

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, January 15, 2015 @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 15th day of January, 2015 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JANUARY 15, 2015 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, FEBRUARY 16, 2015 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 2 PM.

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **15-1-2**

\$ 152,492.73

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00407 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in North Coventry Township
TAX Parcel #17-04E-0032.0000
IMPROVEMENTS: a residential dwelling.
SOLD as the property of: Christopher M. Shifflett

PLAINTIFF: CU Members Mortgage, A Division of Colonial Savings F.A.

VS

DEFENDANT: **CHRISTOPHER M. SHIFFLETT**

SALE ADDRESS: 1019 Riverside Drive, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-3**

DEBT- **\$156,061.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-09705 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, February 16, 2015. 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# 15-5-471
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **ROBERT E. SUTTON**

SALE ADDRESS: 132 Dayton Street, Phoenixville, PA 19460-3243

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-4**

DEBT- **\$292,745.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04343 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PREMISES "A"

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in the Township of East Vincent, County of Chester, and State of Pennsylvania, more particularly described in a survey made June 16th, 1947, by George F. Shaner, Surveyor and Engineer, as follows, to wit:

BEGINNING at a point in the middle of a public road (33 feet wide) leading from Kimberton to the Ridge Road said point being distant north 21 degrees 20 minutes west twenty-four and twenty-three hundredths perches from a corner of the main farm tract; thence continuing along the middle of the said road north 21 degrees 20 minutes west six and seven hundredths perches to an angle, in said road; and still by the same north 18 degrees 20 minutes west six and six hundredths perches to a corner of other lands of the ;thence along said lands, south 71 degrees 40 minutes west twelve and twelve hundredths perches and south 18 degrees 20 minutes east twelve and twelve hundredths perches and north 71 degrees 40 minutes east, twelve and forty two hundredths perches to the place of beginning.

CONTAINING 149 perches of land more or less.

PREMISES "B"

ALL THAT CERTAIN tract, piece or parcel of land.

SITUATE in the Township of East Vincent, County of Chester, Commonwealth of Pennsylvania, according to a Record Plan of Kimberton Ridge II by Pickering, Corts & Summerson, Inc.,

Consulting Engineers & land Surveyors, Newtown, Pennsylvania, being dated January 7, 2000, and last revised February 26, 2002 as follows, to wit:

BEGINNING at a found iron pipe on the southerly line of Lot 1 of the Kimberton Ridge II Subdivision said pipe being the northwesterly corner of lands of now or former Alberto & Dorothy Ritschard, Uniform Parcel Identifier 21-5-197; thence along the westerly line of lands of the aforesaid Ritschard, south 19 degrees 02 minutes 42 seconds east a distance of 199.98 feet to an iron pipe found for a corner; thence along Open Space Area (2.4406 acres) of the Kimberton Ridge II Subdivision, south 70 degrees 57 minutes 18 seconds west a distance of 90.00 feet to a point for a corner thence along Open Space Area (8.8018 acres) and Lot 2 of the Kimberton Ridge Subdivision, north 19 degrees 02, minutes 42 seconds west, a distance of 199.98 feet to a point, for a corner thence along the aforementioned Lot 1, north 70 degrees 57 minutes 18 seconds. East, a distance of 90.00 feet to the point and place of beginning.

BEING the same premises which Dorothy Ritschard Trustee of the Albert O. Ritschard and Dorothy Ritschard, Revocable Trust, by Deed dated August 30, 2006 and recorded September 6, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6945 Page 1862, granted and conveyed unto David Kulp.

PARCEL No. 2105 01970000

PLAINTIFF: HSBC Bank USA, National Association as Trustee, for the registered holders of Nomura Home Equity Home Loan, Inc. Asset-Backed Certificates, Series 2007-2

VS

DEFENDANT: **DAVID KULP**

SALE ADDRESS: 739 West Seven Stars Road, Phoenixville, PA, 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-5**

DEBT- **\$411,497.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-04238 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
BLR# 39-4-483
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **MARGARET PASCAL and GREG MYERS**

SALE ADDRESS: 3041 Honeymead Road, Downingtown, PA 19335-6023

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-6**

DEBT- **\$291,726.52**

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

Thursday, January 15, 2015

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-7**

DEBT- **\$60,349.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2013-01028 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of North Coventry County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of 'Coventry Pointe' made by Pennoni Associates, Inc., dated 2/23/1990, recorded 10/19/1990 in Plan No. 10800, as follows, to wit:

BEGINNING at a point on the northerly side of Coventry Pointe Lane, said point being a corner of unit #12-6 as shown on said Plan; thence extending from said beginning point along Coventry Pointe Lane on the arc of a circle curving to the left, having a radius of 261 feet, the arc distance of 48.98 feet to a point, a corner of Unit #17-2; thence extending along the same north 11 degrees, 00 minutes, 00 seconds east, 151.61 feet to a point, a corner of Unit #13-4; thence extending along the same south 89 degrees, 4 minutes, 28 seconds west, 11.36 feet to a point, a corner of Unit #12-6; thence extending along the same the (2) following courses and

distances: (1) south 22 degrees, 31 minutes, 54 seconds west, 71.79 feet to a point and (2) south 28 degrees, 49 minutes, 26 seconds west, 72.18 feet to the first mentioned point and place of beginning.

BEING Unit #17-1 as shown on said Plan.

BEING part of the same premises which Pinco Associates, a PA General Partnership, by Indenture bearing date the 4th day of May, A.D. 1987 and recorded in the Office of the Recorder of Deeds &c., in and for the County of Chester, aforesaid, in Record Book 728 Page 167, granted and conveyed unto Coventry Clusters Corporation, a Pennsylvania Corporation, in fee.

BEING Registry Parcel No. 17-3G-185.

PARCEL Identification No: 17-3G-185

BLR# 17-3G-185

TITLE to said premises is vested in Barbara G. Bartchak, an unmarried woman, by Deed from Coventry Clusters Corporation, dated 07/25/1995, recorded 07/31/1995 in Book 3919, Page 481.

PLAINTIFF: Wells Fargo Home Mortgage, a Division of Wells Fargo Bank, N.A.
VS

DEFENDANT: **BARBARA G. BARTCHAK**

SALE ADDRESS: 1701 Coventry Pointe Lane, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-8**

DEBT- **\$338,351.95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04887 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, and Land Development Plan for Foxcroft made by Huth Engineers, Inc. dated 9/26/1977 and last revised 1/3/1978 and recorded in the Office for the Recording of Deeds in Plan No. 1528, as follows, to wit:

BEGINNING at a point on the northwesterly side of Chesire Drive (50 feet wide) a corner of Lot No. 16 on said Plan; thence extending along the said side of Chesire Drive measured north 89 degrees, 08 minutes, 23 seconds west, 120 feet to a point; thence leaving the said Chesire Drive and extending north 00 degrees, 51 minutes, 37 seconds east, along line of Lot No. 18 on said Plan, 180 feet to a point; thence extending south 89 degrees, 08 minutes, 23 seconds east, along line of Open Space, 120 feet to a

point; thence extending south 00 degrees, 51 minutes, 37 seconds west, along line of Lot No. 18 on said Plan, 180 feet to a point on the northwesterly side of Chesire Drive, the first mentioned point and place of beginning.

BEING Lot No. 17 on said Plan.

CONTAINING 21,600 square feet of land, more or less.

BEING Parcel #33-04P-0055

BEING UPI #33-4P-55

BLR# 33-4P-55

BEING the same premises which Geraldine M. Temoyan and Kenneth K. Temoyan granted and conveyed unto Geraldine M. Temoyan by Deed dated December 22, 2005 and recorded December 27, 2005 in Chester County Record Book 6722, Page 651 for the consideration of \$1.00.

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS

DEFENDANT: **GERALDINE M. TEMOYAN a/k/a GERALDINE M. DRAKE**

SALE ADDRESS: 505 Cheshire Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-9**

DEBT- **\$137,309.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11531 DIRECTED TO CAROLYN 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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PROPERTY situate in West Caln Township
TAX Parcel #28-002-0001.0400
IMPROVEMENTS: a residential dwelling.
SOLD AS THE PROPERTY OF: Robert Pringle a/k/a
Robert J. Pringle and Virginia Pringle a/k/a Virginia C. Pringle.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **ROBERT PRINGLE a/k/a ROBERT J. PRINGLE and VIRGINIA PRINGLE a/k/a VIRGINIA C. PRINGLE**

SALE ADDRESS: 107 Lilly Road, Honeybrook, PA 19344

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-10**

DEBT- **\$91,506.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-03545 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN or of land on which is erected the south half of a block of 2 brick dwelling houses, designated as 110 South 5th Avenue, situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the west curb line of South 5th Avenue, a corner of Isabel S. Woodward's lot known and designated as 108 South 5th Avenue, at a point opposite the dividing line between the two houses known as 108 and 110; thence extending along the said Woodward Lot, south 84° 31' west 152.46 feet to the west line of a private alley; thence along the west line of the same, south 09° 11' west to the north curb line of Walnut Street; thence eastwardly along the same to the west along the same to the west line of south 5th Avenue; thence northwardly along the same 30.97 feet to the point and place of beginning.

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

UPI No. 16-6-683

BEING the same premises which Francis N. Rust by Deed dated July 25, 2007 and recorded August 3, 2007 in Chester County in Deed Book 7229 Page 2354 conveyed unto TNT Opportunities, LLC, in fee.

IMPROVEMENTS to property: residential dwelling

PLAINTIFF: Fulton Bank, N.A., formerly known as Fulton Bank

VS

DEFENDANT: **TNT OPPORTUNITIES, L.L.C.**

SALE ADDRESS: 110 S. 5th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SCOTT F. LANDIS, ESQ., 717-299-5201**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-11**

DEBT- **\$139,805.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11601 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL the right, title, interest and claim of Norman C. Wheeler of, in and to:

ALL the following described real estate situate in the Township of Newlin, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 2086 Strasburg Road, Coatesville, PA 19320 Deed Book 6481, Page 602, Parcel Number 49-01-0009.020.

PLAINTIFF: ING Direct, A Division of Capital One, N.A.

