAIN tract or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner thereof, a pin in the center line of a public road leading to Pratt's Dam and Hibernia, 527.05 feet from the intersection of the center line of public road leading to Cedar Knoll and the centerline of public road leading to Pratt's Dam and Hibernia, the corner of land of James A. Fasel and land of John R. Weightman; thence extending north 38° 11' west, 280 feet to a stake; thence extending south 81° east, 145 feet along land of James A. Fasel to a stake; thence extending along said land, south 38° 11' east, 280 feet to a point in the center line of public road to Pratt's Dam and Hibernia; thence extending along the center line of said public road, north 81° west, 145 feet to the place of beginning.

CONTAINING 0.912 acres, be the same more or less.

TRACT II

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan prepared by Berger & Hayes, Professional Engineers and Professional

Land Surveyors, dated September 1, 1998, bounded and described as follows, to wit:

BEGINNING at a concrete monument located in the northwest corner of the property of the Grantees, which point is the following two courses and distances from the intersection of the centerline of Union and Gable Roads: (1) north 81° west, 535 feet to a point being the southeast corner of lands now or late of Frederick D. Hershey; (2) thence along the lands now or late of Hershey, north 38° 11' west, 280 feet to the point and place of beginning; thence extending north 46° 32' 23" east, 129.31 feet along property of Grantor to a concrete monument; thence continuing along the line of the Grantor, south 43° 34' 32" east, 128.32 feet to a concrete monument; thence continuing along line of Grantor, south 30° 6' 49" east, 276.91 feet to a nail set in the bed of Union Road; thence along the said Union Road north 81° west, 5 feet to a nail set in the bed of the said Union Road; thence along the property of Carl J. Kramer et ux (Grantees herein), north 38° 11' west, 280 feet to a spike set in the driveway of the Grantee; thence continuing along the property of Carl J. Kramer et ux (Grantees herein), north 81° west, 145 feet to the first mentioned point and place of beginning.

CONTAINING 0.3795 acres, be the same more or less.

BEING known as 123 Union Road, Coatesville, PA 19320

BEING the same premises which M. Roby Buckalew, III, Successor Trustee under Agreement of Trust of Ben E. White, Jr.

PLAINTIFF: Citizens Bank, N.A. f/k/a RBS Citizens, N.A. s/b/m to CCO Mortgage Corp. f/k/a Charter One Mortgage Corp.

VS

DEFENDANT: **CHARLES A.J. HALPIN, III, ESQ. PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA C. KRAMER**

SALE ADDRESS: 123 Union Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-671X**

DEBT- **\$164,946.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00907 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

and Mary Drew White, by Deed dated 10/28/1998 and recorded 12/15/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4473, Page 301, granted and conveyed unto Carl J. Kramer and Patricia C. Kramer.

CARL J. Kramer departed this life on July 20, 2013.

PATRICIA C. Kramer departed this life on September 24, 2014.

PARCEL No.: 29-7-55.1

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank, N.A. f/k/a RBS Citizens, N.A. s/b/m to CCO Mortgage Corp. f/k/a Charter One Mortgage Corp.

VS

DEFENDANT: **CHARLES A.J. HALPIN, III, ESQ. PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA C. KRAMER**

SALE ADDRESS: 123 Union Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-672**

DEBT- **\$1,379.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11722 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

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

TAX Parcel No. 67-3-386

PLAINTIFF: Westtown Township

VS

DEFENDANT: **DONALD GREENSPAN and GAYLE GREENSPAN**

SALE ADDRESS: 1108 Evesham Court, Westtown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-673**

DEBT- **\$230,206.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02976 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-3-4.1A
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JASON A. COGGINS**

SALE ADDRESS: 11 Devon Road, Malvern, PA 19355-3011

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-674**

DEBT- **\$407,517.50**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06373 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

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

BEING Lot No. 3W on said Plan.
TAX I.D. #: 39-04-0405

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-10

VS

DEFENDANT: **CRAIG AMES and STACEY AMES**

SALE ADDRESS: 2763 Stockley Lane, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-675**

DEBT- **\$226,656.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-02511 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Franklin, County of Chester, and State of Pennsylvania, bounded and described as follows, to wit;
TAX I.D. #: 72-5-17.4

PLAINTIFF: UMB Bank, National Association, not in its individual capacity but solely as legal title trustee of MART Legal Title Trust 2015-NPL1

VS

DEFENDANT: **MICHAEL S. LINDSAY**

SALE ADDRESS: 45 Parsons Road, Landenberg, Pennsylvania 19350

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-676**

DEBT- **\$118,263.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-08678 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN brick message and lot or piece of land situate on Chestnut Street in the Borough of Spring City, County of Chester and Commonwealth of Pennsylvania bounded and described as follows:
TAX I.D. #: 14-04-0499

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **KRISTIN J. FREDERICKS a/k/a KRISTIN J. EWING and SCOTT B. FREDERICKS**

SALE ADDRESS: 152 Chestnut Street, Spring City, Pennsylvania 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-677**

DEBT- **\$92,369.90**

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

Thursday, Sept. 15, 2016 @ 11am

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

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

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

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

DEFENDANT: **PATSY ANN SPITZ**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-678**

DEBT- **\$133,020.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03351 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the Warwick Township, Chester
County, Pennsylvania
UPI# 19-4-103
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **BRIAN J. BONI**

SALE ADDRESS: 294 Warwick Road, Elverson, PA 19520-8920

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-679**

DEBT- **\$1,361.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08328 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground situate in
Caln Township, Chester County, Pa.
TAX Parcel No. 39-2N-68

