

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, March 19, 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 19th day of March, 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, MARCH 19, 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, APRIL 20, 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: **15-3-151**

\$958,618.49

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07677 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY SITUATE in Tredyffrin Township, Chester
County, Pennsylvania
UPI# 43-4-37
Improvements thereon: Residential Dwelling

PLAINTIFF: Hudson City Savings Bank FSB
VS

DEFENDANT: **PATRICK McFADDEN a/k/a P. McFADDEN and SHEILA A. McFADDEN a/k/a S.A. McFADDEN a/k/a S. McFADDEN**

SALE ADDRESS: 1535 Yellow Springs Road, Malvern, PA 19355-9750

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: **15-3-152**

DEBT- **\$526,168.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-02104 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY SITUATE in Township of East Brandywine,
Chester County, Pennsylvania
BLR# 30-5-122.2A
Improvements thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **BRIAN MCDAID**

SALE ADDRESS: 2014 Bondsville Road, Downingtown, PA 19335-1122

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: **15-3-153**

DEBT- **\$422,575.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-12529 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY SITUATE in Township of Franklin, Chester
County, Pennsylvania
UPI# 72-7-37
Improvements thereon: Residential Dwelling

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

DEFENDANT: **MARY V. McVEIGH**

SALE ADDRESS: 3250 Appleton Road, Landenberg, PA 19350-1243

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: **15-3-154**

DEBT- **\$336,867.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07899 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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PROPERTY SITUATE in Township of East Marlborough.
TAX PARCEL #61-5-48
Improvements : A residential dwelling.

PLAINTIFF: Green Tree Servicing LLC
VS

DEFENDANT: **SHIRLEY HICKMAN**

SALE ADDRESS: 96 Violet Drive, East Marlborough, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-155**

DEBT- **\$126,496.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06754 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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PROPERTY SITUATE in Wallace Township, Chester
County, Pennsylvania
BLR# 31-2-21.1A
Improvements thereon: Residential Dwelling.

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.
VS

DEFENDANT: **DIANE T. CLEMENT and WALTON CLEMENT, III**

SALE ADDRESS: 10 Lowell Lane, Glenmoore, PA 19343-1821

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, 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: **15-3-156**

DEBT- **\$338,514.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04497 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan for Stephen A. Devereus, 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. 4 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 radius of 2840 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.p6 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 Lot No. 4 on said Plan.

Being UPI No. 37-2-18.10

Title to said premises vested in Francis M. Trader and Marie E. Trader, as Tenants by the Entirety by Deed from David J. Carr, Jr. and Jean E. Carr dated 06/29/2004 and recorded 07/07/2004 in the Chester County Recorder of Deeds in Book 6211, Page 511.

PLAINTIFF: Capital One, N.A.

VS

DEFENDANT: **Francis M. Trader a/k/a Francis Trader and Marie E. Trader a/k/a Marie Trader**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-157**

DEBT- **\$119,366.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-13028 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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PROPERTY SITUATE in West Brandywine Township,
Chester County, Pennsylvania
BLR# 29-7-140
Improvements thereon: Residential Dwelling.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JERRY V. MEAD and JERRY K. MEAD**

SALE ADDRESS: 1325 Manor Road, Coatesville, PA 19320-1303

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, 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: **15-3-158**

DEBT- **\$173,233.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06750 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

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ALL THAT CERTAIN lot of land situate in 1st Ward of the
Borough of Phoenixville, Chester County, Pennsylvania
TAX PARCEL No.: 15-9-319

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc.
Trust 2006-HE1, Mortgage Pass-Through Certificates, series 2006-HE1

VS

DEFENDANT: **KATRINA L. QUAY and RONALD C. QUAY**

SALE ADDRESS: 233 Church Street, Phoenixville, PA 19460

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: **15-3-159**

DEBT- **\$244,328.59**

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

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Property situate in the Valley Township, Chester County,
Pennsylvania
BLR# 38-2Q-34, 38-2Q-33, 38-2Q-32
Improvements thereon: Residential Dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LILLIAN R. KETT**

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

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: **15-3-160**

DEBT- **\$475,104.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05990 DIRECTED TO CAROLYN 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 East Bradford Township, Chester
County, Pennsylvania
BLR# 51-4-6.1
Improvements thereon Residential Dwelling

PLAINTIFF: Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A., as Trustee for Morgan Stanley Mortgage Loan Trust 2005-6Ar
VS

DEFENDANT: **RACHEL L. TENNYSON a/k/a RACHEL TENNYSON a/k/a RACHEL L TENNYSON
a/k/a RACHEL L. THATCHER**

SALE ADDRESS: 850 Skelp Level Road, West Chester, PA 19380-1923

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: **15-3-161**

\$251,545.74

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07392 DIRECTED TO CAROLYN 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 the West Goshen Township, Chester
County, Pennsylvania
BLR# 52-5M-46
Improvements thereon: Residential Dwelling

PLAINTIFF: Loandepot.Com, LLC

VS

DEFENDANT: **MARY C. GAROFALO**

SALE ADDRESS: 808 Steward Lane, West Chester, PA 19382-5255

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: **15-3-162**

DEBT- **\$208,154.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05551 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Property situate in the City of Coatesville
TAX PARCEL #29-7-155.53
Improvements: A residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **LENA MARIA McKIM and JOSEPH P. McKIM a/k/a JOSEPH PAUL McKIM**

SALE ADDRESS: 110 North Hawthorne Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KLM 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: **15-3-163**

DEBT- **\$127,335.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00985 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT ACERTAIN Messuage and Lot of Land with the dwelling thereon erected, situate in the Third Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, being known as 133 Lincoln Avenue, bounded and described according to a survey made by Earl R. Ewing, R.S. no. 6015, under date of July 2, 1947 as follows o wit:

BEGINNING at a point in the easterly side of Lincoln Avenue (50 feet wide) being 17.31 feet northerly from the northerly side of Walnut Street (37 feet wide) and opposite the division wall between no. 133 and no.135 Lincoln Avenue; thence along the easterly side of Lincoln Avenue, north 01 degree 55 minutes west 20.70 feet to a point; thence along other lands now or late of Seymour B. Pierce, along the southerly face of a building north 88 degrees 05 minutes east 51.17 feet to an iron pipe in line of land now or late of Alexander Razci; thence along these lands, south 01 degree 55 min-

utes east 20.70 feet to an iron pipe, a corner of other lands now or late of Seymour B. Pierce; thence along these lands and through the above-mentioned partition wall, south 88 degrees 05 minutes west 51.17 feet to the place of beginning.

CONTAINING L.059.22 square feet of land, be the same more of less.

BEING UPI NUMBER 15-9-472

BLR NO.: 15-9-472

BEING KNOWN AS: 133 Lincoln Avenue, Phoenixville, PA 19460-3526

BEING THE SAME PREMISES which Betty R.