VS

DEFENDANT: **NORMAN C. WHEELER**

SALE ADDRESS: 2086 Strasburg Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KERI P. EBECK, ESQ., 412-434-7955**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-12**

\$335,852.63

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010- 00654 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Lot Conveyance Plan for O'Smead Farms by Howard W. Doran, Inc., Newtown, Sq., PA dated 2/10/1995 last revised 5/17/1995 and recorded 8/14/1995 as Plan No. 13513 as follows, to wit:

BEGINNING at a point of curve on the westerly side of Gregory Lane (50 feet wide), said point being a corner of Lot 9, as shown on said Plan; thence from said point of beginning leaving said cul-de-sac extending along Lot 9 south 75 degrees 30 minutes 00 seconds east, 207.51 feet to a point in line of lands now or formerly of Lynch, being a corner of Lot 9; thence extending along lands now or formerly of Lynch, north 12 degrees 03 minutes 42 seconds east 19.57 feet to a point in line of lands now or formerly of Gilbert and Agnes A. Cruz, being a corner of lands now or formerly of Lynch; thence extending partially along lands now or formerly of Cruz the 3 following courses and distances: (1) south 77 degrees 56 minutes 18 seconds east, 150.00 feet to a point of curve,

(2) on a line curving to the right having a radius of 50.00 feet an arc distance of 32.91 feet to a point, thence (3) north 49 degrees 46 minutes 29 seconds east 70.71 feet to a point of curve on the north-westerly side of Gregory Lane aforesaid; thence leaving lands now or formerly of Cruz extending along said road on a line curving to the left having a radius of 175.00 feet an arc distance of 196.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said Plan.

BEING Chester County UPI 51-5-57.1J

BEING the same premises which Timothy R. Brewer and Christine Brewer, husband and wife, by Deed dated 7/29/1999 and recorded 12/1/1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4676, Page 356, granted and conveyed unto Gary W. Acers and Sharon J. Acers

BEING known as: 488 Gregory Lane, West Chester, PA

19380

PARCEL No.: 51-5-57.1J

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank N.A.

VS

DEFENDANT: **GARY W. ACERS and SHARON J. ACERS**

SALE ADDRESS: 488 Gregory Lane, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-13**

DEBT- **\$315,330.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-11182 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in Township of North Coventry
TAX Parcel #17-04J-0075.0000
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing, LLC

VS

DEFENDANT: **LORI LYNN PATRICK and BRIAN W. PATRICK**

SALE ADDRESS: 1051 Channing Court, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-14**

DEBT- **\$285,488.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03215 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in Borough of Phoenixville
TAX Parcel #15-011-0074 & 15-011-0073
IMPROVEMENTS: a residential dwelling.
SOLD AS THE PROPERTY OF: James Sturges and
Kimberly A. Sturges

PLAINTIFF: JPMC Specialty Mortgage LLC
VS

DEFENDANT: **JAMES STURGES and KIMBERLY A. STURGES**

SALE ADDRESS: 902 Oxford Avenue, 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-15**

DEBT- **\$262,579.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-06694 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Roumford Street at its intersection with Chestnut Street; thence westwardly along the middle line of said Roumford Street 120 feet; thence southwardly on a line parallel with Chestnut Street 120 feet thence southwardly on a line parallel with Chestnut Street 199 1/2 feet to the center of a proposed alley which is to be extension of south alley; thence eastwardly along the center line of said proposed alley 120 feet to a point in the middle of the aforesaid Chestnut Street; thence northwardly along the center line of the said Chestnut Street; 199 1/2 feet to the place of beginning. (Roumford Street is now known as First Avenue).

TAX ID / Parcel No. 8-5-79

TITLE to said premises vested in Wendy Ann Rozmer by Deed from Richard Scheibe, Jr. and Coreen Scheibe, and Michael C. Korengel, and Bonita W. Korengel dated 03/07/2008 and recorded 09/17/2008 in the Chester County Recorder of Deeds in Book 7516, Page 1454.

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **WENDY ANN ROZMER**

SALE ADDRESS: 602 W. 1st Avenue, a/k/a 602 W. First Avenue, 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-16**

DEBT- **\$104,135.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04009 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN parcel of land in Township of North Coventry, Chester County, State of Pennsylvania, as more fully described in Deed Book 6537, Page 1844, ID #17-3D-117, being known and designated as all that certain message and tract of land situate in North Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company, on 3/18/1968 as follows, to wit:

BEGINNING at a corner on the northerly property line of East Main Street (40 feet wide) said point being distant from a corner set for the center line intersection of South Hanover Street (40 feet wide) and East Main Street the following 3 courses and distances: (1) along the center line of East Main Street south 77 degrees 15 minutes east 760 feet to a corner marking the center line intersection aforesaid East Main Street and the middle of a given 20 feet wide alley; (2) continuing along the center line of East Main Street south 61 degrees, 51 minutes east 427.81 feet to a corner and (3) by a course at right angles to East Main Street or north 28 degrees 9 minutes east 20 feet to a corner and place of beginning, thence from said place of beginning continuing along a projection of

course (3) or by lands now or late of Patsy Ruberto north 28 degrees 9 minutes east 140 feet to a corner on the southerly side of a given 20 feet wide alley; thence along the southerly side of said alley south 61 degrees 51 minutes east 23.67 feet to a corner of lands now or late of Casimir A. Stryjewski; thence along said lands on a course passing through the middle of a joint brick partition wall of double dwelling or south 28 degrees, 9 minutes west 140 feet to a corner on the northerly side of aforesaid East Main Street; thence along the same north 61 degrees, 51 minutes west 23.67 feet to a corner and place of beginning.

TITLE to said premises vested in Michelle M. Atkins and Virginia C. Atkins and Tony Wise as joint tenants with right of survivorship and not as tenants in common by Deed from Bank of America National Association as successor by merger to LaSalle Bank, N.A., as Trustee for WMALT 05-7, by JP Morgan Chase Bank, National Association as attorney in fact by: Susan M. Peterson, Vice President dated 12/09/15/2009 and recorded 12/01/2009 in the Chester County Recorder of Deeds in Book 7818, Page 1275.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MICHELLE M. ATKINS a/k/a MICHELLE ATKINS, VIRGINIA C. ATKINS a/k/a VIRGINIA ATKINS and TONY WISE**

SALE ADDRESS: 189 East Main Street, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-17**

DEBT- **\$590,663.28**

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

Thursday, January 15, 2015

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

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

PROPERTY situate in East Whiteland Township
TAX Parcel #42-04-0031.080
IMPROVEMENTS: a residential dwelling.
SOLD AS THE PROPERTY OF: Keith B. Gould and
Myung Soon Kim a/k/a Myung Kim Gould

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

VS

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

SALE ADDRESS: 49 Knickerbocker Lane, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-18**

DEBT- **\$118,885.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11206 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Coatesville City, Chester
County, Pennsylvania
BLR# 16-6-838
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **LUIS J. MALDONADO and ANNIE G. ALVARADO**

SALE ADDRESS: 70 Chester Avenue, Coatesville, PA 19320-3670

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-19**

DEBT- **\$232,649.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN tract or piece of land, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan prepared for Clarence E. Opperman and Mary Alice Opperman by Coventry Associates, drawing no. 108-1 (revised) dated 5/21/73 as follows, to wit:
TAX I.D. #: 18-01-0012.01K

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **DEBORAH BARI**

SALE ADDRESS: 70 Mark Drive, Pottstown, Pennsylvania 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-20**

DEBT- **\$27,474.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-00717 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-9-533
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **JOHN C. SCHAFFER and JAMIE S. SCHAFFER**

SALE ADDRESS: 1 East Hall Street, Phoenixville, PA 19460-3507

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-21**

DEBT- **\$247,694.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04088 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the West Whiteland Township,
Chester County, Pennsylvania
BLR# 4106K0077
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **PAUL R. MAYER**

SALE ADDRESS: 1370 Old Phoenixville Pike, West Chester, PA 19380-1453

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-22**

\$182,395.67

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00101 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN tract of land, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Edgar Laub, R.S., dated August 26, 1964, as follows:
TAX I.D. #: 90-10-170.1

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-23CB, Mortgage Pass-Through Certificates, Series 2006-23CB

VS

DEFENDANT: **ALEXANDER STUART**

SALE ADDRESS: 2070 Upper Gap Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-23**

DEBT- **\$962,312.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2012-00886 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in Westtown Township, Chester County, State of PA, bounded and described according to a Title Plan for the Enclave at Pleasant Woods, prepared by EDC Engineering Design Consultants, Inc., dated 08/15/1995, last revised 03/06/1996 as follows, to wit:

BEGINNING at a point on the east side of Kolbe Lane, a corner of Lot No. 2 as shown on said Plan; thence from said point of beginning, along the said side of Kolbe Lane north 26 degrees 01 minutes 37 seconds west, 100 feet to a corner of Lot 1; thence along Lot No. 1 north 61 degrees 25 minutes 52 seconds east, 247.06 feet to a point in line of lands of Michael McLucas; thence along said lands of Michael McLucas south 29 degrees 56 minutes 15 seconds east, 100.03 feet to a corner of Lot No. 3; thence along Lot No. 3 south 61 degrees 25 minutes 52 seconds west, 250.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

TOGETHER with the use of a right of way area as follows:

BEGINNING at a point on the west side of Lot No. 3 at the intersections of Lot Nos. 3 and 4 as shown on said Plan; thence from said point of beginning south 63 degrees 02 minutes 30 seconds west, 58 feet to a corner of lands to be retained by John F. Ruffenach; thence along said land of John F. Ruffenach the six (6) following course and distances; (1) on the arc of a circle curving to the right, having a radius of 303 feet, the arc distance of 71.53 feet to a point of tangent (2) north 28 degrees 01 minute 37 seconds

west, crossing a drainage easements, 107.65 feet; (3) north 58 degrees 42 minutes 47 seconds west 60.42 feet (4) north 28 degrees 01 minutes 37 seconds west crossing a stream 21 feet (5) north 20 degrees 00 minutes 42 seconds east, 38.95 feet (6) north 28 degrees 01 minutes 37 seconds west, 18 feet to a point a 50 feet wide right of way belonging to the Township of Westtown; thence along said lands of the Township of Westtown north 61 degrees 25 minutes 52 seconds east, 50 feet to a corner of Lot No. 1; thence along Lot No. 1 and also Lot No. 2 and Lot No. 3 the two (2) following courses and distances; (1) south 28 degrees 01 minutes 37 seconds east, 223.68 feet to a point of curve (2) on the arc of a circle curving to left, having a radius of 253 feet, the arc distance of 72.79 feet to the first mentioned point and place of beginning.

BEING right of way area as shown on said Plan.

CONTAINING 0.382 acres of land, more or less.

TOGETHER with the use of a 50 feet wide right of way through the lands of the Township of Westtown as shown on said Plan and as described in access right of way agreement to be recorded forthwith.

PARCEL No. 67-4-100

BEING same premises which J.E. Kravitz Development, Inc., a PA Corp. by Deed dated 11/22/06 and recorded 12/04/06 in Deed Book 7023 Page 2245 in the Chester County Recorded of Deeds, granted and conveyed unto Joseph E. Kravitz, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **JOSEPH E. KRAVITZ**

SALE ADDRESS: 1123 Kolbe Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 215-790-1010**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-24**

DEBT- **\$263,379.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07921 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Honey Brook Township, Chester
County, Pennsylvania
BLR# 22-3-61.16
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC
VS

DEFENDANT: **JASON A. MARTIN**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-25**

DEBT- **\$524,718.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2008-10911 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, February 16, 2015. 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# 43-11B-37
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SARAH B. GLEASON and JOSEPH J. GLEASON**

SALE ADDRESS: 425 Woodcrest Road, Wayne, PA 19087-5444

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-26**

DEBT- **\$433,520.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06119 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of King's Grant Subdivision, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, dated 05/05/2003 last revised 07/09/2004 and recorded as Plan File #17224, as follows, to wit:

BEGINNING at a point on the southerly side of Woodruff Road, a corner of Lot No. 41 on said Plan; thence extending from said beginning point, leaving Woodruff Road, along Lot No. 41; south 07 degrees 42 minutes 07 seconds west, 107.58 feet to a point in line of Lot No. 67; thence extending along part of Lot No. 67 and part of Lot No. 66, south 89 degrees 05 minutes 30 seconds west,

80.91 feet to a point, a corner of Lot No. 43, said point also being in the bed of a storm sewer easement; thence extending along Lot No. 43 and the bed of the aforesaid easement, north 07 degrees 42 minutes 07 seconds east, 119.69 feet to a point on the southerly side of Woodruff Road; thence extending along same south 82 degrees 17 minutes 53 seconds east, 80.00 feet to a point, a corner of Lot No. 41, being the first mentioned point and place of beginning.

BEING Lot No. 42 as shown on the aforementioned Plan.
PARCEL No. 39-1-147

BEING the same premises which DHLP-King's Grant, LP, by Deed dated May 29, 2009 and recorded in the Chester County Recorder of Deeds Office on June 18, 2009 in Deed Book 7697, Page 1835, granted and conveyed unto Cornelius McClanahan and Tahirah McClanahan, husband and wife.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **TAHIRAH McCLANAHAN and CORNELIUS A. McCLANAHAN**

SALE ADDRESS: 1112 Woodruff Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-27**

DEBT- **\$246,482.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05883 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN message and tract or piece of ground, hereditaments and appurtenances, situate in the Township of North Coventry, County of Chester and State of Pennsylvania, being Lot No. 16 and 15 and the westerly one-half of Lot No. 14 on a certain plan, as recorded in the Office of the Recorder of Deeds, in Chester County, Pennsylvania, in Plan Book 1 Page 295.

BEING UPI No. 17-4-23

BEING the same premises which William A. Hagenkotter, III and Carla Hagenkotter, husband and wife by Deed dated August 25, 2006 and recorded September 6, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6945 Page 67, granted and conveyed unto Archie E. Parker, Jr. and Amy E. Parker, husband and wife.

PARCEL No. 17-4-23

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 2007-1XS Mortgage Stanley Mortgage Loan Trust 2007-1XS Mortgage Pass-Through Certificates, Series 2007-1XS

VS

DEFENDANT: **ARCHIE E. PARKER, JR., AND AMY E. PARKER**

SALE ADDRESS: 1018 South Keim Street, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-28**

DEBT- **\$209,134.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11618 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate at Paoli, in the Township of Tredyffrin, County of Chester and State of Pennsylvania, being known and designated as Lot No. 104-A, being the southerly part of Lot No. 104 in a certain plan of lots made for A.W. Supplee and Dalton Bros. by Boyle Irwin, Civil Engineer, dated August 25, 1924 and revised July 20, 1925 and also revised January 21, 1926 and more particularly described according thereto as follows, to wit:

BEGINNING at a point in the center line of Biddle Road at the distance of 350 feet northerly from the second bend in Biddle Road north of Central Avenue; thence by the center line of Biddle Road north 15 degrees, 12 minutes west, 35 feet to a point; thence leaving Biddle Road by Lot No. 104-B and along the division line of a twin house north 74 degrees, 48 minutes east, 151.05 feet to an iron pin in the line of Lot No. 107; thence by Lot No. 107 south 24 degrees, 11 minutes east 32.13 feet to an iron pin in a corner of Lots Nos. 107, 106, 105; thence by Lot No. 105 south 73 degrees, 36 minutes west, 155.54 feet to the place of beginning.

BEING Parcel Number 43-9L-138

BEING 129 Biddle Road, Paoli, PA 19301

BEING the same premises which Donald Kenneth Hull and Chardelle F. Hull, husband and wife, by Deed dated October 23, 1998, and recorded October 28, 1998, in the Chester County Recorder of Deeds in Book 4444, Page 324, granted and conveyed unto Paul S. Nowak and Lori Ann Nowak, husband and wife, as tenants by the entireties, in fee.

PLAINTIFF: American Heritage Federal Credit Union
VS

DEFENDANT: **PAUL S. NOWAK and LORI ANN NOWAK**

SALE ADDRESS: 129 Biddle Road, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-29**

DEBT- **\$564,634,95**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02469 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN tract of land situate in the Township of Lower Oxford, Chester County, Pennsylvania, bounded and described according to a survey made by George E. Regester, Jr. and Sons, dated May 19, 1961 as follows:

BEGINNING at a drill hole in concrete apron of U.S. Route #1, said drill hole being north 39 degrees 37 minutes west, 18.41 feet from the northeast corner of lands of Shannon Q. Pepple set in the centerline of said U.S. Route #1; thence leaving said beginning point and along U.S. Route #1, north 69 degrees 13 minutes 20 seconds east 339.57 feet to a nail in centerline joint of said U.S. Route #1; thence leaving said US Route #1 and by lands of Ray Farmer of which this was a part, the following 2 courses and distances to wit: south 40 degrees 37 minutes east 411.12 feet to an iron pin; thence south 68 degrees 18 minutes 40 seconds west 345.32 feet to an iron pin set in line of lands of Shannon Q. Pepple, north 39 degrees 37 minutes west 414.41 feet to the first mentioned point and place of beginning.

TAX ID: 56-4-59.1

TITLE is vested in Michel Wolf, by Deed from Michael Wolf, Executor of the Estate of Mildred Newberger, dated 08/24/1989 and recorded in the Chester County Office of the Recorder of Deeds on 08/29/1989 in Deed Book Volume 1671, Page 303, Instrument No. 115168.

PLAINTIFF: The Bank of New York, as Trustee for the Benefit of the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2007-12

VS

DEFENDANT: **MICHAEL WOLF**

SALE ADDRESS: 1746 Baltimore Pike, Oxford, PA 19363

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-810-5815**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-30**

DEBT- **\$260,189.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-07484 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Kennett Township, Chester
County, Pennsylvania
BLR# 62-5-350
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **AMY M. HETRICK a/k/a KATHERINE AMY HETRICK and MARK W. HETRICK a/k/a MARK WILLIAM HETRICK**

SALE ADDRESS: 904 Shetland Court, Chadds Ford, PA 19317-9295

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-31**

DEBT- **\$279,693.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05348 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN tract of unimproved land situated along the easterly side of Abingdon Circle in the Borough of Oxford, County of Chester, and Commonwealth of Pennsylvania, as the same appears as Lot No. 10 on a record plan (Sheet No. 12 of 40) bearing revised plan dated February 2, 2001, prepared for Sycamore Crossing – Phase I by Lake Roeder Hillard & Beers, Civil Engineers, Land Surveyors, and Landscape Architects, Oxford, PA, Project No. 700800 and said plan being recorded in the Office for the Recorder of Deeds in and for Chester County, Pa as Recording Plan No. 9015814, and all the same being more fully bounded and described as follows:

BEGINNING at the southwesterly corner a 3/4 inch rebar to be set on the easterly right-of-way line of Abingdon Circle (a 50-foot wide street) and said rebar being the northwesterly corner of Lot No. 9; thence (1) along the said easterly right-of-way line of Abingdon Circle, along the arc of a 175 foot radius curve to the left, 60.00 feet to a 3/4 inch rebar to be set on the said right-of-way line and being the southwesterly corner of Lot No. 11, a chord distance of 59.71 feet and said curve subtended by a bearing of north 30 degrees 16 minutes 26 seconds east; thence (2) along said Lot No.

11, south 69 degrees 32 minutes 54 seconds east a distance of 243.77 feet to a 3/4 inch rebar to be set in line of lands now or late of Joseph G and Gladys Chamberlain; thence (3) along said lands of Chamberlain, south 23 degrees 21 minutes 18 seconds east a distance of 22.47 feet to a point being the northerly corner of lands now or late of William E., Jr. and Nancy L. Greer, thence (4) along said lands of Greer, south 64 degrees 14 minutes 40 seconds west a distance of 143.28 feet to a 3/4 inch rebar to be set at the northeasterly corner of Lot No. 9; thence (5) along said Lot No. 9, north 49 degrees 54 minutes 14 seconds west a distance of 180.88 feet to the point of beginning

PREMISES being: 632 Abingdon Circle, Oxford, PA

19363

BEING the same premises which Starr Road Farms, Inc. by Deed dated August 25, 2003 and recorded October 3, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5920 Page 1510, granted and conveyed unto Kenneth R. Coghlan and Roxanne Coghlan, husband and wife, tenants by the entireties.