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **NATHANIEL SAVAGE and VANESSA SAVAGE**

SALE ADDRESS: 730 Springfield Court, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-680**

DEBT- **\$1,404.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03739 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

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

TAX Parcel No. 47-6-162

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **JOHN F. GLAH**

SALE ADDRESS: 130 Bridle Path Lane, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-681**

DEBT- **\$122,617.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01652 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

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

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of West Chester, County of Chester, State of Pennsylvania, bounded and described according to a survey by Robert F. Harsch, Civil Engineer, as follows, to wit:

BEGINNING at a point on the easterly right of way line of North Darlington Street, said point being measured in a southerly direction along said right of way line 27.5 feet from its intersection with southerly right of way line of Washington Street; thence from said beginning point in a northerly direction along the easterly right of way line of North Darlington Street, 14.40 feet to a point; thence leaving said right of way and passing through a division wall divid-

ing 239 and 237 North Darlington Street and being parallel to Washington Street, 91.17 feet to a point on the westerly side of a 14 foot wide public alley; thence in a southerly direction along said alley, 14.40 feet to a point; thence in a westerly direction along premises 235 North Darlington Street passing through the center of a 2.5 foot wide passageway, the point and place of beginning.

CONTAINING 1,312 square feet, more or less.

BEING UPI Number 01-08-01720000

PARCEL No.: 01-08-01720000

BEING known as: 237 North Darlington Street, West Chester, PA 19380

BEING the same property conveyed to Barry C. Sproul who acquired title by virtue of Deed from Steven G. Jones, dated November 30, 1987, recorded January 1, 1900, at Official Records Volume 985, Page 437, Chester County, Pennsylvania Records.

PLAINTIFF: The Bank of New York Mellon a/k/a The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA5

VS

DEFENDANT: **BARRY C. SPROUL**

SALE ADDRESS: 237 North Darlington Street, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-682**

DEBT- **\$284,857.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-03098 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

PROPERTY situate in the Chester County, Pennsylvania
BLR# 52-5C-202.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JEANNETTE M. SHAW a/k/a JEANNETTE SHAW**

SALE ADDRESS: 200 North Five Points Rd, a/k/a 200 North 5 Points Road, West Chester, PA
19380-4735

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-683**

DEBT- **\$233,254.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04151 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

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

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

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

UPI #51-8-150

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

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

PLAINTIFF: Deutsche Bank National Trust Company

VS

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

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

PLAINTIFF ATTORNEY: **JESSICA N. MANIS, ESQ., 215-572-8111**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-684**

DEBT- **\$179,547.68**

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

Thursday, Sept. 15, 2016 @ 11am

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-685**

DEBT- **\$327,055.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09707 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of land with the hereditaments and appurtenances thereto situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan made for Norman Norris by Hopkins and Scott, Inc., Registered Surveyors, Kimberton, Pennsylvania, dated April 24, 1989, last revised December 19, 1989 and recorded April 5, 1990 as Plan #10254 as follows to wit:

BEGINNING at a point on the southwesterly side of Hillside Drive (50 feet wide), said point being corner of Parcel A (as shown on Plan) and 130.40 feet from a point along lands N.L. of Florence Budd and the southwesterly point of Hillside Drive; thence from the point of beginning extending along Hillside Drive the two following courses and distances: i) south 77 degrees 56 minutes 20 seconds east 235.66 feet to a point of curve, thence ii) on a line curving to the right having a radius of 225.00 feet the arc distance of 235.92 feet to a point, being a corner of lot #8 on the Plan; thence

leaving Hillside Drive extending along Lot #8 and passing through a 20 feet wide storm drainage easement south 75 degrees 47 minutes 56 seconds west 396.64 feet to an iron pin within the stream wetland area and stream easement shown on the Plan, being a common corner of Lot #8 and land N/L of Floyd B. Craft; thence extending partially along lands of Craft; then through the wetland area south 88 degrees 33 minutes 40 seconds west 77.10 feet to a point, being a corner of Lot #9, thence leaving lands of Craft and recrossing the wetland area, extending along Lot #9 and along Parcel "A" north 12 degrees 03 minutes 40 seconds east 306.26 feet to the first mentioned point and place of beginning.

BEING Lot #7 on the above mentioned Plan.

BEING Parcel Number 21-5-5.3G

BLR# 21-5-5.3G

TITLE to said premises vested in Jeff D. Schwarz by Deed from Carl Moser and Maryann Moser, husband and wife, dated 9/5/2007 and recorded 10/8/2007 in Book 7281 Page 383

PLAINTIFF: Mortgage America, Inc.

VS

DEFENDANT: **JEFF D. SCHWARZ**

SALE ADDRESS: 120 Hillside Drive, Spring City, PA 19475

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-686**

DEBT- **\$93,065.68**

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

Thursday, Sept. 15, 2016 @ 11am

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

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

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

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

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

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

VS

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

SALE ADDRESS: 1695 Valley Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-687**

DEBT- **\$607,385.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11686 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Bradford Township, Chester County, Pennsylvania, described according to the Final Subdivision Plan of "Blue Rock" prepared by Register Associates, Inc., Registered Land Surveyors, dated 7/18/1988 and recorded in Plans #8506 to 8509.

BEING known as 402 Trio Lane, West Chester, PA 19382
PARCEL Number 51-007-0044.6300

PLAINTIFF: LSF9 Master Participation Trust
VS

DEFENDANT: **EDWARD A. LEWIS, AS ADMINISTRATOR OF THE ESTATE OF MARSHA HALLMAN a/k/a MARSHA L. HALLMAN, DECEASED**

SALE ADDRESS: 402 Trio Lane, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF