

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, February 19, 2015 @ 11 AM

ADDENDUM

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 February, 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, FEBRUARY 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, MARCH 23, 2015 IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

N.B.—TEN PERCENT (10%) OF THE PURCHASE MONEY MUST BE PAID AT THE TIME AND PLACE OF SALE. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK OR MONEY ORDER PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE BY 2PM.

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **12-11-846**

DEBT- **\$1,113.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10-14017 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 15, 2012

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 17, 2012. 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, together with
the improvements thereon erected, situate in the Township of Valley,
County of Chester and State of Pennsylvania.

TAX Parcel No. 38-2-233.1

PROPERTY address: 615 W. Lincoln Highway,
Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township OF
VS

DEFENDANT: **DONNA A. MORRIS**

SALE ADDRESS: 615 Old Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **12-11-857**

DEBT- **\$1,972.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 09-10311 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 15, 2012

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 17, 2012. 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 stone message and improvements thereon erected, situated in the Valle Township, Chester County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the south side of a public road leading from Coatesville to Brandywine Manor, 75 feet and extending back southwardly, 150 feet to land now or late of the Estate of Dr. Jesse Coates, being bounded on the east by lands now or late of Nicholas Kelley, on the west by lands now or late of D. Corcoran, on the south by said land now or late of the Estate of Dr. Jessee Coates and on the north by said public road.

CONTAINING 11,250 square feet of land, be the same more or less.

CHESTER County Tax Parcel Number: 38-3J-18

PLAINTIFF: Of Valley Township

VS

DEFENDANT: **KELLY L. & TAMMY L. BUTLER**

SALE ADDRESS: 1005 Manor Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-2-118**

DEBT- **\$388,530.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-04406 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 24, 2014. 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 ground with the buildings and improvements thereon erected, situate in the Township of East Pikeland, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Earl R. Ewing, Inc. dated December 13, 1977.

PARCEL # 26-2-123

BEGINNING at a point on the title line in the bed of East Seven Stars Road, a corner of land now or late of the East Pikeland School District; thence extending from said beginning point leaving the bed of East Seven Stars Road, crossing northwesterly side thereof, and along land now or late of the East Pikeland School District, land now or late of Scmehl, and land now or late of A.L. Coffman, north forty one degrees, fifty seven minutes east, one thousand two hundred sixty eight and nine-one hundredths feet to a point in the bed of French Creek; thence through the bed of the creek south twelve degrees thirteen minutes east, three hundred twenty one and eighty eight one-hundredths feet to a point south sixty two degrees, nine minutes fifty five seconds west, along lands now or late of Wasler, three hundred forty five and eighty three one-hundredths feet; thence along said lands now or late of Wasler south thirty three degrees, seventeen minutes five seconds east, one hundred ninety and sixty eight one hundredths feet to a point; thence north sixty five degrees; forty eight minutes, fifty seconds east, two hundred eighty five and sixty-two one hundredths feet to a point in the bed of French Creek; thence through the bed of the creek, south twenty one degrees, nineteen minutes east, three hundred forty five and eighty four one-hundredths feet to a point; thence still in the bed of said creek, south nine degrees, nineteen minutes east, two hundred

thirty four feet to a point; thence still in the bed of said creek, south twenty six degrees, forty nine minutes east, three hundred two feet to a point; thence still in the bed of said creek, south forty degrees, forty nine minutes east, one hundred ninety five and ninety five one-hundredths feet to a point, thence leaving the bed of French Creek and extending along land now or late of Kneale, the two following courses and distances: (1) north eighty eight degrees, thirty seven minutes west, three hundred fifty one and twenty two one-hundredths feet to an iron pin; and (2) north eighty degrees, twenty eight minutes west, three hundred thirty one and thirty three one-hundredths feet to an iron pin, a corner of lands now or late of Rose; thence along the lands now or late of Rose the two following courses and distances; (1) north thirty seven degrees twenty eight minutes west, one hundred forty eight and sixty seven one-hundredths feet to an iron pin; and (2) north twenty six degrees, thirty four minutes west, one hundred sixty seven and seventy six one-hundredths feet to an iron pin, a corner of land now or late of Kelly; thence along lands now or late of Kelly, Hogstrom and Hoffman, north seventeen degrees thirty five minutes west, three hundred ninety four and forty six one-hundredths feet to an iron pin, a corner of lands now or late of Hiem; thence along said land the two following courses and distances; (1) north forty eight degrees, nine minutes west, one hundred eighty feet to a point; and (2) south forty one degrees, fifty seven minutes west, and recrossing the northwesterly side of East Seven Stars Rod, four hundred fourteen and sixty eight one-hundredths feet to a point in the title line in the bed thereof; thence along the same north forty seven degrees, forty minutes west, forty feet to the first mentioned point and place of beginning.

PLAINTIFF: U.S. Bank National Association as Trustee for CSMC Mortgage Loan Trust 2006-3
VS

DEFENDANT: **JOHN J. MASSARO**

SALE ADDRESS: 20 Nancy Lane, Phoenixville, Pennsylvania 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-2-129**

DEBT- **\$119,224.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07734 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 24, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PREMISES A – UPI #40-2-505

ALL THAT CERTAIN unit, designated as Unit A-6, being a unit in Woodmont North, a condominium, located at the intersection of Winding Way and Route 113, in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, submitted to the Pennsylvania Uniform Condominium Act, 1980, 68 P.S.A. Sec. 3101 et. seq. as designated in the Declaration of Condominium Ownership of Woodmont North, a condominium. BEING the same premises which Carolyn B. Welsh, Sheriff of Chester County, by Sheriff's Deed dated 1/11/2002, and recorded 3/13/2002, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Book 5225, Page 2379, granted and conveyed unto Gustave C. Meyer, III, in fee.

IMPROVEMENTS consist of a residential condominium unit.

PREMISES B – UPI #40-2-562

ALL THAT CERTAIN unit, designated as Unit C-13, being a unit in Woodmont North, a condominium, located at the intersection of Winding Way and Route 113, in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Ownership Act, 1980, 68 P.S.A. Sec. 3101 et seq as designated in the Declaration of Condominium Ownership of

Woodmont North, a condominium. BEING the same premises which Carolyn B. Welsh, Sheriff of Chester County, by Sheriff's Deed dated 1/21/2002, and recorded 2/11/2002, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Book 5197, Page 440, granted and conveyed unto Gustave C. Meyer, III, in fee.

IMPROVEMENTS consist of a residential condominium unit.

PREMISES C – UPI #40-2-709

ALL THAT CERTAIN unit, designated as Unit H-30, being a unit in Woodmont North, a condominium, located at the intersection of Winding Way and Route 113, in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Ownership Act, 1980, 68 P.S.A. Sec. 3101 et seq as designated in the Declaration of Condominium Ownership of Woodmont North, a condominium. BEING the same premises which Elizabeth Colanero, by Deed dated 10/8/1998, and recorded 10/26/1998, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Book 4442, Page 791, granted and conveyed unto Gustave C. Meyer, III, in fee.

IMPROVEMENTS consist of a residential condominium unit.

PLAINTIFF: Phoenixville Federal Bank & Trust
VS

DEFENDANT: **GUSTAVE C. MEYER, III**

SALE ADDRESS: 100 Winding Way Unit #A-6, 400 Winding Way Unit C-13, and 500 Campbell Drive, Unit H-30, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **KRISTEN WETZEL LADD, ESQ., 610-692-1371**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-2-130**

DEBT- **\$50,307.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2013-07735 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 24, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

UPI #40-2-647

ALL THAT CERTAIN Unit, designated as Unit F-16, being a unit in Woodmont North, a condominium, located at the intersection of Winding Way and Route 113, in the Township of East Caln, County Chester, Commonwealth of Pennsylvania, submitted to the Pennsylvania Uniform Condominium Act, 1980, 68, P.S.A., Sec. 3101, et seq., as designated in the Declaration of Condominium Ownership of Woodmont North, a condominium. BEING the same premises which Patricia A Calderoni, Edward J. Calderoni and Dorothy J. Calderone, Executrix of the Estate of Jack R. Calderone, by Deed dated 6/18/2004, and recorded 6/29/2004, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Book 6204, Page 995, granted and conveyed unto Gustave C. Meyer, III, in fee. Improvements consist of a residential condominium unit.

PLAINTIFF: Phoenixville Federal Bank & Trust
VS

DEFENDANT: **GUSTAVE C. MEYER, III**

SALE ADDRESS: 300 Campbell Drive, Unit F-16, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **KRISTEN WETZEL LADD, ESQ., 610-692-1371**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-4-350**

DEBT- **\$5,275.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05316 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 17, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 19, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece, parcel of land together with the dwelling house, garage and trailer erected thereon, being Lot 1 as shown on Plan of Ziegler's Lots in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania.
TAX Parcel No.13-5-1

PLAINTIFF: Municipal Authority of Borough of Elverson
VS

DEFENDANT: **CHARLES H. ZIEGLER**

SALE ADDRESS: 21 S. Brick Lane, Elverson, Pennsylvania 19520

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-4-353**

DEBT- **\$1,667,976,79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00773 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 17, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 19, 2014. 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 Franklin, Chester County, Pennsylvania, bounded and described according to a Final Major Subdivision Plan of the Strawberry property made by Hillcrest Associates Inc., dated July 30, 1997, last revised November 17, 1998 and recorded in Plan No. 14423, as supplemented by Plan Sheets IB, IC and ID filed on March 15, 1999 as Plan #14849, as follows to wit:

BEGINNING at a point on the easterly right of way line of Strawbridge Lane (now known as Fairview Lane) (50 feet wide private right of way), said point being the northwesterly corner of Lot 5; thence by said right of way line, by the arc of a circle curving to the left having radius of 50.00 feet an arc length of 135.81 feet, with a chord of north 32 degrees 42 minutes 39 seconds west, 97.75 feet to a point and corner of Lot 3 in the center of a 20 feet wide utility easement; thence by Lot 3 and partly by the center of said easement, the following 3 courses and distances: (1) north 20 degrees 31 minutes 28 seconds west, 521.14 feet to a point; (2) north 47 degrees 44 minutes 35 seconds west, 352.04 feet to a point; (3) north 15 degrees 57 minutes 57 seconds west, 654.68 feet to a point in line of lands of the Brothers Riding Subdivision; thence by said land and by the northerly side of a 10 feet wide utility easement, south 76 degrees 06 minutes 58 seconds east, 810.26 feet to a point and cor-

ner of Lot 10; thence partly by Lots 10 through 6 and by the easterly side of a 10 feet wide utility easement the 4 following courses and distances: (1) south 14 degrees 59 minutes 59 seconds west, 494.44 feet to a point; (2) south 03 degrees 24 minutes 03 seconds east, 150.26 feet to a point; (3) south 35 degrees 02 minutes 23 seconds east, 302.14 feet to a point; (4) south 77 degrees 08 minutes 41 seconds east, 131.01 feet to a point and corner of Lot 5, thence by Lot 5 and by the center of a 20 feet wide utility easement the following 2 courses and distances; (1) south 12 degrees 51 minutes 19 seconds west, 294.97 feet to a point; (2) south 77 degrees 29 minutes 39 seconds west, 232.44 feet to the first mentioned point and place of beginning.

BEING Lot 4 on said Plan.

CONTAINING 13.700 acres more or less.

PARCEL #72-07-0004.040

UPI #72-7-4.4

BEING the same premises which Charles L. Wilkinson and Ellen E. Wilkinson, husband and wife by Indenture dated 11/16/2000 and recorded 12/7/2000 in Chester County in Record Book 4863, Page 35 granted and conveyed unto James R. Brown, Sr. and Elisa E. Brown, husband and wife, as tenants by the entireties.

PLAINTIFF: First Priority Bank

VS

DEFENDANT: **JAMES R. BROWN & ELISA E. BROWN, H/W**

SALE ADDRESS: 102 Fairview Lane, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **KERRY S. SCHUMAN, ESQ., 215-635-7200**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-6-487**

DEBT- **\$184,755.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-13553 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, JUNE 19, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 21, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground in Parkesburg Borough, County of Chester, Commonwealth of Pennsylvania being known as Lot 3 shown on a plan for Chesmoi Estate, a/k/a Towns Edge, prepared by Berger & Hayes, Inc. dated May 6, 1978 drawing no. 3380-87 recorded in Office of Recorder of Deeds in and for Chester County in Subdivision Plan File 8682 through 8689, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern right of way line of Sixth Avenue, said point being the southeast corner of Lot 2.

THENCE extending along north [] degrees 29 minutes west a distance 139.00 feet to a point in line of lands now or late of Madeline J. Swyerski;

THENCE extending along land now or late of Madeline J. Swyerski and Charles H. Dale, north 78 degrees 31 minutes east a

distance of 107.92 feet to a point, said point being a corner of Lot 4; THENCE extending along Lot 4 south 11 degrees 29 minutes east 139.00 feet to a point on the northern right of way of Sixth Avenue south 78 degrees 31 minutes west a distance of 107.92 feet to a point; said point being the place of beginning.

CONTAINING 15,000 square feet more or less.

BEING UPI Number 8-5-324.9C

BLR: 8-5-324.9C

BEING KNOWN AS: 809 West 6th Avenue, Parkesburg, PA 19365-1300.

BEING the same premises which Donna M. Smaltz and Joseph M. Smaltz, by deed dated August 2, 2004 and recorded August 9, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6244, page 1887 granted and conveyed unto Russell E. Widger, Jr. and Donna M. Pearson.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **RUSSELL E. WIDGER, JR. & DONNA M. PEARSON**

SALE ADDRESS: 809 West 6th Avenue, Parkesburg, PA 19365-1300

PLAINTIFF ATTORNEY: **ZUCKER, GOLDSBERG & 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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-6-495**

DEBT- **\$157,102.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2013-12489 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, JUNE 19, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 21, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Schuylkill Township, Chester
County, Pennsylvania
BLR# 27-6B-34
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, National Association F/K/A First Union National Bank S/B/M to Corestates Bank, N.A. S/B/M to Meridian Bank

VS

DEFENDANT: **STANLEY J. CONOVER**

SALE ADDRESS: 918 Valley Forge Road, Phoenixville, PA 19460-2654

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-6-511**

\$184,885.67

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09618 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, JUNE 19, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 21, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of South Coventry, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of "Northview" made by T. G. Colesworthy, County Surveyor, dated 2/10/1958 and revised 3/11/1958 and recorded in Plan Book #7, Page 39, as follows to wit:

BEGINNING at a point on the southwest side of Robin Lane (40 feet wide), at the distance of 180.53 feet measured south 03 degrees, 35 minutes, 50 seconds east, along said side of Robin Lane from its intersection with the southeast side of Township Road leading to Route #100 (unnamed on said Plan) (both lines produced); thence extending along the southwest side of Robin Lane, south 03 degrees, 35 minutes, 50 seconds east, 120 feet to a point, a corner of Lot #17; thence along Lot #17, south 86 degrees, 24 minutes, 10 seconds west 167 feet to a corner of Lot #9; thence along Lot #9, north 03 degrees, 35 minutes, 50 seconds west, 120 feet to a corner of Lot #15; thence along Lot #15, north 86 degrees, 24 minutes, 10 seconds east 167 feet to the first mentioned point and place of beginning.

UPI #20-4D-13

BEING Lot #16 on said Plan.

TAX I.D. #: 2004D001300

PLAINTIFF: SPMorgan Chase National Association
VS

DEFENDANT: **MAUREEN TRACY**

SALE ADDRESS: 2107 Robin Lane, Pottstown, Pennsylvania 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-6-525**

DEBT- **\$220,260.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-03306 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, JUNE 19, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 21, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No. 12-13357
OWNERS of property situate in the Township of West
Sadsbury, Chester County, Pennsylvania, being 18 Church Road,
a/k/a 4991 Church Road, Atglen, West Sadsbury Township, PA
19310,

UPI No. 36-4-37.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **DEBORAH L. KING**

SALE ADDRESS: 18 Church Road, a/k/a 4991 Church Road, Atglen, West Sadsbury Township, PA
19310

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-6-533**

DEBT- **\$129,742.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2013-08624 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, JUNE 19, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 21, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Edgewood Manor, made by Slack, DeArmit and Hayes, Engineers and Surveyors, Coatesville, Pennsylvania, dated January 2, 1963, as follows to wit:
TAX I.D. #: 39-4G-77

PLAINTIFF: Federal National Mortgage Association
VS

DEFENDANT: **MICHELLE L. MOSES**

SALE ADDRESS: 3208 Windsor Lane, Thorndale, Pennsylvania 19372

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-8-633**

DEBT- **\$721,490.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2012-09659 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 21, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 22, 2014. 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 Charlestown,
Chester County, Pennsylvania
BLR# 35-7-51
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **FRANCIS SCOTT FOLCARELLI and LISA J. FOLCARELLI**

SALE ADDRESS: 42 Lady Kirby Lane, Malvern, PA 19355-1001

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-8-670**

DEBT- **\$73,839.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-11153 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 21, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 22, 2014. 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 with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, and bounded and described according to a survey thereof made by Conroy-Wright Reg. Engineers, Paoli, PA, on September 1949, as follows, to wit:
TAX I.D. #: 42-4-126

PLAINTIFF: Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A.