PARCEL No. 6-3-126

PLAINTIFF: U.S. Bank National Association, as Trustee for the Registered Holders of GSRPM 2004-1, Mortgage Pass-Through Certificates by its services Ocwen Loan Servicing LLC

VS

DEFENDANT: **KENNETH R. COGHLAN and ROXANNE N. COGHLAN**

SALE ADDRESS: 632 Abingdon Circle, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-32**

\$320,190.01

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12122 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot of land situate in Borough of
Downingtown, Chester County, Pennsylvania
TAX Parcel No.: 11-8-239-21

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **ROBIN FARRELL a/k/a ROBIN M. FARRELL, MICHAEL HECKER a/ka MICHAEL HECKERT MICHAEL KEITH HECKERT**

SALE ADDRESS: 316 Jefferson Avenue, 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 by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-33**

DEBT- **\$354,089.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-01081 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a Plan of King's Grant Subdivision, made by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors, 55 Country Club Drive, Suite 100, Downingtown, Pennsylvania 19335 (610) 518-1360, dated 05/05/2003, last revised 07/09/2004 and recorded in Chester County as Plan No. 17224 as follows to wit:

TAX I.D. #: 39-01-0174

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **MARK A. KOSS and PATRICIA A. KOSS**

SALE ADDRESS: 1305 Northumberland Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-34**

DEBT- **\$179,108.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-09551 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the City of Coatesville
TAX Parcel #16-6-902
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **JESSE E. HINCKLEY**

SALE ADDRESS: 126 South 5th Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-35**

DEBT- **\$416,549.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2011-01393 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot of land situate in West Pikeland
Township, Chester County, Pennsylvania
TAX Parcel No.: 34-6-4.2Y

PLAINTIFF: BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP
VS

DEFENDANT: **JANET S. EDGETTE and JOHN H. EDGETTE**

SALE ADDRESS: 23 Sycamore Lane, Chester Springs, PA 19425

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-36**

DEBT- **\$226,346.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06566 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Pennsbury Township, Chester
County, Pennsylvania
BLR# 64-1-19.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DANIEL A. LABES a/k/a DANIEL A. LABES, SR., and OLGA M. LABES**

SALE ADDRESS: 2405 Brintons Bridge Road, West Chester, PA 19382-7080

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-37**

DEBT- **\$157,868.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2014-00104 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in North Coventry Township
TAX Parcel #17-003-0266.0300
IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **ALEXANDER GRIMM and KACIE L. ZIPAY**

SALE ADDRESS: 1329 South Hanover Street, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-38**

DEBT- **\$150,123.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05058 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN tract of land with the frame dwelling thereon erected, situate on the west side of and known as No. 124 North Street, in the Borough of Phoenixville, bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor, November 21, 1944 as follows:

BEGINNING at a point in the westerly side of North Street and 15 feet from the corner line thereof, which point is 80.5 feet north of the intersection of the westerly side of North Street with the northerly side of Penn Street: a corner lands of the grantor, about to be conveyed to Frank J. and Blache N Augustvnowice: thence along the westerly side of North Street parallel to and 15 feet from the center line thereof, north 21° 55 minutes west 20.5 feet to corner of lands now or late of Stephen O'Donnell; thence along said lands south 67° 10 minutes west 48 feet to the easterly property line of lands now or late of Mary Luckowski; thence along the same south 21° 55 minutes east 20.98 feet to a point; thence along a fence line north 65° east 24.04 feet to a point; thence through the part or partition wall dividing this and No. 122 North Street, north 68° 5 minutes east 24 feet to the point and place of beginning.

BEING the same premises which Leonard B. Ford-Bey and Sheila F. Ford-Bey, by Deed dated January 20, 1980 and recorded January 24, 1980 in the Office of the Recorder of Deeds in and for Chester County in Deed Book I 56, Page 296, granted and conveyed unto Theo F. Robinson.

BEING known as: 124 North Street, Phoenixville, PA 19460

PARCEL No.: 15-5-463

IMPROVEMENTS: residential property.

PLAINTIFF: Champion Mortgage Company

VS

DEFENDANT: **RONNIE D. ROBINSON, personal representative of the ESTATE of THEO F. ROBINSON, deceased**

SALE ADDRESS: 124 North Street, Pheonixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-39**

DEBT- **\$204,555.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08712 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Caln Township, Chester County,
Pennsylvania
BLR# 39-3M-97
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Mortgage Investment Trust Holdings I, LLC
VS

DEFENDANT: **LAILA M. O'BRIEN and THOMAS D. O'BRIEN, III**

SALE ADDRESS: 15 South Caln Road, Coatesville, PA 19320-2402

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-40**

DEBT- **\$338,669.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08751 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of London Grove, County of Chester and State of Pa, bounded and described according to a Plan of Medford Farms, made by Lake, Roeder Hillard & Associates, Lancaster, Pa. (717) 397-937, dated 08/20/2001 and recorded in Chester Country Plan File #16157, as follows, to wit:

BEGINNING at a point on the southerly side of Caversham Drive, said point being a corner of Lot #40; thence from said beginning point along Caversham Drive north 81 degrees, 31 minutes, 41 seconds east, 110.00 feet to a point, a corner of Lot #42; thence along the same south 08 degrees, 28 minutes, 19 seconds east, 165.00 feet to a point being in line of Lot #43; thence extending along same and also along Open Space south 81 degrees, 31 minutes, 41 seconds west, 110.00 feet to a point, a corner of Lot #40; thence along the same north 08 degrees, 28 minutes, 19 seconds west, 165.00 feet to the first mentioned point and place of beginning.

BEING Lot #41 as shown on said Plan.

BEING Parcel #59-8-134.41

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated September 30, 2004 and recorded in the Chester County Recorder of Deeds Office on October 15, 2004 in Deed Book 6309, Page 431, granted and conveyed unto David J. Mair and Donna L. Mair, husband and wife.

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

VS

DEFENDANT: **DAVID J. MAIER and DONNA L. MAIER**

SALE ADDRESS: 43 Caversham Drive, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-41**

DEBT- **\$522,085.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08709 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot of land situate in Township of
Tredyffrin, Chester County, Pennsylvania
TAX Parcel No.: 43-05H-0165
BE advised this property is being sold subject to a mort-
gage.

PLAINTIFF: Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A., as Trustee for American Home Mortgage Assets Trust 2006-1

VS

DEFENDANT: **TORSTEN OVERBACK a/k/a TORSTEN H. OVERBECK**

SALE ADDRESS: 455 Red Coat Lane, Wayne, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-42**

\$15,996.54

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00366 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Spring City Borough, Chester
County, Pennsylvania
BLR# 14-7-79
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A., formerly known as Sovereign Bank, N.A.
VS

DEFENDANT: **ARTHUR J. HUKÉ**

SALE ADDRESS: 403 South Church Street, Spring City, PA 19475-2008

PLAINTIFF ATTORNEY: **PHÉLAN HALLINAN, LLP, 215-563-7000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-43**

DEBT- **\$111,923.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-04194 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in Valley Township, Chester County,
Pennsylvania
BLR# 38-5F-237
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **HARRY R. SCHAFFER, III and HEATHER SCHAFFER**

SALE ADDRESS: 21 Kirby Street, Coatesville, PA 19320-2862

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-44**

DEBT- **\$238,623.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03981 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN tract of land situate in Valley Township, Chester County, Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Country Club Valley made by Drake & Waddington, Inc., Registered Surveyors, dated 9/22/1987 and last revised on 4/29/1988, and recorded as Plan #8284 through 8287, as follows, to wit:

BEGINNING at a point on the easterly side of Oakmont Place, said point being a corner of Unit #68 (as shown on said Plan); thence from said point of beginning and extending along said side of Oakmont Place on a fine curving to the left having a radius of 50.00 feet an arc distance of 32.18 feet to a point, said point being a corner of Unit #65; thence leaving Oakmont Place extending along Unit #66 and crossing a 10 feet wide utility easement north 77 degrees 05 minutes 39 seconds east 100.00 feet to a point in line of Open Space, said point being another corner of Unit #66;

thence extending along said Open Space south 12 degrees 54 minutes 21 seconds east 30.00 feet to a point, said point being another corner of Unit #38; thence leaving the aforesaid Open Space and extending along Unit #68 recrossing the aforesaid easement south 77 degrees 05 minutes 39 seconds west 110.00 feet to the first mentioned point and place of beginning.

BEING Unit #67 on the above mentioned Plan.

BEING UPI Number 38-2L-25

BLR No.: 38-2L-25

BEING known as: 67 Oakmont Place, Coatesville, PA 19320.

BEING the same premises which Doris Q. Eufrazio, by Deed dated February 10, 2005 and recorded March 2, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6423, Page 0178, granted and conveyed unto Jay R. Jacks.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2005-BC4

VS

DEFENDANT: **JAY R. JACKS**

SALE ADDRESS: 67 Oakmont Place, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-45**

DEBT- **\$86,001.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-05454 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN message and tract of land 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 Street 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; 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, thirty six minutes west ninety feet to a post; thence north eighty 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 Parcel #15-10-0025

BEING UPI #15-10-25.

BLR# 15-10-25

BEING the same premises which Matthew J. Doyle and Brenda L. Doyle, husband and wife, granted and conveyed unto William J. Long by Deed dated February 24, 2005 and recorded March 8, 2005 in Chester County Record Book 6428, Page 2128 for the consideration of \$100,000.00.

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

VS

DEFENDANT: **WILLIAM J. LONG**

SALE ADDRESS: 52 Walnut Street a/k/a 52 E. Walnut Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-46**

DEBT- **\$247,502.66**

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

Thursday, January 15, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **TRACY WORTH**, in her capacity as HEIR of **DAVID N. GIUNTA a/k/a DAVID GIUNTA**, deceased unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under **DAVID N. GIUNTA a/k/a DAVID GIUNTA**, deceased defendant(s)

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-47**

DEBT- **\$249,409.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2014-09656 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan for Douglas & Rosemarie Sykes made by Conver and Smith Engineering, Inc., Royersford, PA, dated 10/16/1998, last revised 2/22/1999 and recorded 11/12/1999 as Plan # 15154 as follows to wit:

BEGINNING at a point on the northeasterly side of Chester Avenue (40 feet wide), said point being a corner of Lot #2 (as shown on said plan) thence from said point of beginning extending along said Avenue north 57 degrees 30 minutes 00 seconds west 49.17 feet to a point being a corner of lands now or late of Raymond J. and Dorothy M. Wambold thence leaving said Avenue extending partially along lands of Wambold north 330 degrees 15 minutes 38 seconds east 90.00 feet to a point, being a corner of lands now or late of

Robert R. and Nancy J. McCrone, thence extending partially along lands of McCrone south 57 degrees 30 minutes 00 seconds east 47.98 feet to a point, being a corner of lands of Lot #2, thence leaving said lands of McCrone extending along Lot 32 south 32 degrees 30 minutes 00 seconds west 90.00 feet to the first mentioned point and place of beginning.