Mashman, by deed dated May 10, 1996 and recorded May 14, 1996 in and for Chester County, Pennsylvania in Deed Book volume 4031, Page 1650, granted and conveyed unto Richard Brian Mashman.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RICHARD BRIAN MASHMAN a/k/a RICHARD B. MASHMAN**

SALE ADDRESS: 133 Lincoln Avenue, Phoenixville, PA 19460-3526

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: **15-3-164**

DEBT- **\$202,608.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2011-13918 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the stone and brick dwelling thereon erected situate on the north side of and known as No. 473 Emmett Street, in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Win, Magarity, Jr., CE., 6/7/1930. As follows:

BEGINNING at a point on the north side of Emmett Street (laid out 50 feet wide); said point being 50 feet distant from Fairview Street (laid out 50 feet wide); thence along the north side of Emmett Street north 84 degrees 42 minutes east 25 feet to a point a corner of other land of the grantors; thence along said land and through the partition wall of the adjoining dwelling and the herein conveyed dwelling north 05 degrees 18 minutes west 150 feet to a corner, south 84 degrees 42 minutes west 25 feet to a point a corner of land of John Shoemaker, thence along the latter land south 05

degrees 18 minutes east 160 feet to the place of beginning.

SUBJECT, however, to the creation of a 10 feet wide alley or right of way at the rear or the above described premise said alley to be forever kept open for the ingress and egress of the occupants and the adjoining property owners and tenants and to be maintained jointly by the occupants and adjoining owners.

BEING UPI NUMBER 15-5-95

BEING KNOWN AS: B473 Emmett Street, Phoenixville, PA 19460-3020

BEING THE SAME PREMISES which Daniel J. Fenyus and Kathleen J. Fenyus, by deed dated March 1, 2007 and recorded March 7, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7100, Page 553, granted and conveyed unto Sonja L. Williams and Dewayne C. Williams, wife and husband.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DEWAYNE C. WILLIAMS**

SALE ADDRESS: 473 Emmett Street, Phoenixville, PA 19460-3020

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: **15-3-165**

DEBT- **\$248,825.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11424 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY SITUATE in Uwchlan Township, Chester
County, PA
BLR# 33-4P-76
Improvements thereon: Residential Dwelling.

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

DEFENDANT: **SCOTT H. DERHAM a/k/a SCOTT DERHAM and DONNA J. DERHAM**

SALE ADDRESS: 456 Cheshire Drive, Downingtown, PA 19335-1752

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: **15-3-166**

DEBT- **\$166.304.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06627 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY SITUATE in Downingtown Borough, Chester
County, Pennsylvania
UPI# 11-7-32.8
Improvements thereon: Residential Dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **JAMES E. GOBBER and JENNIFER M. GOBBER**

SALE ADDRESS: 355 Mary Street, Downingtown, PA 19335-2517

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: **15-3-167**

DEBT- **\$265,581.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06659 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the building and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of West Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan for Richard G. Kelly & Son, "Village of Shannon", made by C.D. Houtman and Son, Civil Engineers, Media, PA, dated 4/6/1988, revised September 1988 and recorded 12/20/1988 in Plan File #8865-8875, as follows, to wit:

BEGINNING at a point on the northerly side of Longford Road (easterly leg), said point being a corner of Lot #256; thence extending from said beginning point along Longford Road on the arc of a circle curving to the left, having a radius of 175 feet the arc distance of 20.04 feet to a point a corner of Lot #254; thence extending along same north 30 degrees, 28 minutes east, crossing a Driveway Easement, 207.69 feet to a point in line of Lot #177; thence extending along same and also along Lot #176, south 24 degrees, 31 minutes east, 24.42 feet to a point a corner of Lot #256;

thence extending along same, south 30 degrees, 28 minutes west recrossing aforesaid Easement, 192.53 feet to the first mentioned point and place of beginning.

Being Lot #255. as shown on said Plan.

Together with the free and common use, right, liberty and privilege of a certain driveway, across the real as shown on the above described premises as and for a driveway, passageway, at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon entitled to the use thereof, subject, however to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter, forever.

Title to said Premises vested in Philip S. Cellini and Diane M. Cellini his wife by Deed from Chester County Mall, Inc. dated 08/12/1994 and recorded 08/17/1994 in the Chester County Recorder of Deeds in Book 9797, Page 2383

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA3, by First Horizon Homes, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the trustee under the pooling and servicing agreement

VS

DEFENDANT: **PHILIP S. CELLINI and DIANE M. CELLINI**

SALE ADDRESS: 160 Longwood Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-168**

DEBT- **\$248,304.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06575 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Brandywine Greene for Creagh Knoll Associates, made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, PA, May 16, 1977 as follows to wit.

BEGINNING at a point on the northeasterly side of New Hampshire Lane, said point being measured the (2) following course and distances from a point of curve on the southeasterly side of Creagh Knoll Lane; (1) along the arc of a circle curving to the left, having a radius of 25 feet, the arc distance of 41.53 feet to a point of tangent; and (2) south 88 degrees, 45 minutes east. 45.00 feet to a point of beginning; thence from said beginning point and extending along Lot No.35 as shown on said Plan, north 1 degree,

15 minutes east, 120 feet to a point in line of lands designated as Open Space; thence extending south 1 degree, 45 minutes east, 52.50 feet to a point, a corner of Lot No. 37; thence extending south 1 degree, 15 minutes west, 120 feet to a point on the northeasterly side of New Hampshire Lane aforesaid; thence extending along the side of same, north 88 degrees, 45 minutes west 52.50 feet to the first mentioned point and place of beginning.

Being Lot No 36 on said Plan.\

Parcel #50-6A-44

BEING THE SAME PREMISES which Glenn Gerber and Denise P. Gerber, by Deed dated June 25, 2009 and recorded in the Chester County Recorder of Deeds Office on July 7, 2009 in Deed Book 7715, Page 646, granted and conveyed unto Jaimie N. Blankley.

PLAINTIFF: JPMorgn Chase Bank, National Association
VS

DEFENDANT: **JAIMIE N. BLANKLEY**

SALE ADDRESS: 105 New Hampshire Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-9980**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-3-169**

DEBT- **\$175,176.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05669 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements, thereon erected, hereditaments and appurtenances situate in the Township of West Caln., County of Chester, and State of Pennsylvania, described according to final plan of lots of Albert A. and Anna Smith, by Howard H. Ranck, New Holland, Pennsylvania, dated January 4, 1974, bounded and described as Follows:

Beginning at the southeast corner, a point in Township Road leading from Compass to Martins Corner and being a corner between lands now or formerly of Albert and Anna F. Smith and David C. and Lydia Lapp; thence extending along the said road, south 87 degrees, 86 minutes west, 190.00 feet to a point in the road; thence by Tract 2A, property of now or formerly of Albert and Anna S. Smith, north 07 degrees, 02 minutes west 738.30 feet to an iron pin; thence by land now or formerly of David C. and Lydia Lapp, south 88 degrees, 07 minutes east, 190.00 feet to an iron pin; thence by land of the same, south 07 degrees, 27 minutes east, 223.50 feet to the place of beginning.

Containing 1 acre, be the same more or less.

Title to said premises vested in Lydia B. Shelton, formerly known as Lydia Bacon by Deed from Tammy Shelton dated 02/19/2005 and recorded 02/28/2005 in the Chester County Recorder of Deeds in Deeds in Book 6421, Page 1103.

PLAINTIFF: NationsCredit Financial Services Corporation
VS

DEFENDANT: **LYDIA B. SHELTON f/k/a LYDIA BACON**

SALE ADDRESS: 113 Leary Road, West Caln Township, PA 19344

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: **15-3-170**

DEBT- **\$441,687.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07641 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY SITUATE in Upper Uwchlan Township,
Chester County, Pennsylvania
BLR# 32-3Q-319
Improvements thereon: Residential Dwelling

PLAINTIFF: Pennymac Holdings, LLC

VS

DEFENDANT: **JOSEPH T. PICCOLI and MARGARET MARY PICCOLI**

SALE ADDRESS: 405 Carpenters Cove Lane, Downingtown, PA 19335-4540

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: **15-3-171**

\$257,294.29

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

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

CONTAINING 1.153 acres of land more or less.

BEING Lot #5 as shown on said Plan.

BEING UPI #71-3-14.5

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

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **MICHAEL P. MCGARVEY, JR., and VIRGINIA MCGARVEY**

SALE ADDRESS: 711 Sagnaw Road, Oxford, PA 19363

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: **15-3-172**

DEBT- **\$237,680.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02348 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Phoenixville
TAX Parcel #15-05-0536 & 15-05-0537
IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **JEANNETTE ZACARIAS and NATANEAL N. ZACARIAS a/k/a NATANAEL N. ZACARIAS**

SALE ADDRESS: 111 Dayton Street, 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: **15-3-173**

DEBT- **\$85,473.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-01454 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in 5th Ward of the
City of Coatesville, Chester County, Pennsylvania
TAX Parcel No.: 16-2-171

PLAINTIFF: The Bank of New York Mellon Trust Company, NA, as Indenture Trustee for the IMC Home Equity Loan Owner Trust 1998-7

VS

DEFENDANT: **MONIQUE ARTIS**

SALE ADDRESS: 638 Coates Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-174**

DEBT- **\$251,390.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05872 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-8F-129
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee, Successor in Interest to Bank One, National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp. Csfbmortgage-Backed Pass-Through Certificates, Series 2002-26

VS

DEFENDANT: **PHILIP E. SITHOLE**

SALE ADDRESS: 2302 Winterbridge Lane, West Chester, PA 19382-6658

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: **15-3-175**

DEBT- **\$4,701.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012--9826 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania being known and designated as Lot 1.

TAX Parcel No. 67-4-88

DOCKET No. 12-09826

PLAINTIFF: Westtown Township

VS

DEFENDANT: **MARK V. CIARROCCHI and UNITED STATES OF AMERICA**

SALE ADDRESS: 911 S. Concord Road, Westtown Township, Pennsylvania 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-176**

DEBT- **\$1,483.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-14423 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CERTAIN lots of land designated as
Lots No 78 & 79 on a tract of land called "Meadowbrook Addition
No. 1" of Chester County, Pennsylvania.
TAX Parcel No. 38-2Q-27

PLAINTIFF: Township of Valley

VS

DEFENDANT: **SHAUN L. RUTHERFORD and UNITED STATES OF AMERICA**

SALE ADDRESS: 974 W. Chestnut Street a/k/a 900 W. Chestnut Street, Coatesville, Pennsylvania

19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-177**

DEBT- **\$1,684.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-14422 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE CERTAIN lots of land designated as Lots
Nos. 76 and 77 on a plan of Lots known as "Meadowbrook
Addition No. 1" recorded in the Office of the Recorder of Deeds of
Chester County, PA.
TAX Parcel No. 38-2Q-25

PLAINTIFF: Township of Valley
VS

DEFENDANT: **SHAUN L. RUTHERFORD and UNITED STATES OF AMERICA**

SALE ADDRESS: 992 W. Chestnut Street a/k/a 944 W. Chestnut Street, Coatesville, Pennsylvania
19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-178**

DEBT- **\$2,075.22**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07317 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land situate in the Township of East Fallowfield, County of Chester, and State of Pennsylvania.

TAX Parcel No. 47-6-39.20

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **DANA NICOLE ARCARO and UNITED STATES OF AMERICA**

SALE ADDRESS: 385 Trotters Way, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-179**

DEBT- **\$83,164.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04255 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the south side of Elm or 3rd Avenue in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

TAX I.D. #: 08-05-0293

PLAINTIFF: EverBank

VS

DEFENDANT: **JENNIFER HATTON**

SALE ADDRESS: 414 West 3rd Street, Parkesburg, Pennsylvania 19365

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-180**

DEBT- **\$426,846.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00024 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Plan of Ashbridge, made by Henry S. Conrey, Inc., Paoli, PA, dated 5/1/1978, last revised 8/6/1980, as follows, to wit:
TAX I.D. #: 33-07A-0098

PLAINTIFF: Everbank

VS

DEFENDANT: **JOHN P. CANTERINO and PATRICIA A. CANTERINO**

SALE ADDRESS: 407 Santillo Way, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-182**

\$177,966,04

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09405 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Borough of
Parkesburg, Chester County, Pennsylvania
TAX Parcel No.: 08-05-0150

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2007-1

VS

DEFENDANT: **RHONDA ZEIDERS and RICHARD ZEIDERS**

SALE ADDRESS: 515 West 2nd Avenue, Parkesburg, PA 19365

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: **15-3-183**

DEBT- **\$202,415.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04190 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Grove Borough, Chester
County, Pennsylvania
BLR# 5-4-527
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Normandy Mortgage Loan Trust, Series 2013-18

VS

DEFENDANT: **CATHERINE PELKEY and WENDEL L. ROCHESTER, JR.**

SALE ADDRESS: 4 Townview Drive, a/k/a 4 Townview Drive, #4, West Grove, PA 19390-1309

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: **15-3-184**

DEBT- **\$555,772.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12064 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of Kennett, Chester
County, Pennsylvania
BLR# 62-4-745
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID J. CRANSTON**

SALE ADDRESS: 203 Blue Spruce Drive, Kennett Square, PA 19348-4108

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: **15-3-185**

DEBT- **\$239,112.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05872 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of West Caln
TAX Parcel #28-7-15.2
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ANTHONY SANDOR**

SALE ADDRESS: 102 Dutchmans Lane, 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: **15-3-186**

DEBT- **\$164,086.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08788 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Pikeland Township, Chester
County, Pennsylvania
BLR# 34-4P-48
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **DOUGLAS B. WALKER**

SALE ADDRESS: 1424 Hark-A-Way Road, a/k/a 1424 Hark-A-Way Road #A, Chester Springs, PA
19425-2300

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: **15-3-187**

DEBT- **\$221,040.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07112 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Valley Township, Chester County,
Pennsylvania
BLR# 38-2-315
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DEBRA D. ELLZY**

SALE ADDRESS: 41 Kimberly Circle, Coatesville, PA 19320-5907

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: **15-3-188**

DEBT- **\$778,086.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00956 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Upper Uwchlan Township,
Chester County, Pennsylvania
BLR# 32-1-56
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: J.P. Morgan Mortgage Loan Trust 2007-A3, Mortgage Pass-Through Certificates, U.S. Bank National Association, as Trustee, by PHH Mortgage as Servicer with delegated authority under the transaction documents

VS

DEFENDANT: **JACQUES E. HASBANI and RIMA HASBANI**

SALE ADDRESS: 653 Collingwood Terrace, Glenmoore, PA 19343-9599

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: **15-3-189**

DEBT- **\$113,587.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09949 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Tredyffrin
TAX Parcel #53-5-672/43-5-672
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon, F/K/A The Bank of New York, as Successor-in-Interest to JPMorgan Chase Bank, N.A., F/K/A JPMorgan Chase Bank as Trustee for Bear Stearns Asset Backed Securities Trust 2003-SD1, Asset-Backed Certificates, Series 2003-SD1

VS

DEFENDANT: **JEANNE C. SOMMER**

SALE ADDRESS: 1027 Valley Forge Road, Unit #527 a/k/a 527 Old Forge Crossing, Devon, PA 19333

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: **15-3-190**

DEBT- **\$300,904.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-11304 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Bradford Township, Chester
County, Pennsylvania
BLR# 50-5A-416
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-2 Trust, Home Equity Asset-Backed Certificates, Series 2005-2

VS

DEFENDANT: **RONALD KNIGHT a/k/a RONALD E. KNIGHT & TRICIA A. KNIGHT**

SALE ADDRESS: 1719 Julie Drive, Downingtown, PA 19335-3580

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, 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: **15-3-191**

DEBT- **\$391,237.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05329 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Caln Township
TAX Parcel #28-4-55.17
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2004-12

VS

DEFENDANT: **CARLETTE S. MILLER**

SALE ADDRESS: 115 Jacobs Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-192**

\$1,086,131.49

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10411 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Chester County, Pennsylvania
UPI #55-4E-79
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank Trust Company Americas as Trustee for Rali 2006QS8
VS

DEFENDANT: **H. CRAIG RAPPAPORT and MINDY SIMPSON-RAPPAPORT a/k/a MINDY SIMPSON RAPPAPORT**

SALE ADDRESS: 2050 Saint Andrews Drive, Berwyn, PA 19312-1990

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: **15-3-193**

DEBT- **\$339,734.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08970 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate, southeasterly of Little Elk Creek Road (T-315) in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors, Inc., Oxford, PA and being Lot 63 as shown on Plan Number 9875B, Sheet 1, dated December 2, 1998, last revised November 1, 1999 and described as follows:

BEGINNING at a point in the title line of Little Elk Creek Road marking the northwesterly corner of this and a northeasterly corner of Lot 7 as shown on the aforementioned plan; thence by said title line the following two courses and distances:
NORTH 54 degrees 23 minutes 46 seconds east, 9.51 feet to a point marking a corner of this; thence
NORTH 58 degrees 03 minutes 46 seconds east, 75.50 feet to a point marking the northeasterly corner of this and a corner of Lot 64 as shown on the aforementioned plan; thence leaving said title line and by said Lot 64 the following two courses and distance:
SOUTH 31 degrees 56 minutes 14 seconds east, crossing over an iron pin set 25.00 feet from the beginning of this course for a total

distance of 325.00 feet to an iron pin set for the southeasterly corner of this; thence

SOUTH 58 degrees 03 minutes 46 seconds west 258.20 feet to an iron pin set for the southwesterly corner of this, a southeasterly corner of the aforementioned Lot 7, and a northeasterly corner of Lot 8 as shown on the aforementioned Plan; thence by said Lot 7 NORTH 03 degrees 50 minutes 12 seconds west, crossing over a concrete monument to be set 29.40 feet from the end of this course, for a total distance of 367.74 feet to the point and place of beginning.

CONTAINING 1.279 acres more or less

BEING Lot 63 on said Plan

BEING the same premises which Robert E. Poole, III an unmarried individual, by Deed dated June 22, 2007 and recorded on June 29, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7200 Page 168, granted and conveyed unto John E. Fazen and Kathy L. Fazen, husband and wife, as tenants by the entirety, in fee.

PARCEL No. 69-7-23

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JOHN EDWARD FAZEN a/k/a JOHN E. FAZEN and KATHLY L. FAZEN**

SALE ADDRESS: 655 Little Elk Creek Road, 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: **15-3-194**

DEBT- **\$242,838.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01296 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Valley, County of Chester, and State of Pennsylvania, bounded and described according to a Subdivision Plan for Country Club Valley, by Drake & Waddington, Inc., Surveyors, Engineers and Planners, Kennett Square, PA, 9/22/1987, last revised 4/29/1988 and recorded 6/9/1988 as Plan #8284, 8285, 8286 and 8287, as follows, to wit:
TAX I.D. #: 38-2L-3

PLAINTIFF: Weichert Financial Services

VS

DEFENDANT: **TIMOTHY J. SHEARN and JODI G. SHEARN**

SALE ADDRESS: 33 Innisbrook Lane, Valley Township, 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: **15-3-195**

DEBT- **\$324,043.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00943 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in West Caln
Township, Chester County, Pennsylvania
TAX Parcel No.: 28-6-40.12

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2006-SD1,
Mortgage Pass-Through Certificates, Series 2006-SD1

VS

DEFENDANT: **BRYAN D. BENDOWSKI and KAREN E. BENDOWSKI**

SALE ADDRESS: 101 Mystic View Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-196**

DEBT- **\$66,954.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07656 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN Lot, being Lot No. 1, Block 2, on a Plan of Lots known as Meadowbrook, together with the improvements located thereon, designated as No. 199 Walnut Street situate in Valley Township, Chester County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point of intersection of the east line of Second Avenue with the south line of Walnut Street; thence from said point of beginning along the said south line of Walnut Street, north eighty-eight degrees fifty-two minutes east, seventy-five (75) feet to a point at the northwest corner of Lot No. 2; thence along the same, south one degree eight minutes east, one hundred fifty-five and five-tenths (155.5) foot to the northeast corner of Lot No. 8; thence along the same, south eighty-seven degrees nineteen minutes west, seventy-five and five hundredths (75.05) feet to a point in the east line of Second Avenue; thence along the same, north one degree

eight minutes west, one hundred fifty-seven and five-tenths (157.5) feet to the place of beginning.

CONTAINING eleven thousand seven hundred and thirty-seven and five-tenths (11,737.5) feet of land, be the same more or less.

BEING UPI #38-2Q-13.1

BEING the same premises which Emil Hines and Else Hines, his wife, and L.K.W. Deininger and Ruth T. Deininger, his wife, by Deed dated April 1, 1968 and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Recorder Book C, Page 365, granted and conveyed unto John F. Ellerbe and Ethel Louise Ellerbe.

AND the said John F. Ellerbe died on May 6, 1984.

TO be sold as the premises of Ethel Louise Ellerbe

IMPROVEMENTS to Property: Single Family Residential Dwelling

PLAINTIFF: Susquehanna Bank Successor to First National Bank of Chester County
VS

DEFENDANT: **ETHEL LOUISE ELLERBE**

SALE ADDRESS: 920 N. Walnut Street (aka 920 Walnut St), Coatesville, Valley Township, Chester County Pennsylvania 19320

PLAINTIFF ATTORNEY: **WILLIAM F. COLBY, JR./KEITH MOONEY, 610-376-6651**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-3-197**

\$178,784.91

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-009008 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Caln, County of Chester and State of Pennsylvania bounded and described according to a final subdivision plan for Belderman Acres made by John D. Stapleton, III, Registered Surveyor Coatesville, PA, dated 7/8/1978 and last revised 6/13/1983 and recorded as Plan No. 4638, as follows, to wit:

BEGINNING at a point on the southeasterly side of a (50.00 feet wide) private right-of-way, a corner of Lot 1 on said Plan; thence from beginning extending along said Lot south 56 degrees 10 minutes 30 seconds east 328.97 feet to a point in line of lands now or late of Hatfield Estate; thence extending along said lands and along lands now or late of Charles H. Thompson, Jr., south 49 degrees 28 minutes 00 seconds west 280.38 feet to a point, a corner of Lot 3 on said Plan; thence extending along said Lot north 56 degrees 10 minutes 30 seconds west 253.36 feet to a point on the southeasterly side of said (50.00 feet wide) private right-of-way; thence extending along same north 33 degrees 49 minutes 30 seconds east 270.00 feet to the first mentioned point and place of beginning.

BEING Lot 2 on said Plan.

TOGETHER with a 1/6 interest as tenants in common with the present and future owners of Lots 1, 2, 3, 4, 5 and 6 and together with an easement and right-of-way for ingress, egress, regress and utility service at all times hereafter, forever in common with the present and future owner and tenants and occupiers of Lots 1, 2, 3,

4, 5 and 6 in and to a certain 50.00 feet wide private right-of-way described as follows:

ALL THAT CERTAIN 50.00 feet wide strip of land.

SITUATE in West Caln Township, Chester County, Pennsylvania being shown as a 50.00 feet wide private right-of-way on a final subdivision plan for Beideman Acres dated 7/8/78 and last revised 6/13/83 by John D. Dtapleton, III, Registered Surveyor (recorded as Plan No. 4638 in Chester County) and being more fully described along the sidelines thereof as follows: beginning at a point in the title line in Telegraph Road T-435 existing right-of way 33.00 feet wide at the northeast corner of land of William P. Jameson;

THENCE along the title line in Telegraph Road north 86 degrees 41 minutes 40 seconds east 50.00 feet to the way line of Telegraph Road, partly along the west line of land of Vernon J. Ferguson, Jr. and partly along the west line of Lot 1, south 03 degrees 18 minutes 20 seconds east 516.79 feet to an angle point in the west line of land of Vernon J. Ferguson, Jr. and partly along the west line of Lot 1, south 03 degrees 18 minutes 20 seconds east 516.79 feet to an angle point in the west line of Lot 1; thence along the remainder of Lot 1 and Lot 2 and portion of Lot 3 south 33 degrees 49 minutes 30 seconds west 541.80 feet to the northeast corner of Lot 4; thence along a portion of the north line of Lot 4 being along the southerly terminus of herein described 50.00 feet wide strip, north 56 degrees 10 minutes 30 seconds west 50.00 feet to the southeast corner of Lot 5; thence along the east line of Lot 5

PLAINTIFF: U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ROBERT HOFFMAN**

SALE ADDRESS: 104 Beidiman Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-197X**

DEBT- **\$178,784.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09008 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

and Lot 6 north 33 degrees 49 minutes 30 seconds east 525.00 feet to the northeast corner of Lot 5 being the southeast corner of land of William P. Jameson; thence along the east line of said land of William P. James and crossing the south right-of-way of Telegraph Road north 03 degrees 18 minutes 20 seconds west 500.00 feet to the point of beginning.

SUBJECT to the easement and right-of-way for ingress, egress, regress and utility service at all time hereafter, forever for the present and future owners, tenants and occupiers of Lots 1, 2, 3, 4, 5 and 6 in and to the above described 50.00 feet wide private right-of-way. And also subject to the duty to pay 1/6 of the cost of maintenance of the above described 50.00 feet wide private right-of-way, as mentioned in not 6B on above mentioned plan. Said maintenance shall include, but not limited to maintenance, repair, reconstruction and snow removal.

PREMISES being: 104 Beidiman Drive, Coatesville, PA 19320

BEING the same premises which Joseph E. Toner, III, by Deed dated April 29, 2005 and recorded May 16, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6492 Page 1376, granted and conveyed unto Robert Hoffman, as sole owner.

PARCEL NO. 28-2-84,10F

PLAINTIFF: U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ROBERT HOFFMAN**

SALE ADDRESS: 104 Beidiman Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-198**

DEBT- **\$99,640.98**

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

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

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

SALE ADDRESS: 72 Virginia Avenue, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-199**

DEBT- **\$113,230.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12373 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the mes-
suage thereon erected in the Borough of Honey Brook, County of
Chester, and State of Pennsylvania, marked on the general plan of
the Town Lot No.26, and bounded and described as follows:
TAX I.D. #: 12-2-87

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **WANDA A. PIERSOL and DONALD E. PIERSOL, JR.**

SALE ADDRESS: 715 Maple Street, Borough of Honey Brook, Pennsylvania 19334

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: **15-3-200**

DEBT- **\$78,732.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04010 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of tract of land, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, upon which is erected a dwelling house designated as 66 Pennsylvania Avenue, bounded and described as follows:

BEGINNING at a point in the west curb line of Pennsylvania Avenue, which point is the southeast corner of the tract of land now of late of Ada Hamilton and John Y. Mackey; thence northwardly along the west curb line of said Pennsylvania Avenue a distance of 40 feet; thence extending westwardly between parallel lines of that extent approximately 160 feet to the east side of Pearl Alley.

BOUNDED on the east by Pennsylvania Avenue; on the south by land now or late of Clayton Walker; on the north by remaining land now or late of Hattie A. Woodward and on the west by Pearl Alley.

BEING the same premises which James W. Jones, by indenture bearing date the 18th day of August, A.D. 1983 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, in Deed Book Z 61 Page 305 & C., granted and conveyed unto Roger James Jones, in fee.

BEING Parcel No. 16-6-817.

TITLE to said premises vested in Harold Kyle Woodley by Deed from Roger James Jones dated 03/24/1999 and recorded 03/26/1999 in the Chester County Recorder of Deeds in Book 4532, Page 1041.

PLAINTIFF: Citibank, N.A. as Trustee for CMLTI Asset Trust

VS

DEFENDANT: **HAROLD KYLE WOODLEY**

SALE ADDRESS: 66 Pennsylvania Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-202**

DEBT- **\$196,219.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-09971 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot of land situate in the Village of Berwyn, Township of Easttown, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of Walnut Avenue at a corner of land belonging to Mary A. Wilson; thence leaving Walnut Avenue and by the Wilson Land south 64 degrees 8 minutes west 110.6 feet to an iron pin in a line of land belonging to Annie W. Miller; thence by the same north 24 degrees 43 minutes west, 26.4 feet to a corner of other land belonging to the Grantor; thence by the same and passing through the middle of the division wall dividing the message on the herein described premises from that on the north, north 63 degrees 26 minutes east, 110.05 feet to the middle of Walnut Avenue aforesaid; thence along the middle of the same south 25 degrees 52 minutes east, 27.75 feet to the first mentioned point and place of beginning.

PARCEL No. 55-2L-18

BEING the same premises which Carolyn A. Eaton, by Deed dated May 31, 2006 and recorded in the Chester County Recorder of Deeds Office on June 16, 2006 in Deed Book 6873, Page 337, granted and conveyed unto Ronald Rose and Kim Rose, husband and wife.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Series MLCC 2007-1

VS

DEFENDANT: **RONALD ROSE and KIM ROSE**

SALE ADDRESS: 36 Walnut Avenue, Berwyn, PA 19312

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: **15-3-203**

\$542,412.48

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10517 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of
Tredyffrin, Chester County, Pennsylvania
TAX Parcel No.: 43-09R-0047

PLAINTIFF: Onewest Bank, FSB

VS

DEFENDANT: **JOSEPH LIVEZEY a/k/a JOSEPH LIVEZEY, III a/k/a JOSEPH C. LIVEZEY a/k/a JOSEPH C. LIVEZEY, III**

SALE ADDRESS: 107 Darby Road, Paoli, PA 19301

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: **15-3-204**

DEBT- **\$244,072.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08928 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Property situate in the East Goshen Township, Chester
County, Pennsylvania
BLR # 53-6A-56.I
Improvements thereon: Residential Dwelling.

PLAINTIFF: CitiMortgage, Inc. Successor by Merger with Citifinancial Mortgage Company, Inc.
VS

DEFENDANT: **RICHARD L. JACKSON and DIANE K. JACKSON**

SALE ADDRESS: 1333 East Strasburg Road, West Chester, PA 19380-6254

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: **15-3-205**

DEBT- **\$285,624.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04570 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of land with building and improvements thereon erected, situate in the Township of Newlin, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made by Edgar Daub, Registered Surveyor, dated 7/20/1967, as follows, to wit:

BEGINNING at a spike on the title line in the bed of L.R. 15080 a corner of land now or late of J. Wilson Fox; thence extending from said beginning point measured along the title line in the bed of L.R. 15080 south 62° 48' east, 100 feet to a spike in corner of land now or late of Richard Parker; thence extending along said lands the following two courses and distances: (1) leaving the road and along a right of way (as shown on said Plan), south 3° 6' 11" east, 800 feet to an iron pin; and the (2) south 72° 30' 40" west, 181.45 feet to an iron pin, a corner of lands now or late of J. Wilson Fox, aforesaid; thence extending along aforesaid lands north 2° 36' east, 900 feet to the first mentioned spike and place of beginning.

EXCEPTING and reserving therefrom and thereout the following tract of land:

ALL THAT CERTAIN parcel of land situate in the Township of Newlin, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made by George E. Register, dated 8/1/1974, as follows, to wit:

BEGINNING at an interior point marking the northwesterly corner of this about to be described tract, set in line of land now or late of J. Wilson Fox and the southwesterly corner of other lands now or late of Elwood L. Cumbo, said point of beginning being set

south 2° 36' west, 819.75 feet from an old spike set in the center line of a public road known as Glenhall Road, being L.R. 15080, said spike marking the northwesterly corner of land of J. Wilson Fox and the northwesterly corner of land of Elwood L. Cumbo; thence leaving said point of beginning and by said other lands of Elwood L. Cumbo north 85° 6' 43" east, 167.87 feet to a point marking the northeasterly corner of this and set in line of land now or late of H. Richard Parker; thence by said land of H. Richard Parker the following two courses and distances, to wit: (1) south 3° 6' 10" east, 40 feet to a point; (2) south 72° 30' 40" west, 181.45 feet to a point marking the southwesterly corner of this and set in line of land of said J. Wilson Fox; thence by land of J. Wilson Fox north 2° 36' east, 80.25 feet to a point being the first mentioned point and place of beginning.

ALSO, excepting therefrom and thereout the following tract of land:

ALL THAT CERTAIN lot or ground, situate in the Township of Newlin, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Elwood L. Cumbo, et al made by George E. Register, dated 1/6/1976, as follows, to wit:

BEGINNING at an interior point a corner of remaining lands of grantors herein, said point being measured south 3° 6' 10" east, 620 feet from an old spike in the title line of L.R. 15080 and old spike being a corner of lands now or late of H. Richard Parker and remaining lands of Grantor herein; thence extending from said

PLAINTIFF: Green Tree Servicing, LLC
VS

DEFENDANT: **JESSE H. ULLMAN**

SALE ADDRESS: 406 Brandywine Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, ESQ., 215-942-9690**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-205X**

DEBT- **\$285,624.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04570 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

beginning point south 3° 6' 10" east along land now or late of said H. Richard Parker, 140 feet to an iron pin and same; thence extending south 85° 6' 43" west, 167.87 feet to an iron pin, the corner of lands now or late of J. Wilson Fox; thence extending along Fox's land north 2° 36' east, 135 feet to an iron pin in line of lands of Grantors herein; thence extending along same north 82° 51' 33" east, 154.76 feet to the first mentioned point and place of beginning.

BEING known as 406 Brandywine Drive, West Chester, PA 19382

BEING the same premises which Richard A. White, by Deed dated 4/18/2001 and recorded 5/1/2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4944, Page 1851, granted and conveyed unto Jesse H. Ullman.

PARCEL No.: 49-2-88.2B

IMPROVEMENTS: residential property.

PLAINTIFF: Green Tree Servicing, LLC
VS

DEFENDANT: **JESSE H. ULLMAN**

SALE ADDRESS: 406 Brandywine Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, ESQ., 215-942-9690**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-206**

DEBT- **\$261,658.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05630 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Borough of Downingtown, County of Chester, State of Pennsylvania, bounded and described according to a preliminary/final record plan of property for Shaffer Group, made by G.D. Houtman & Son, Inc., Media, PA, dated 9/6/2003, last revised 1/23/2004 and recorded 8/3/2004 as Plan #17133 as follows, to wit:

TAX I.D. #: 11-8-157.14

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **KRZYSZTOF J. MARKOWSKI and MALGORZATA A. MARKOWSKI**

SALE ADDRESS: 307 William Taft Avenue, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-207**

DEBT- **\$289,139.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05719 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Chester Borough, Chester
County, Pennsylvania
BLR# 1-9-533
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of Arlp Trust 3

VS

DEFENDANT: **SUSAN BRAY-MAGNALL a/k/a SUE MAGNALL**

SALE ADDRESS: 110 South Matlack Street, West Chester, PA 19382-3104

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: **15-3-208**

DEBT- **\$135,703.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2003-04081 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-1P-299
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lasalle Bank National Association as Trustee for Certificateholders of Bear Stearns
Asset Backed Securities, Inc., Series 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**

SALE ADDRESS: 3 Bryan Ave, Malvern, PA 19355-0000

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: **15-3-209**

DEBT- **\$133,995.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01932 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Tredyffrin Township, Chester
County, Pennsylvania
BLR# 43-6A-222
IMPROVEMENTS thereon: condominium unit

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **REBECCA G. LEIGH**

SALE ADDRESS: 22 Drummers Lane, a/k/a 22 Drummers Lane Unit 22, Wayne, PA 19087-1506

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: **15-3-210**

DEBT- **\$1,692.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06793 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, tract or piece of land, situate in the Township of West Bradford, in the County of Chester and State of Pennsylvania.