VS

DEFENDANT: **MARIE M. LEASA, STEPHEN K. LEASA and PAULA G. WARREN, ADMINISTRATRIX of the ESTATE of W. KENNETH LEASA, DECEASED MORTGAGOR**

SALE ADDRESS: 54 Conestoga Road, 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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-9-699**

DEBT- **\$286,886.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06552 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 18, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 20, 2014. 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, hereditaments and appurtenances, situate in the Township of West Goshen, County of Chester and State of PA, bounded and described according to a plan thereof made by Reeder and Magarity, Professional Engineers, dated 12/16/1954 as follows:

SITUATE on the southwesterly side of Willow Way (40 feet wide) at the distance of 100 feet measured north 24 degrees 38 minutes west along same from its intersection with the intersection with the northwesterly side of Cavalier Lane (40 feet wide) (both lines produces).

CONTAINING in front or breadth measured north 24 degrees 38 minutes west along the said southwesterly side of Willow Way 100 feet and extending of that width in length or depth south 65 degrees 22 minutes west between parallel lines at right angles to said Willow Way, 130 feet.

BEING the same premises which Thomas J. Gavin and Claire A. Gavin by Deed dated June 27, 2003 and recorded July 24, 2003 in Chester County in Record Book 5804, Page 371 conveyed unto David D. Bandy and Bethany A. Jenkins-Bandy, as tenants by the entirety, in fee.

TITLE to said premises vested in Bethany A. Jenkins-Bandy by Deed from David D. Bandy and Bethany A. Jenkins-Bandy dated 09/29/2006 and recorded 10/04/2006 in the Chester County Recorder of Deeds in Book 6972, Page 0391.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8
VS

DEFENDANT: **BETHANY A. JENKINS-BANDY**

SALE ADDRESS: 428 Willow Way, 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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-796**

DEBT- **\$479,428.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2014-03266 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 17, 2014. 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 Easttown, County of Chester and State of Pennsylvania, and described according to a Plan thereof made by Meagher Construction Company, Inc., by Reeder and Magarity Professional Engineers, Upper Darby, Pa., on June 27, 1960, as follows, to wit:

BEGINNING at a point in the center line of Nathan Hale Road (50 feet wide) which point is measured north 21 degrees 24 minutes 52 seconds west, 639.848 feet along the same from its intersection with the center line of Ferragut Road (50 feet wide) (as shown on said Plan); thence extending from said beginning point, south 68 degrees 35 minutes 8 seconds west, 229.087 feet to a point; thence extending north 22 degrees west, 318.225 feet to a point in the bed of Nathan Hale Road aforesaid thence extending through the bed of Nathan Hale Road, north 56 degrees 17 minutes

east, 29.946 feet to a point on the center line of Nathan Hale Road, aforesaid; thence extending along the center line of Nathan Hale Road, the two following courses and distances: (1) south 67 degrees 7 minutes east 157.323 feet to a point of curve; and (2) on a line curving to the right having a radius of 300 feet the arc distance of 239.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 108 as shown on said Plan.

BEING UPI #55-4-129.64

BEING Parcel #55-4-129.64

BLR# 55-4-129.64

BEING the same premises which Michael T. Osborne and Laura L. Osborne, his wife, granted and conveyed unto Joseph E. Kravitz by Deed dated August 30, 2002 and recorded September 17, 2002 in Chester County Record Book 5389, Page 1486 for the consideration of \$545,500.00.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH E. KRAVITZ**

SALE ADDRESS: 810 Nathan Hale Road, Berwyn, PA 19312

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-802**

DEBT- **\$137,280.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10586 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 17, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, with the hereditaments and appurtenances situate on the north side of Marion Drive in West Bradford Township, County of Chester and State of Pennsylvania, designated as Lot #15 on a Plan of Building Lots known as "Highland Terrace" prepared by Edgar Laub, R.S. as revised June 1, 1966 more particularly bounded and described as follows, to wit:

BEGINNING at a spike in the north line of Marion Drive at the southwest corner of Lot #16; thence along Lot #16, north 11 degrees 56 minutes 40 seconds west, 181.74 feet to a spike at the southeast corner of Lot #20; thence along Lot #20, south 86 degrees 30 minutes 40 seconds west, 200.27 feet to a point at the northeast corner of Lot #14; thence along Lot #14, south 16 degrees 34 minutes 10 seconds east, 182.11 feet to a spike in the north line of Marion Drive; thence along the same, north 86 degrees 49 minutes 15 seconds east, 192.00 feet to the point and place of beginning.

CONTAINING 34,436 square feet of land, more or less.