BEING Lot #1 on the above mentioned plan
PREMISES being: 143 Chester Avenue, Phoenixville, PA

19460

BEING the same premises which Joseph V. Shenberger and Stacy Shenberger by Deed dated May 16, 2005 and recorded June 7, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6862 Page 79, granted and conveyed unto Joseph V. Shenberger, as sole owner.

PARCEL No. 15-12-13./151200130200

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for GSRPM Mortgage Loan Trust
2006-1

VS

DEFENDANT: **JOSEPH SHENBERGER a/k/a JOSEPH V. SHENBERGER**

SALE ADDRESS: 143 Chester Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-48**

DEBT- **\$342,838.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06833 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Township of West Goshen
TAX Parcel #52-3-47.1
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, not in it's individual capacity, but solely as legal title trustee for LVS Title Trust I

VS

DEFENDANT: **JONATHAN D. WILT**

SALE ADDRESS: 825 Old Greenhill Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-50**

DEBT- **\$47,222.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01515 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN message and lot of land situate in the Township of London Grove, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the Kimblesville Road at a stone, a corner of land of the Trustees of Colored Masons, thence along the same north sixteen degrees west six and seven tenth perches to a stone in the New London Road; thence by the middle of the said road north seventy three and one quarter degrees east six perches and five tenths to another stone, thence by other lands of M.G. Cook south sixteen and three quarters degrees east five perches and sixty six hundredths to another stone in the aforesaid Kimblesville Road; thence by the same south sixty four and a half degrees west, six and fifty eight hundredths perches to the place of beginning.

CONTAINING one quarter and an acre of land be the same more or less.

BEING the same premises which Norman S. Nunn, Jr. and Tina M. Nunn, husband and wife, by Deed dated April 24, 2003 and recorded on May 22, 2003, in the Office of the Recorder of Deeds in and for Chester County in Document ID 10243181 granted and conveyed onto Dina L. Nunn.

BEING UPI #59-8-177

PROPERTY being known as: 70 Clay Creek Road, Avondale, Pennsylvania 19311

PLAINTIFF: ARC NP LLC, Assignee of National Penn Bank, successor in interest to The Peoples Bank of Oxford

VS

DEFENDANT: **DINA L. NUNN**

SALE ADDRESS: 70 Clay Creek Road, Avondale, PA 19311

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-51**

DEBT- **\$285,041.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06564 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the West Brandywine Township,
Chester County, Pennsylvania
BLR# 29-4-178.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 127 Culbertson Run Road, Downingtown, PA 19335-1133

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-52**

DEBT- **\$96,868.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12019 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-12-558.2
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **WENDY T. ROWAN**

SALE ADDRESS: 115 Pennsylvania Avenue, Phoenixville, PA 19460-4028

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-53**

\$301,575.58

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12045 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, February 16, 2015. 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# 54-1L-31
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **GINA M. JOHNSON a/k/a GINA JOHNSON and STEVEN D. JOHNSON**

SALE ADDRESS: 8 Sunset Drive, Paoli, PA 19301-1719

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-54**

DEBT- **\$553,859.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05324 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a map of property of C. Difelice, made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated April 4th, 1953 and last revised February 18, 1954, as follows, to wit:

BEGINNING at a point in the turning circle at the northeasterly extremity of Sylvan Lane (50 feet wide) at the distance of 692.06 feet measured northeastwardly along the middle line of said Sylvan Lane from a point marking its intersection with the middle line of Lakeside Avenue, thence from the beginning and extending partly and crossing said turning circle of Sylvan Lane and partly along line of Lot #6 north 54 degrees 39 minutes east 139.66 feet to a point; thence extending south 54 degrees 02 minutes 20 seconds east 82 feet .06 feet to a point; thence extending on the arc of a circle curving to the left with a radius of 1,375.28 feet the distance of

105.24 feet to a point, thence extending south 55 degrees 41 minutes west, 203.48 feet to a point in line of Lot #8, thence extending partly along said Lot #8, north 35 degrees 21 minutes west, 172.36 feet to the first mentioned point and place of beginning.

BEING Lot #7 on said Plan

BEING UPI #55-2M-193

BEING the same premises which Dean A. Theodos and Maryann Theodos, husband and wife and Lana Cappelli, by Deed dated 2/8/2007 and recorded 3/6/2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7097, Page 2337, granted and conveyed unto Dean A. Theodos and Maryann Theodos, husband and wife.

BEING known as: 406 Sylvan Lane, Easttown Township, PA 19333-1532

PARCEL No.: 55-2M-193

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DEAN A. THEODOS AND MARYANN THEODOS**

SALE ADDRESS: 406 Sylvan Lane, Easttown Township, PA 19333-1532

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-55**

DEBT- **\$450,115.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-01802 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Township of West Whiteland,
Chester County, Pennsylvania
BLR# 41-5L-231
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citimortgage, Inc.
VS

DEFENDANT: **JOHN D. WADDELL**

SALE ADDRESS: 141 Pendula Court, West Chester, PA 19380-7301

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-56**

DEBT- **\$301,063.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2012-05862 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Township of Londonderry,
Chester County, Pennsylvania
BLR# 46-2-78.16
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: **DAVID JACKSON and ELLEN JACKSON**

SALE ADDRESS: 23 Harvest Drive, Cochranville, PA 19330-9402

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-57**

DEBT- **\$279,893.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-13486 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, February 16, 2015. 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# 15-3-1.21
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LANCE DEPENDAHL and KIMBERLY DEPENDAHL**

SALE ADDRESS: 2008 Sandstone Terrace, Phoenixville, PA 19460-5117

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-58**

DEBT- **\$251,855.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2013-10205 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in Valley Township, Chester County,
Pennsylvania
BLR# 38-1-191-E
IMPROVEMENTS thereon: condominium unit

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **ADRIANA HANNIGAN and JAMES HANNIGAN a/k/a JAMES M. HANNIGAN**

SALE ADDRESS: 540 Tifton Lane, Coatesville, PA 19320-1630

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-59**

DEBT- **\$814,377.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06319 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Schuylkill Township, Chester
County, Pennsylvania
BLR# 27-6-103.86
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to Lasalle Bank, N.a. as Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1

VS

DEFENDANT: **PATRICIA L. CARROLL**

SALE ADDRESS: 170 Country Lane, Phoenixville, PA 19460-1703

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-60**

DEBT- **\$399,581.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-02844 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in Sadsbury Township and partly in
West Caln Township
TAX Parcel #28-08K-0010
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **ROBERT W. NORWOOD**

SALE ADDRESS: 120 Wendy Circle, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-61**

DEBT- **\$300,186.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10884 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in East Brandywine Township, Chester
County, Pennsylvania
BLR# 30-3-48.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THERESA REYNOLDS and JAMES BRIAN REYNOLDS**

SALE ADDRESS: 1024 Hopewell Road, Downingtown, PA 19335-1209

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-62**

DEBT- **\$190,056.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07741 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in Borough of Township of Caln
TAX Parcel #39-4D-121
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **MELISSA A. CARLYLE**

SALE ADDRESS: 230 Park Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-63**

\$342,179.70

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-02879 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, February 16, 2015. 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# 54-1Q-294
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc.
VS

DEFENDANT: **LAWRENCE J. AVALONE a/k/a LAWRENCE AVALONE and BONNIE D. AVALONE**

SALE ADDRESS: 51 Cobblestone Drive, Paoli, PA 19301-1819
PLAINTIFF ATTORNEY: **PHELAN HALLINAN, LLP, 215-563-7000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-64**

DEBT- **\$142,398.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01277 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in East Whiteland Township
TAX Parcel #42-7A-22
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SUZETTE LOTZ and ROBERT W. LOTZ**

SALE ADDRESS: 91 Rosemont Avenue, Malvern, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-65**

DEBT- **\$900,294.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06364 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

BY virtue of a Writ of Execution No. 14-06364
OWNERS of property situate in the Borough of
Parkesburg, Chester County, Pennsylvania, being 415 West First
Street, Parkesburg, PA 19365
UPI No. 8-5-51
IMPROVEMENTS thereon: apartment building

PLAINTIFF: First Resource Bank
VS

DEFENDANT: **CON LYN PROPERTIES OF PENNSYLVANIA LLC**

SALE ADDRESS: 415 West First Street, Parkesburg Borough, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-66**

\$ 8,355,383.44

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00910 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

THE property located at 10 Hill Church Road, East Vincent Township, Chester County, Pennsylvania and 3840 Schuylkill Road, East Vincent Township, Chester County, Pennsylvania, as more fully described in the legal description and sell its interests therein:

SEE full legal description attached hereto.

PREMISES "A"

ALL THAT CERTAIN message and tract of land, with the buildings and improvements thereon erected, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, more particularly described in accordance with a survey made by E. Raymond Ewing, Registered Surveyor, #8202E, dated January 4, 1966, as follows, to wit:—

BEGINNING at a spike in the centerline of Hill Church Road, said spike being north 60 degrees 47 minutes east, 363.47 feet from a spike dividing lands of One Thompson, and other lands of E. Evans Yeager; thence by the first mentioned spike along the centerline of Hill Church Road, the two following courses and distances, viz: (1) north 60 degrees 47 minutes east, 114.00 feet to a spike; and (2) north 57 degrees 32 minutes east, 100.00 feet to a spike in line of other lands of Yeager; thence along the same the three following courses and distances, viz: (1) south 29 degrees 13 minutes east, 209.19 feet to an iron pin, having crossed an iron pin on line 17.06 feet distant from said spike; (2) south 60 degrees 47 minutes west, 213.83 feet to an iron pin; and (3) north 29 degrees 13 minutes west, 203.55 feet to the first mentioned spike and place of beginning, having crossed an iron pin on line 18.13 feet distance from said point of beginning.