TAX Parcel No. 50-6-79

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **BRENDAN E. GREENE**

SALE ADDRESS: 1276 Telegraph Road, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-211**

DEBT- **\$1,379.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05571 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of West Bradford, County of Chester, State of Pennsylvania.

TAX Parcel No. 50-9B-6

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **MATTHEW L. DOTSON and ALLISON A. DOTSON**

SALE ADDRESS: 1407 Carriage Lane, West Chester, Pennsylvania 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-212**

DEBT- **\$1,725.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02226 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 50-2J-42

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **THOMAS WALSH and MARIANNE WALSH**

SALE ADDRESS: 1514 Eagle Ridge Drive, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-213**

\$237,482.68

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-00056 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of New London,
Chester County, Pennsylvania
BLR# 71-4-218
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc.
VS
DEFENDANT: **HENRY W. JARUSIK and KATHLEEN M. BRADY**
SALE ADDRESS: 1210 Thunderhill Road, Lincoln University, PA 19352-1110
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: **15-3-214**

DEBT- **\$1,624.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10058 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 50-5A-14

PLAINTIFF: West Bradford Township
VS

DEFENDANT: **MARIANNE SCHILLING**

SALE ADDRESS: 1312 Kerwood Lane, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-215**

DEBT- **\$80,857.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09277 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Coatesville City, Chester County,
Pennsylvania
BLR# 16-2-146
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc., Successor by Merger to Abn Amro Mortgage Group, Inc.

VS

DEFENDANT: **PATRICK HALLAHAN**

SALE ADDRESS: 536 Coates Street, Coatesville, PA 19320-3319

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: **15-3-216**

DEBT- **\$1,644.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00409 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CERTAIN lots of land designated as
Lot Nos. 48 & 49 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, PA in Plan
Book No. 2 Page 73, situated in Valley Township, County of
Chester, Commonwealth of Pennsylvania.
TAX Parcel No. 38-2Q-41

PLAINTIFF: Township of Valley
VS

DEFENDANT: **CRESTLINE INVESTMENTS, L.L.C.**

SALE ADDRESS: 987 W. Lincoln Highway, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-217**

DEBT- **\$1,579.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08115 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land known as part of Lot
Nos. 6 and 7, Section E of Westwood situate in Valley Township,
Chester County, Pennsylvania.
TAX Parcel No. 38-5F-245

PLAINTIFF: Township of Valley

VS

DEFENDANT: **ANSON BROWN**

SALE ADDRESS: 50 S. Park Avenue, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-218**

DEBT- **\$15,402.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05904 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BLR# 53-4A-73

ALL THAT CERTAIN parcel of real property located in the Township of East Goshen, County of Chester, and Commonwealth of Pennsylvania, being House Number 343 as more fully defined and described in (a) that certain Declaration of Covenants and Easements for the Village of Devonshire dated October 18, 1979, made by Grantor and recorded in the Recorder of Deeds Office of Chester County, Pennsylvania in Miscellaneous Book 458 beginning at page 38 (hereinafter the "Village Declaration") and (b) that certain plan of the Village of Devonshire made by Pennoni Associates, Inc., dated August 7, 1979, and recorded in the aforesaid Recorder's Office as Plan Number 2673 (hereinafter the "Village Plan"), together with an undivided 1/112 interest in the Common Area as more fully described in the Village Declaration and the Village Plan (hereinafter called the "Premises").

TOGETHER with the rights, easements and benefits of and

under and subject to the easements, reservations, covenants, conditions and encumbrances of the aforesaid Village Declaration and Village Plan and also of that certain Declaration of Covenants and Easements for Hershey's Mill dated April 24, 1978 made by Grantor herein and recorded in the aforesaid Recorder's Office in Miscellaneous Deed Book 405 beginning at Page 180, as amended (hereinafter the "Hershey's Mill Declaration"), and that certain plan of the property subject to the Hershey's Mill Declaration made by Roger K. Lewis, AIA and Associates dated May 18, 1978 and recorded in the aforesaid Recorder's Office as Plan Number 1832, (hereinafter the "Preliminary Hershey's Mill Plan").

BEING UPI #53-4A-73

BEING the same premises which David C. Killough by Deed dated 10/4/1994 and recorded 10/13/1994 in Chester County in Record Book 3819 Page 2310 conveyed unto Edward W. Gresch, Sr. and Patricia R. Gresch, husband and wife, in fee.

PLAINTIFF: Village of Devonshire Homeowners Association

VS

DEFENDANT: **CHARLES A.J. HALPIN, III, ESQUIRE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF EDWARD G. SHAUD, DECEASED**

SALE ADDRESS: 343 Devon Way, West Chester, PA

PLAINTIFF ATTORNEY: **SAMANTHA D. CISSNE, ESQ., 610-565-4660**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-3-219**

DEBT- **\$1,626.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08782 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the
Township of Caln, Chester County, Pennsylvania.
TAX Parcel No. 39-5A-58

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **MARK T. WHITLOW and UNITED STATES OF AMERICA**

SALE ADDRESS: 443 Bianca Circle, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-220**

DEBT- **\$1,634.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08515 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania.
TAX Parcel No. 47-4-212

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **JOSEPH A. WHITENITE**

SALE ADDRESS: 107 Danbury Drive, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-221**

DEBT- **\$236,739.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-14133 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of Valley, Chester
County, Pennsylvania
BLR# 38-1-221
IMPROVEMENTS thereon: condominium unit

PLAINTIFF: Srmof II 2012-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee

VS

DEFENDANT: **MARK LEWIS a/k/a MARK EDWARD LEWIS and EMILY LUGO a/k/a EMILY LUGO-LEWIS**

SALE ADDRESS: 314 Larose Drive, Coatesville, PA 19320-1628

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: **15-3-223**

DEBT- **\$1,750.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04913 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground together with
the buildings and improvements thereon erected, hereditaments and
appurtenances, situate in the West Bradford Township County of
Chester and State of Pennsylvania.
TAX Parcel No. 50-5A-36

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **JOSEPH C. FRITZ**

SALE ADDRESS: 1309 Decatur Court, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-224**

DEBT- **\$61,770.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11423 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Bradford Township,
Chester County, Pennsylvania
BLR# 50-6A-45
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP
VS
DEFENDANT: **LINDA M. CAMPBELL**
SALE ADDRESS: 1103 New Hampshire Lane, Downingtown, PA 19335-3802
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: **15-3-225**

DEBT- **\$394,296.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03757 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of Easttown, Chester
County, Pennsylvania
UPI# 55-2-73
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROCCO DESIDERIO and PAULA DESIDERIO**

SALE ADDRESS: 330 Abbey Road, Berwyn, PA 19312-1873

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: **15-3-226**

DEBT- **\$290,813.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07657 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Borough of West Chester,
Chester County, Pennsylvania
BLR# 01-09-0534
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of Arlp Trust 2

VS

DEFENDANT: **SUSAN BRAY-MAGNALL a/k/a SUE MAGNALL**

SALE ADDRESS: 112 South Matlack Street, West Chester, PA 19382-3104

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: **15-3-227**

DEBT- **\$900,608.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-08588 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Whiteland Township, Chester
County, Pennsylvania
BLR# 41-2-84.2D
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Rasc 2006-Emx7

VS

DEFENDANT: **JENIFER JARAMILLO and DAVID J. JARAMILLO**

SALE ADDRESS: 503 Anthonys Drive, Exton, PA 19341-2349

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: **15-3-228**

DEBT- **\$309,531.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07232 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of
Schuylkill, Chester County, Pennsylvania
TAX Parcel No.: 27-60-11

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing Agreement dated Mar 1, 2007

VS

DEFENDANT: **DIANNE M. MELVIN & JOHN T. MELVIN, JR.**

SALE ADDRESS: 57 N Spring Ln, Phoenixville, PA 19460

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: **15-3-229**

DEBT- **\$406,894.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-08308 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances, thereon.