BEING Tax Parcel No.50-4Q-5

BEING the same premises which James D. Stocum and Linda B. Stocum, husband and wife, by Deed dated October 29, 1999 and recorded in the Recorder of Deeds in and for Chester County, Pennsylvania on November 3, 1999 in Book 4661, Page 1067, granted and conveyed unto Jennifer Ross Fowler and Margaret Anderson, in fee.

PLAINTIFF: Fidelity Bank

VS

DEFENDANT: **JENNIFER FOWLER a/k/a JENNIFER ROSS FOWLER and MARGARET ANDERSON a/k/a MARGARET P. ANDERSON**

SALE ADDRESS: 2051 Marion Drive, West Bradford Township, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-812**

DEBT- **\$352,146.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01623 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 17, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of East Fallowfield
TAX Parcel #47-6-163
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank
VS

DEFENDANT: **YVONNE BRYANT and JOSEPH BRYANT a/k/a JOSEPH BRYANT III**

SALE ADDRESS: 132 Bridle Path 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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-820**

DEBT- **\$627,162.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03217 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 17, 2014. 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 Thornbury Township, Chester County, PA, bounded and described according to a Final Subdivision Plan of Fair Acres Farm, made by Regester & Associates, Inc., dated 3/23/1980, last revised 5/15/1989 and recorded in Chester County as Plan No. 12011, as follows, to wit:

BEGINNING at a point on the west side of Road "G" cul-de-sac, a corner of Lot No. 50 as shown on said Plan; thence along Lot 50 south 62 degrees 34 minutes 9 seconds west, 313.42 feet to a point in line of lands of John R. Neuff; thence along lands of John R. Neuff and also lands of Marie E. Ivey, north 27 degrees 25 minutes 51 seconds west 460.05 feet to a point on the south side of public road PA Route No. 926; thence along the south side of PA Route No. 926 north 63 degrees 55 minutes 6 seconds east 24.18 feet to a corner of Lot No. 52; thence along Lot No. 52 south 65 degrees 45 minutes 35 seconds east entering into a 20 feet wide drainage easement, 200.84 feet to the west side of said Road "G" cul-de-sac; thence along the said Road "G" cul-de-sac the two following courses

and distances; (1) on the arc of a circle curving to the left, having a radius of 95.61 feet, the arc distance of 110.63 feet to a point of compound curve; and (2) on the arc of a circle curving to the left, having a radius of 25 feet, the arc distance of 14.61 feet to the first mentioned point and place of beginning.

BEING Lot No. 51 as shown on said Plan.

BEING Parcel No. 66-2-1.58.

BEING known as 1230 Old Woods Road, West Chester, PA

19382

PARCEL #66-02-0001.580

UPI #66-2-1.58

BEING the same premises which Edward J. Fierko and Darlene P. Fierko granted and conveyed unto Robert D. Wootten and Maryellen L. Wootten by Deed dated August 26, 1999 and recorded September 7, 1999 in Chester County Record Book 4630, Page 2147.

BLR# 66-2-1.58

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT D. WOOTTEN and MARYELLEN L. WOOTTEN**

SALE ADDRESS: 1230 Old Woods Road, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-827**

DEBT- **\$255,328.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00601 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 17, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN, lot or tract of land, together with the improvements thereon erected.

SITUATE on the west side of Bondsville Road, in the Township of Caln County of Chester and State of Pennsylvania, bounded and described according to a survey made December 2, 1957 by C.T. Slack P.E. as follows.

BEGINNING at an iron pike on the west right of way line of Bondsville Road 933 feet wide) a corner of land of Lot No. 2 said point being south 02 degrees, 49 minutes west, 175 feet from an iron pin in line of land now or late of Jackson Taylor and wife; thence along Lot No. 2, north 87 degrees, 11 minutes west 165 feet to an iron pipe, a corner of Lot No. 2 and inline of land now or late of said E. Jackson Taylor and wife; thence along the land remaining

of the said E. Jackson Taylor and wife the next following two courses and distances; (1) north 02 degrees, 49 minutes east, 125 feet to an iron pin; thence (2) south 87 degrees, 11 minutes east 165 feet to an iron pin set on the west right of way line of Bondsville Road, aforesaid; thence along the west right of way line of Bondsville Road, south 02 degrees, 49 minutes west 125 feet to an iron pipe, and the first mentioned point and place of beginning.

BEING Lot No. 3 on the above mentioned Plan.

BEING UPI Number 39-4-101.3

BLR No.: 39-4-101.3

BEING known as: 328 Bondsville Road, Downingtown, PA 19335.