AND also all that certain tract or piece of land, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, more particularly described in accordance with a survey made by Earl R. Ewing, Registered Surveyor, #6015, dated September 26, 1966, as follows, to wit:—

BEGINNING at a spike in Hill Church Road, leading from Route 724 to Ridge Road, a corner of lands now or late of One Thompson; thence along the road, at or near the centerline thereof, and other lands now or late of E. Evans Yeager, north 60 degrees 47 minutes east, 363.47 feet to a spike, a corner of the house tract, lands of E. Evans Yeager; thence around the same the three following courses and distances, viz: (1) crossing an iron pin on line 18.13 feet, south 29 degrees 13 minutes east, 203.55 feet to an iron pin; (2) north 60 degrees 47 minutes east, 213.83 feet to an iron pin; and (3) north 29 degrees 13 minutes west, 209.19 feet to a spike in Hill Church Road (having crossed an iron pin on line 17.06 feet distant from said spike); thence along the centerline of said road the two following courses and distances, viz: (1) north 57 degrees 32 minutes east, 312.59 feet to a spike; and (2) north 55 degrees 43 minutes east, 58.55 feet to an existing spike near the centerline of Old Schuylkill Road (before it was relocated westerly, and is now Route 724); thence along the bed of the old road south 16 degrees 51 minutes east, 524.70 feet to a point, and south 01 degrees 36 minutes east, 834.38 feet to a point in the new road; thence leaving the road and along lands now or late of Samuel R. Sellers, the three following courses and distances, viz: (1) south 89 degrees 00 minutes west, 209.00 feet to an iron pin (having crossed an iron pin on line

PLAINTIFF: Parke Bank

VS

DEFENDANT: **THE ROSEDON HOLDING COMPANY LIMITED PARTNERSHIP**

SALE ADDRESS: 10 Hill Church Road, East Vincent Township, Chester County, Pennsylvania and 3840 Schuylkill Road, East Vincent Township, Chester County, Pennsylvania

PLAINTIFF ATTORNEY: **DAVID L. BRAVERMAN, ESQ., 215-575-3800**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-66X**

DEBT- **\$8,355,383.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-00910 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

24.37 feet distant from said point); (2) south 08 degrees 45 minutes east, 209.00 feet to an existing iron pin; and (3) north 89 degrees 00 minutes east, 198.88 feet to a point in the centerline of New Schuylkill Road (Route 724) (having crossed an iron pin on line 23.23 feet distant from said point in the road); thence along the road, at or near the centerline thereof the two following courses and distances, viz: (1) south 07 degrees 12 minutes east, 463.62 feet to a point; and (2) south 10 degrees 00 minutes east, 420.08 feet to a spad in line with the centerline of Stony Run Road; thence crossing a spike on line 21.80 feet distant on a line leaving the road and crossing Stony Run Creek, north 64 degrees 26 minutes west, 347.74 feet to an iron pin near the northerly bank of the creek; thence re-crossing Stony Run Creek, north 88 degrees 15 minutes west, 199.98 feet to a spike in an Oak Tree, at the side of Stony Run Road; thence leaving the road north 63 degrees 10 minutes west, 179.85 feet to an iron pin; thence again crossing Stony Run Creek north 68 degrees 46 minutes 40 seconds east, 174.90 feet to an existing iron pin; thence along lands now or late of Clarence Opperman north 21 degrees 09 minutes 30 seconds west, 1746.17 feet to the first mentioned spike and place of beginning.

TOGETHER being known as 10 Hill Church Road.

BOTH comprising UPI # 21-5-61.

BOTH being the same premises which E. Evans Yeager and Grace K. Yeager, his wife, by Deed dated October 14, 2005, as recorded in the Office of the Recorder of Deeds of Chester County, PA., in Record Book 6659 Page 1050 &c., granted and conveyed unto The Rosedon Holding Company Limited Partnership, a

Pennsylvania limited partnership, in fee.

PREMISES "B"

ALL THAT CERTAIN tract of land, with the buildings thereon erected, situate upon the westerly side of Schuylkill Road, in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:—

BEGINNING at a point in the middle of the aforesaid Schuylkill Road at the southeasterly corner of lands of Jesse G. Yeager; thence along the middle of said road south 03 degrees 12 minutes east 209.00 feet to a point in the middle of said road; thence by other lands of Horace Longacre, the two following courses and distances, viz: (1) north 87 degrees 48 minutes west 209.00 feet to a stake; and (2) thence north 03 degrees 12 minutes west 209.00 feet to a stake in the line of the lands of the aforesaid Jesse G. Yeager; thence by the said lands of Jesse G. Yeager south 87 degrees 48 minutes east 209.00 feet to the first mentioned point and place of beginning.

BEING known as 3840 Schuylkill Road.

BEING UPI #21-5-62.

BEING the same premises which Robert Boggetta, Jr. and Lynn Boggetta, his wife, by Deed dated May 16, 2006, as recorded in the Office of the Recorder of Deeds of Chester County, PA., in Record Book 6853 Page 1421 &c.-, granted and conveyed unto The Rosedon Holding Company Limited Partnership, a Pennsylvania limited partnership, in fee.

PLAINTIFF: Parke Bank

VS

DEFENDANT: **THE ROSEDON HOLDING COMPANY LIMITED PARTNERSHIP**

SALE ADDRESS: 10 Hill Church Road, East Vincent Township, Chester County, Pennsylvania and 3840 Schuylkill Road, East Vincent Township, Chester County, Pennsylvania

PLAINTIFF ATTORNEY: **DAVID L. BRAVERMAN, ESQ., 215-575-3800**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-67**

DEBT- **\$129,664.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2010-15080 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in West Bradford Township, Chester
County, Pennsylvania
BLR# 50-5A-221
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **BLAIR WILKINS**

SALE ADDRESS: 1421 Witherspoon Drive, Downingtown, PA 19335-3562

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-68**

\$136,157.23

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07366 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THOSE FOUR CERTAIN lots of land designated as Lots No. 54, 55, 56 and 57 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 2 Page 73, situated in the Township of Valley County of Chester and State of Pennsylvania, more particularly bounded and described as follows

BEGINNING at the point of intersection of the north line of Lincoln Highway with the west line of Second Avenue; thence along the said north line of Lincoln Highway south eighty-eight degrees fifty-two minutes west (S. 88° 52' W.) one hundred (100) feet to the southeast corner of Lot No. 53; thence along the east line of said Lot No. 53 north one degrees eight minutes west (N. 1° 8' W.) one hundred fifty (150) feet to the south line of Star Alley; thence along the south line of Star Alley north eighty-eight degrees fifty-two minutes east (N. 88° 52' E.) one hundred (100) feet to the west line of Second Avenue, thence along the said west line of Second Avenue, south one degree eight minutes east (S. 1° 8' E.) one hundred fifty (150) feet to the place of beginning.

BOUNDED on the north by the south line of Star Alley on the east by the west line of Second Avenue on the south by the north line of Lincoln Highway, and on the west by the east line of Lot No. 53.

PREMISES "B"

ALL THAT CERTAIN lot of land designated as Lot No. 53 on a tract of land called "Meadow Brook Addition No. 1", a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 2 Page 73, situated in the Township of Valley, County of Chester and State

PLAINTIFF: Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-1, by its servicer, Ocwen Loan Servicing LLC1

VS

DEFENDANT: **ELNORA T. CHIKAKA**

SALE ADDRESS: 977 West Lincoln Highway, Coatesville, PA 19320

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

of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the north line of Lincoln Highway at the southeast corner of Lot No. 54 on said plan of lots and distant one hundred (100) feet westwardly, measuring along the said north line of Lincoln Highway, from the intersection of the said north line of Lincoln Highway with the west line of Second Avenue; thence along the said north line of Lincoln Highway, south eighty-eight degrees fifty-two minutes west (S. 88° 52' W.), twenty-five (25) feet to a point, the southeast corner of Lot No. 52 on said plan of lots; thence along the east line of said Lot No. 52, north one degree eight minutes west (N. 1° 8' W.), one hundred fifty (150) feet to a point the northeast corner of said Lot No. 52, in the south line of Star Alley; thence along the south line of Star Alley, north eighty-eight degrees fifty-two minutes east (N. 88° 52' E.), twenty-five (25) feet to a point, the northwest corner of Lot No. 54 on said Plan of Lots, thence along the west line of said Lot No. 54, south one degree eight minutes east (S. 1° 8' E.), one hundred fifty (150) feet to a point in the said north line of Lincoln Highway, the point and place of beginning

PREMISES being, 977 West Lincoln Highway, Coatesville, PA 19320

BEING the same premises which Elnora T. Chikaka, individually and as Executrix of the Estate of John W. Brickus, deceased by Deed dated December 23, 1998 and recorded January 11, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4488 Page 1230, granted and conveyed unto Elnora T. Chikaka.

PARCEL No. 38-2Q-39

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-69**

DEBT- **\$202,609.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-7652 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or parcel of land known as Lot No. 5 of Warwick Woods, situated in Warwick Township, Chester County, Pennsylvania, as shown on a plan prepared by Serdy and Bursich, Inc., Pottstown, Pennsylvania, drawing No. 80586, dated February 13, 1979 and last revised July 17, 1979 said lot being more fully bounded and described as follows:

TAX I.D. #: 19-4-116.1A

PLAINTIFF: One West Bank, FSB

VS

DEFENDANT: **TERRY TROUTMAN-SARRACINO, KNOWN SURVIVING HEIR OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNERS, WILDA ETHIER, KNOWN SURVIVING HEIR OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNER, JOSEPH TROUTMAN, KNOWN SURVIVING HEIR OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNER, JOHN D. TROUTMAN, KNOWN SURVIVING HEIR OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNER AND IRENE TROUTMAN, KNOWN SURVIVING HEIR OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 30 Meredith Drive, Elverson, Pennsylvania 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-70**

DEBT- **\$152,453.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03686 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN tract of land, situate in the Borough of Oxford, County of Chester and State of Pennsylvania, and described as follows according to survey thereof made 12/9/1960, by Arthur Crowell.