SITUATE in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Lots called "Caswallen" Section "A" made for Goshen Wood Development Corp., made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated January 19, 1960 and last revised May 6, 1960 as follows, to wit:
TAX I.D. #: 52-02R-0026

PLAINTIFF: U.S. Bank National Association, as Trustee for the LXS 2006-10N

VS

DEFENDANT: **GEORGE HAGAN a/k/a GEORGE M. HAGAN and CHRISTINE HAGAN**

SALE ADDRESS: 116 Caswallen Drive, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-230**

DEBT- **\$649,093.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-03434 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan and survey thereof made by Thomas G. Colesworthy, County Surveyor, in October 1945 and revised on May 23, 1946, as follows, to wit:
TAX I.D. #: 42-4-340

PLAINTIFF: Wells Fargo Bank, N.A., as certificate trustee (not in its individual capacity but solely as certificate trustee), in trust for registered Holders of VNT Trust Series 2010-2

VS

DEFENDANT: **WALTER LYNN and VIRGINIA D. LYNN**

SALE ADDRESS: 346 North Warren Avenue, 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: **15-3-231**

\$1,669.61

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12042 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situated in Valley
Township, Chester County, Pennsylvania.
TAX Parcel No. 38-2-78

PLAINTIFF: Township of Valley

VS

DEFENDANT: **RODNEY SENTER and MEREDA SENTER**

SALE ADDRESS: 25 Country Club Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-232**

\$1,926.12

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2012-07180 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania.

TAX Parcel No. 38-5C-6

PLAINTIFF: Township of Valley

VS

DEFENDANT: **CRYSTAL G. BROWN**

SALE ADDRESS: 967 W. Main Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-233**

DEBT- **\$1,562.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07155 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece or portion of land situate in
Caln Township, Chester County, Commonwealth of Pennsylvania.
TAX Parcel No. 39-4-535

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **STUART D. ROSS, IV and ASHA N. ROSS**

SALE ADDRESS: 2706 Shelburne Road, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-234**

DEBT- **\$2,465.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07260 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, with the hereditaments and appurtenances, thereon, situate in West Bradford Township, Chester County, Pennsylvania.
TAX Parcel No. 50-2-74.1

PLAINTIFF: West Bradford Township
VS

DEFENDANT: **ADELLA SIMPSON**

SALE ADDRESS: 990 Glenside Road, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-235**

DEBT- **\$247,231.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07593 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in
East Brandywine Township, Chester County, PA
UPI# 30-2-30.16

PLAINTIFF: Wilmington Savings Fund Society, FSB

VS

DEFENDANT: **JOHN R. ANTHONY and BARBARA A. ANTHONY**

SALE ADDRESS: 111 Grandview Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-237**

DEBT- **\$231,368.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07151 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or piece of ground situate in the Township of North Coventry, Chester County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point on the southwest side of Pearl Place at a distance of approximately 405 feet from the southwest corner of Pearl Place and Kilne Place; thence extending from said point south 22 degrees 22 minutes west 300 feet to a point in line of land now or late of Ralph M. Smale, thence extending along said land north 67 degrees 58 minutes west 107.81 feet to a point; thence by land now or late of Philadelphia Electric Company, parallel with and 130 feet distance southeastwardly from, and measured at right angles to the center line of the transmission line right of way of said Philadelphia Electric Company north 11 degrees 30 minutes east 305.48 feet to a point in the southwest side of Pearl Place aforesaid; thence along the same south 67 degrees 36 minutes east 165.40 feet to the point or place of beginning.

BEING Tract No. 1 in plan of property of John W Weidensaul and Dorothy C. Weidensaul, according to a survey made October 27, 1948, said plan being recorded at West Chester in Plan Book.

ALL THAT CERTAIN tract or place of ground situate in the Township of North Coventry, County of Chester, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point on the southwest side of Pearl Place, at the distance of approximately 405 feet westwardly from the southwest corner of Pearl Place and Kline Place; thence extending along the southwest side of Pearl Place aforesaid north 67 degrees 38 minutes west 165.40 feet to a point; thence by land now or late of Philadelphia Electric Company parallel with and 130 feet distant southeastwardly from and measured at right angles to the center line of the transmission line right of way of said Philadelphia Electric Company north 11 degrees 30 minutes east 25.46 feet to a point in the middle of said Pearl Place; thence along the center line of said Pearl Place south 67 minutes degrees 38 minutes east 170 feet more or less to a point in the center line of said Pearl Place; thence south 22 degrees 22 minutes west 25 feet to the point or place of beginning.

UPI No. 17-3G-31

BEING the same premises which Roland C. Faust and Linda C. Faust, by Deed dated November 20, 2009 and recorded in the Chester County Recorder of Deeds Office on December 1, 2009 in Deed Book 7817, Page 2334, granted and conveyed unto Robert J. Kulm and Ericka M. Kulm.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **ROBERT J. KULM and ERICKA M. KULM**

SALE ADDRESS: 266 Pearl Street, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-238**

DEBT- **\$403,822.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-02991 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of "Clocktower Woods" dated 5/5/1986, last revised 11/3/95 and recorded as Chester County Plan #13253, as follows, to wit:
TAX I.D. #: 53-4-479

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ANNE A. DEWESE a/k/a ANNE DEWESE and UNITED STATES OF AMERICA, c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 1723 Towne Road, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-239**

DEBT- **\$24,411.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03404 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

DESCRIPTION prepared in accordance with Sheet 2L,
Subdivision Plan of Chesterbrook made for Greenview Associates,
Tredyffrin Township, Chester County, Pennsylvania.
TAX Parcel No. 43-5-26.3

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **VALLEY FORGE CENTER FOR ADVANCED REPRODUCTIVE TECH., L.P.**

SALE ADDRESS: 965 Chesterbrook Boulevard, Wayne, Pennsylvania 19087

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-240**

DEBT- **\$874,878.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08384 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Goshen Township, Chester
County, Pennsylvania
BLR# 53-4-24.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on Behalf of The Holders of The Cwabs, Inc., Asset-Backed Certificates, Series 2004-1

VS

DEFENDANT: **ANNA M. KYLE and WILLIAM J. KYLE**

SALE ADDRESS: 703 Hemlock Hill Lane, West Chester, PA 19380-5303

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, LLP**

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