BEING the same premises which Bradford L. Bushnell, by Deed dated May 25, 2006 and recorded June 6, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6861, Page 372, granted and conveyed unto Jeffrey Snyder and Denise Snyder.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **DENISE SNYDER and JEFFREY SNYDER**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-829**

DEBT- **\$248,977.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01242 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 17, 2014. 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 Uwchlan, Chester County, Pennsylvania, bounded and described according to Plan of Brainerd made by Robert F. Harsch & Associates, Inc. dated 4/7/1977 as follows, to wit:

BEGINNING at a point on the northerly side of Balsam Place a corner of Lot #82 as shown on said Plan, said beginning point being on or near the center of a 30 feet wide sewer easement; thence from said point of beginning along the northerly side of Balsam Lane the two following courses and distances: (1) south 60 degrees 05 minutes 00 seconds west crossing said 30 feet wide storm water easement and partly crossing another 30 feet wide storm water easement 258.51 feet to a point of curve (2) on the arc of a circle curving to the left radius 25 feet crossing the westerly side of aforesaid storm water easement arc distance of 39.27 feet to a point of tangent on the easterly side of Brainerd Road; thence along Brainerd Road the two following courses and distances (1) north 29 degrees 55 minutes 00 seconds west 57 feet to a point of

curve, (2) on the arc of a circle curving to the right radius 225 feet arc distance, partly crossing along Lot 81, thence along Lot 81, and partly along said 30 feet wide sewer easement north 60 degrees 05 minutes 00 seconds east 280.19 feet to a point in line of Lot #82, thence along Lot #82 and continuing along said 30 feet wide sewer easement south 29 degrees 55 minutes 00 seconds east 128.28 feet to the first mentioned point and place of beginning.

BEING Lot #83 as shown on said Plan
CONTAINING 36,348 square feet more or less
BEING UPI Number 33-5G-77
BLR No.: 33-5G-77

BEING known as: 522 Balsam Place, Exton, PA 19341.
BEING the same premises which Ryan P. McGough, by Deed dated January 23, 1997 and recorded May 22, 1998 in and for Chester County, Pennsylvania, in Deed Book Volume 4353, Page 2113, granted and conveyed unto Patricia Franchetti McGough.

PLAINTIFF: Compass Bank

VS

DEFENDANT: **PATRICIA F. McGOUGH a/k/a PATRICIA FRANCHETTI McGOUGH**

SALE ADDRESS: 522 Balsam Place, Exton, PA 19341

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-831**

DEBT- **\$120.853.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2013-03270 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 17, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN tract of ground (being parcel #1 on plan of property owned by Robert S. Erwin, situate in the Borough of West Grove, County of Chester and State of PA. bounded and described according to a survey recently made by George E. Register, Jr. & Sons, as follows, to wit:

BEGINNING at a spike set in the title line in the bed of a public street known as Woodland Avenue, said spike being south 09 degrees 30 minutes 00 seconds east (being measured along said line in said Woodland Avenue) 11.35 feet from an old spike set at the intersection of said center line of said Woodland Avenue with the center line of Willow Avenue: thence leaving said spike of beginning and by said line in said Woodland Avenue, south 09 degrees 30 minutes 00 seconds east 100 feet to a spike set for a corner of this and a corner of Parcel #2 of Robert S. Ewing; thence leaving said line in said Woodland Avenue and by said Parcel #2, of Robert S. Ewing, south 78 degrees 59 minutes 00 seconds west 145.76 feet to an iron pin for a corner of this and a corner of said Parcel #2 of

Robert S. Ewing and said pin being in line of lands of Robert Winters; thence by lands of said Robert Winters the following five courses and distances, to wit: (1) north 11 degrees 01 minute 31 seconds west 8.33 feet to a point; (2) south 78 degrees 59 minutes west and 12.1 feet to a point; (3) north 11 degrees 01 minutes 31 seconds west 42 feet to a point (4) north 78 degrees 59 minutes 00 seconds east 58.09 feet to an old iron pin (5) north 78 degrees 00 minutes 20 seconds west 49.7 feet to a spike set on the southerly side of the aforesaid Willow Avenue; thence by said southerly side of said Willow Avenue north 78 degrees 59 minutes 00 seconds east 100 feet to the first mentioned point and place of beginning.

BEING UPI Numbers 5-4-103.1

BLR# 5-4-103.1

BEING known as: 212 Willow Street, West Grove, PA 19390-1116.