TAX I.D. #: 6-8-118.1

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

DEFENDANT: **RICHARD W. JONES, EXECUTOR OF THE ESTATE OF DORIS M. WINTER, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 209 Valley Avenue, Oxford, Pennsylvania 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-71**

\$4,551.98

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-00570 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN, lot of piece of ground, situate in the Township of Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Brookmead made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, PA dated 2-3-1977, last revised 7-7-1977 and recorded at Chester County in Plan Title #1133, as follows to wit:

BEGINNING at a point on the westerly side of the cul-de-sac of Willow Circle at a corner of Lot No. 11, as shown on said Plan, thence extending from said point of beginning, leaving the said side of Willow Circle and along Lot No. 31, north 89 degrees 12 minutes 27 seconds west 162.55 feet to a point in line of lands of Ethel M. Filman; thence extending along the same north 07 degrees 38 minutes 07 seconds east 59.20 feet to a corner of Open Space Area, thence extending along the same north 51 degrees 00 minutes, 00 seconds east crossing the southwesterly side of 20 foot wide

storm drainage easement 165.79 feet to a corner of Lot 29 on said Plan; thence extending along the same and through a bed of the said easement south 31 degrees 19 minutes 10 seconds east 137.04 feet to a point on the northerly side of the cul-de-sac of Willow Drive, thence extending along the northerly and westerly sides of the cul-de-sac on the arc of a circle curving to the left having a radius of 62.00 feet the arc distance of 61.56 feet having recrossing the southwesterly side of the storm drainage easement to the first point and place of beginning.

BEING the same premises which William J. Litvin by Deed dated 3-26-1997 and recorded 4-9-1997 in Chester County in Record Book 4161 Page 1031 conveyed unto Kelly J. Lansen, in fee.

CONTAINING 0.4800 acres more or less
BEING Tax Parcel Number 33-3M-4
LOT 30 & DWG

PLAINTIFF: Uwchlan Township
VS

DEFENDANT: **KELLY SCHIRRMACHER and WALTER D. SCHIRRMACHER**

SALE ADDRESS: 413 Willow Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **LAMB McERLANE, P.C., 610-430-8000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-72**

DEBT- **\$22,077.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10721 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN Unit designated as Units No. 1 and 2 of Colonial 100 at Marchwood, located at Route 100 (Pottstown Pike) in the Township of Uwchlan, Chester County, Pennsylvania as so designated in Declaration of Condominium dated 12/28/84 in Misc. Deed Book 666 Page 201 and Plats and Plans for Colonial 100 at Marchwood recorded therewith.

TOGETHER with all rights, title and interest, being a 6.66% undivided interest of, in and to the common elements as set forth in the above mentioned Declaration of Condominium.

BEING part of the same premises which William A. D'Angelo and Mary E. D'Angelo, his wife, and William A. D'Angelo, by Indenture bearing date the 20th Day of October, AD, 1980 and recorded at West Chester in Deed Book M-57 Page 576, granted and conveyed unto Central and Western Chester County Industrial Development Authority, in fee.

THE Grantees for an on behalf of the Grantees and the Grantees heirs, personal representative, successors and assigns by the acceptance of this Deed Covenants and agrees to pay such charge for the maintenance of, replacement of and expenses in connection with the above mentioned common elements as may be assessed from time to time by the Council (as defined in the Declaration of Condominium) in accordance with the Uniform Condominium Act, and further covenants and agrees that the Units conveyed by this Deed, shall be subject to a charge for all amounts so assessed and that, except insofar as said Act may relieve a subsequent unit owner of liability for prior unpaid assessment, this covenant shall run with and bind the land and unit hereby conveyed

and all subsequent owners thereof.

AND by Installment Sale Agreement dated November 4, 1983, as evidenced by the Memorandum of Installment Sale Agreement dated November 4, 1983 and recorded in Record Book 666 Page 163, S.D.R. Associates, a General Partnership, became equitable owners of within described premises.

AND being part of the same premises which Julius B. Rauch, III, T.N. Skiadis and Walter M. Detterline, General Partners of S.D.R., by Modification and Assignment Agreement recorded in Record Book 1093 Page 580 assigned all its rights, title and interest in the within described premises unto T.N. Skiadis.

AND whereas, T.N. Skiadis, also known as Trifon N. Skiadis, joins herein for the purpose of conveying any and all interests he may have in the above described premises.

UNDER AND SUBJECT to certain covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, and exclusions contained and set forth in said Declaration of Condominium, Code of Regulations and Declaration Plan and in the rules referred to in such Code of Regulations and all amendments thereto.

AND also under and subject to easements and rights granted public utilities as in Miscellaneous Book 106, Page 221, Miscellaneous Book 67, Page 205, Miscellaneous Book 636, Page 204, Miscellaneous Book 644, Page 378.

AND also under and subject to rights granted in Miscellaneous Book 57, Page 27, Easement Agreement in

PLAINTIFF: Uwchlan Township
VS

DEFENDANT: **LEE B. WEINTRAUB and SHARON M. WEINTRAUB**

SALE ADDRESS: 635 Pottstown Pike, Exton, PA 19341

PLAINTIFF ATTORNEY: **LAMB McERLANE, P.C., 610-430-8000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-72X**

DEBT- **\$22,077.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-10721 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

Miscellaneous Book 443, Page 94; Agreements as in Miscellaneous Book 493, Page 488 and Miscellaneous Book 666, Page 16, and Record Book 1809, Page 502.

TOGETHER with all and singular the condominium unit, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as in law, equity, or otherwise howsoever, of in, and to the same and every part thereof,

TO have and to hold the same condominium units above described hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

BEING part of the same premises which Central and Western Chester County Industrial Development Authority by Indenture bearing date April 22, 1999 and recorded May 3, 1999 at West Chester in Deed Book 4555 Page 155, granted and conveyed unto Lee B. Weintraub and Sharon M. Weintraub, in fee.

CONTAINING 0.00 acres more or less

BEING Tax Parcel Number 33-5-206

CONDOMINIUM Units 1 and 2 & Store

PLAINTIFF: Uwchlan Township

VS

DEFENDANT: **LEE B. WEINTRAUB and SHARON M. WEINTRAUB**

SALE ADDRESS: 635 Pottstown Pike, Exton, PA 19341

PLAINTIFF ATTORNEY: **LAMB McERLANE, P.C., 610-430-8000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-73**

DEBT- **\$4,308.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-00571 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN, lot of piece of ground, situate in the Township of Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Brookmead made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA dated 2-3-1977, last revised 7-7-1977 and recorded at Chester County in Plan Title #1133, as follows to wit:

BEGINNING at a point on the westerly side of the cul-de-sac of Willow Circle at a corner of Lot No. 11, as shown on said Plan, thence extending from said point of beginning, leaving the said side of Willow Circle and along Lot No. 31, north 89 degrees 12 minutes 27 seconds west 162.55 feet to a point in line of lands of Ethel M. Filman; thence extending along the same north 07 degrees 38 minutes 07 seconds east 59.20 feet to a corner of Open Space Area, thence extending along the same north 51 degrees 00 minutes, 00 seconds east crossing the southwesterly side of 20 foot wide

storm drainage easement 165.79 feet to a corner of Lot 29 on said Plan; thence extending along the same and through a bed of the said easement south 31 degrees 19 minutes 10 seconds east 137.04 feet to a point on the northerly side of the cul-de-sac of Willow Drive, thence extending along the northerly and westerly sides of the cul-de-sac on the arc of a circle curving to the left having a radius of 62.00 feet the arc distance of 61.56 feet having recrossing the southwesterly side of the storm drainage easement to the first point and place of beginning.

BEING the same premises which William J. Litvin by Deed dated 3-26-1997 and recorded 4-9-1997 in Chester County in Record Book 4161 Page 1031 conveyed unto Kelly J. Lansen, in fee.

CONTAINING 0.4800 acres more or less
BEING Tax Parcel Number 33-3M-4
LOT 30 & DWG

PLAINTIFF: Uwchlan Township

VS

DEFENDANT: **KELLY SCHIRRMACHER and WALTER D. SCHIRRMACHER**

SALE ADDRESS: 413 Willow Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **LAMB McERLANE, P.C., 610-430-8000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-74**

DEBT- **\$4,211.03**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-06567 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot, or piece of ground situate in Sadsbury Township, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan for Stephen A. Devereax, Jr., made by Berger and Hayes Consulting Engineers dated 10/18/96, recorded in Chester County as Plan No. 13769, as follows, to wit:

BEGINNING at a point on the south side of Petka Road a corner of Lot No. 5 as shown on said Plan; thence from said point of beginning along Petka Road on the arc of a circle curving to the right a ratio a of 28S40 feet the arc distance of 217.59 feet to a point a corner of lands n/l of Evan C. Warner; thence along the same south 5 degrees 37 minutes 56 seconds west, 105.95 feet to a point a corner of Lot No. 3; thence along Lot No. 3 south 2 degrees 46 minutes 50 seconds west, 284.26 feet to a point a corner of Lot No. 7; thence along Lot No. 7 south 86 degrees 45 minutes 52 seconds west, 178.25 feet to a point a corner of Lot No. 5; thence along Lot No. 5 the 2 following courses and distances: (1) north 3 degrees 14 minutes 8 seconds east, 238.06 feet to a point; (2) north 14 degrees

0 minutes 54 seconds west, 100 feet to the first mentioned point and place of beginning.

BEING the same premises which Stephen A. Devereux, Jr. and Thi Dam Devereux, husband and wife, by Indenture bearing date 7/30/2003 and recorded 8/8/2003 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 5829 Page 2272 etc., granted and conveyed onto David Carr, Jr. and Jean Carr, husband and wife, in fee.

BEING the same premises which David J. Carr and Jean E. Carr, husband and wife, by Deed dated June 29, 2004 and recorded July 7, 2004 in the Office of the Recorder of Deeds of Chester County, granted and conveyed to Francis M. Trader and Marie E. Trader, husband and wife, recorded in Book 6211 at Page 511.

BEING Lot No. 4 on said Plan.

CONTAINING 1.6100 acres

BEING Parcel Number 37-2-18.10

RESIDENTIAL dwelling

PLAINTIFF: Sadsbury Township

VS

DEFENDANT: **FRANCIS M. TRADER and MARIE E. TRADER**

SALE ADDRESS: 50 Old Mill Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LAMB McERLANE, P.C., 610-430-8000**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-75**

DEBT- **\$4,318,251.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09288 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

TRACT NO. 1:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Cecily Weldon Geyelin, made by Yerkes Engineering Company, Civil Engineers and Surveyors, dated January 14, 1960, as follows, to wit:—

BEGINNING at a point on the center line of Exeter Avenue (50.00 feet wide), at the distance of 236.10 feet measured south 68 degrees 56 minutes west, along said center line from its intersection with the center line of Waterloo Road (50.00 feet wide); thence along the center line of Exeter Avenue, south 68 degrees 56 minutes west, 61.00 feet to a corner; thence along other land of Cecily Weldon Geyelin, of which this was a part, the two following courses and distances, viz: (1) north 21 degrees 04 minutes west, 132.45 feet to a point; and (2) north 51 degrees 48 minutes east, 63.83 feet to a corner of other land of William B. Churchman, 3rd.; thence along the same, south 21 degrees 04 minutes east, 151.25 feet to the first mentioned point and place of beginning.

TRACT NO. 2:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania, as described in accordance with a Survey made by Yerkes Engineering Co., Civil Engineers and Surveyors, dated January 14, 1960, last revised April 19, 1960, as follows, to wit:—

BEGINNING at a point on the title line in the bed of Waterloo Road (50.00 feet wide), said point being at the distance of 207.86 feet measured north 21 degrees 04 minutes west, along the said title line from the point of intersection of the said title line in the bed of Waterloo Road with the title line in the bed of Exeter Avenue; thence extending from said point of beginning and crossing the southwesterly side of Waterloo Road and extending along the land now or late of William B. Churchman, 3rd., south 68 degrees 56 minutes west, 52.46 feet to a point; thence still extending along the land now or late of said William B. Churchman, 3rd., south 51 degrees 48 minutes west, 256.00 feet to a point; thence extending south 21 degrees 04 minutes east, crossing the northwesterly side of Exeter Avenue, 132.45 feet to a point on the title line in the bed of same; thence extending along the said title line, south 68 degrees 56 minutes west, 496.37 feet to a point; thence extending north 22 degrees 55 minutes west, re-crossing the northwesterly side of Exeter Avenue, 395.80 feet to a point in remaining land of Cecily Weldon Geyelin, conveyed to William M. Parkes, et ux; thence extending along the same, the three following courses and distances, viz: (1) north 72 degrees 28 minutes east, 492.85 feet to a point; (2) south 21 degrees 04 minutes east, 202.07 feet to a point; and (3) north 51 degrees 48 minutes east, re-crossing the southwesterly side of said Waterloo Road, 329.63 feet to a point on the title line in the bed of same; thence extending along the said title line, south 21 degrees 04 minutes east, 52.80 feet to the first mentioned point and

PLAINTIFF: Morgan Stanley Private Bank, N.A.

VS

DEFENDANT: **BRUCE P. EARLE and MARGARET H. EARLE**

SALE ADDRESS: 422 S Waterloo Road, Devon, PA

PLAINTIFF ATTORNEY: **REED SMITH, LLP, 215-241-7984**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-75X**

DEBT- **\$4,318, 251.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2013-09288 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

place of beginning.

TOGETHER being known as 422 South Waterloo Road.
BOTH comprising UPI # 55-3-53.1.

TOGETHER with an easement for the full, free liberty and right at all times hereafter, until terminated as hereafter provided of a right of way for telephone and electric wires, one pole and conduits on, over or beneath the surface of adjoining land owned by the Grantor following the route of existing wires and conduits from Exeter Avenue to only the present residence and spring house on the herein granted premises, and the right to go upon such adjoining lands to improve, maintain, repair and replace said wires, pole and conduits; provided that each such right of way shall terminate, when the Grantees, their heirs or assigns or any public service company shall remove such wires, pole or conduits permanently from such adjoining lands; and further provided that any such right of way may be modified or terminated in whole or in part by agreement executed by the then-owners of the herein granted premises and of such adjoining lands. The above mentioned rights of way shall be deemed appurtenant to and shall run with the herein granted premises.

AND TOGETHER WITH any rights the Grantor may now have to easements of the full, free liberty and right at all times hereafter of (1) a right of way for gas pipe beneath the surface of lands of others formerly owned by the Grantor following approximately

the route of the existing gas pipe, which enters from Sugartown (Devon) Avenue crossing such lands of others in the direction of the main residence on the herein granted premises, (2) a right of way for a water pipe beneath the surface of lands of others formerly owned by the Grantor following approximately the route of the existing water pipe, which enters from Waterloo Road crossing such lands of others in the direction of the aforesaid main residence, both of which pipes supply said main residence, and the right to go upon such lands of others as necessary to improve, maintain, repair and replace both of said pipes; provided that such rights of way may be modified or terminated in whole or in part by agreement executed by the then-owners of the affected parts of the herein granted premises and of such lands of others; and further provided that all of the rights granted in this paragraph are granted only to the extent that they or any of them may now be owned by the Grantor, as a quit claim grant. Such rights of way shall be deemed appurtenant to and shall run with the herein granted premises.

BOTH being the same premises which Tinkham Veale, III and Lois B. Veale, husband and wife, by Deed dated April 20, 2006 as recorded April 24, 2006 in the Office of the Recorder of Deeds of Chester County, PA., in Record Book 6823 Page 475 &c., granted and conveyed unto Bruce P. Earle and Margaret H. Earle, husband and wife, in fee.

PLAINTIFF: Morgan Stanley Private Bank, N.A.
VS

DEFENDANT: **BRUCE P. EARLE and MARGARET H. EARLE**

SALE ADDRESS: 422 S Waterloo Road, Devon, PA

PLAINTIFF ATTORNEY: **REED SMITH, LLP, 215-241-7984**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-76**

DEBT- **\$236,303.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2012-03498 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Township of North Coventry,
Chester County, Pennsylvania
BLR# 17-3B-10
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC
VS

DEFENDANT: **CLYDE E. MYERS**

SALE ADDRESS: 777 Fisher Avenue, Pottstown, PA 19465-6945

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-77**

DEBT- **\$275,650.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08016 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Charlestown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks, made by Pennoni Associates, Philadelphia, Pa., dated 2/3/1992, last revised 4/1999 and recorded 12/21/1999 in Plan File No. 15204 as follows, to wit:

TAX I.D. #: 35-3-237

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SHERI L. BALUT**

SALE ADDRESS: 108 Elizabeth Court, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-78**

DEBT- **\$254,171.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2011-12456 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Township of Tredyffrin, Chester
County, Pennsylvania
BLR# 43-10K-259
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank Trust Company Americas as Trustee for Rali 2006QS6
VS

DEFENDANT: **ROSS E. BELBER**

SALE ADDRESS: 59 Oak Knoll Drive, Tredyffrin, PA 19312-1283

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-79**

DEBT- **\$252,136.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-04391 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN message, being Number 128 and lot of land situate on the south side of Miner Street between Walnut and Matlack Streets in the Borough of West Chester, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south line of Miner Street opposite the middle of the partition wall between this and the adjoining message now or late of Francis Harold, on the east; thence southwardly by a line at right angles to said Miner Street and passing through the middle of said partition wall one hundred seventeen feet three inches to the north line of public alley; thence westwardly along the north line of said alley seventeen feet to a point a corner of message and lot now or late of Mrs. Lacey; thence northwardly by the same by a line parallel with the first mentioned line and passing through the middle of the partition wall between this and the said message of Mrs. Lacey, one hundred seventeen feet six inches to the south line of Miner Street aforesaid; thence eastwardly along the south line of said Miner Street, seventeen feet to the place of beginning.

BLR No. 1-9-523

BEING the same premises which Mildred A. Washington, by Indenture dated September 14, 2005 and recorded in Chester County in Record Book 6619, Page 1276, as Document No. 10574994, granted and conveyed unto Mildred A. Washington and Renee Karen Washington, in fee. The said Mildred A. Washington departed this life on November 14, 2008, thereby vesting title to the within described premises in the said Renee Karen Washington.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset-Backed Pass-Through Certificates

VS

DEFENDANT: **RENEE KAREN WASHINGTON, UNITED STATES OF AMERICA**

SALE ADDRESS: 128 E. Miner Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **FEDERMAN & ASSOCIATES, LLC, 215-572-5095**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-80**

DEBT- **\$108,778.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04342 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN lot of land with the dwelling thereon erected, known as No. 239 Washington Avenue, situate on the north side of Washington Avenue, in the 2nd Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Ralph E. Young, R.S. dated 1/11/1947, as follows, to wit:

BEGINNING at a point on the northerly side of Washington Avenue, distant 30 feet from the center line thereof and in line with the center of the party wall between dwellings Nos. 237 and 239 Washington Avenue; thence along the northerly side of Washington Avenue south 82° west, 12.5 feet to a point in line with the center of the party wall and of a covered passageway between dwellings Nos. 239 and 239 1/2 Washington Avenue; thence passing through the center of the said party wall and covered passageway and along lands now or late of Frederick G. Messer north 3° 49' west, 97.9 feet to an iron pipe set in fence line along lands now or

late of Ida Moore; thence along said Moore's lands north 84° 18' east, 12.5 feet to a point, a corner of lands now or late of John B. McAdams; thence along said McAdams' lands and the center of the aforesaid party wall between dwellings known as Nos. 237 and 239 Washington Avenue, south 3° 49' east, 97.4 feet to the place of beginning.

CONTAINING approximately 1,220 square feet of land, be the same more or less.

BEING known as 239 Washington Avenue, Phoenixville, PA 19460

BEING the same premises which Mary A. Moore, by Deed dated 5/25/2005 and recorded 6/1/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6507, Page 55, granted and conveyed unto Mary A. Moore.

PARCEL No.: 15-9-689

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Green Tree Mortgage Loan Trust 2005-HE1
VS

DEFENDANT: **MARY A. MOORE**

SALE ADDRESS: 239 Washington Avenue, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-81**

DEBT- **\$751,271.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-03793 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-5D-28
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **THOMAS SHOWERS a/k/a THOMAS SHOWERS and JENNIFER SHOWERS**

SALE ADDRESS: 1646 Stephens Drive, Wayne, PA 19087-1023

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-82**

DEBT- **\$250,620.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08046 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the West Brandywine Township,
Chester County, Pennsylvania
BLR# 29-6-59.60
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A..

VS

DEFENDANT: **OSWALD FELICIANO**

SALE ADDRESS: 10 Ashley Court, West Brandywine, PA 19320-1350

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

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CAROLYN B. WELSH, SHERIFF