BEING the same premises which Gregory G. White and Donna L. White, by Deed dated February 1, 2005 and recorded February 9, 2005 in and for Chester County, Pennsylvania, in deed Book Volume 6405, Page 908, granted and conveyed unto Timothy L. Wood and Linda Wood, as tenants by the entirety.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **TIMOTHY L. WOOD**

SALE ADDRESS: 212 Willow Street, West Grove, PA 19390-1116

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-833**

\$318,550.23

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04053 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 17, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Londonderry Township, Chester
County, Pennsylvania
BLR# 46-2-211
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **PATRICIA E. BLACK and CARRELL C. BLACK**

SALE ADDRESS: 304 Robinson Street, Cochranville, PA 19330-9408

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-860**

DEBT- **\$192,169.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01362 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 17, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Nantmeal Township,
Chester County, Pennsylvania
BLR# 23-6-12.8
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **ALAN R. SHINGLE and LISA SHINGLE**

SALE ADDRESS: 277 Killian Road, Honey Brook, PA 19344-9636

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-861**

DEBT- **\$70,600.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2011-12880 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 17, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Sadsbury Township, Chester
County, Pennsylvania
BLR# 37-4G-38, 37-4G-23
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A. as Trustee for Ramp 2013rp1.
VS

DEFENDANT: **DONNA ROSS a/k/a DONNA ALEXANDER, IN HER CAPACITY AS HEIR OF EDGAR K. ROSS, IV, DECEASED EDGAR K. ROSS, V, IN HIS CAPACITY AS HEIR OF EDGAR K. ROSS, IV, DECEASED DEFENDANT(S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDGAR K. ROSS, IV, DECEASED**

SALE ADDRESS: 15 North Street, Pomeroy, PA 19367

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-876**

DEBT- **\$86,686.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2009-14161 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, December 22, 2014. 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 Oxford, Chester
County, Pennsylvania
BLR# 06-09-0062.01E
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: First Horizon Home Loans, A Division of First Tennessee Bank National Association f/k/a First Horizon Home Loan Corporation

VS

DEFENDANT: **JAMES F. RUMFORD**

SALE ADDRESS: 752 Broad Street, Oxford, PA 19363-1623

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-883**

DEBT- **\$513,160.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-02559 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, December 22, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of London Grove
TAX Parcel #59-08-0144.070
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., solely as Trustee for Bear Stearns Asset Backed Securities I Trust 2007-AC2 Asset Backed Certificates, Series 2007-AC2

VS

DEFENDANT: **ERIN VARRIALE and VINCENZO L. VARRIALE**

SALE ADDRESS: 25 Remington Way, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-884**

DEBT- **\$157,907.19**

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

Thursday, November 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, December 22, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Spinelli Brothers, by AA Aulillie, Jr., Professional Engineer, Devon, PA dated 9-19-1954 as follows, to wit:
TAX I.D. #: 55-3J-127

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **UNITED STATES OF AMERICA, c/o UNITED STATES ATTORNEY for the EAST-ERN DISTRICT of PENNSYLVANIA and KEITH J. O'REILLY, a/k/a KEITH O'REILLY**

SALE ADDRESS: 107 Chester Road, Devon, Pennsylvania 19333

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-888**

DEBT- **\$245,506.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12969 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, December 22, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances, thereon erected, being Lot 14 on a Plan of Lots known as Drumpellier, upon which is erected a brick dwelling house designated as No. 1112 East Lincoln Highway, situate in the 4th Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

FRONTING on East Lincoln Highway 60 feet and extending back southwardly of that width 180 feet to Harmony Street, bounded on the east by land now or late of Herman P. Breuninger, on the south by Haimony Street on the west by land now or late of Warren J. Entrelcin and on the north by East Lincoln Highway.

BEING UPI Number 16-7-32

BLR# 16-7-32

BEING known as: 1112 East Lincoln Highway, Coatesville, PA 19320-3542.

BEING the same premises which Matthew Baker and Tiffany Baker, by Deed dated May 23, 2008 and recorded June 18, 2008 in and for Chester County, Pennsylvania, in Deed Book Volume 7459, Page 1974, granted and conveyed unto Matthew D. Baker and Tiffany G. Baker.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **TIFFANY G. BAKER**

SALE ADDRESS: 1112 East Lincoln Highway, Coatesville, PA 19320-3542

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-894**

DEBT- **\$74,588.85**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2013-04663 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, December 22, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the New London Township, Chester
County, Pennsylvania
BLR# 71-3-39.4
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **ALFRED C. REID**, in HIS CAPACITY as EXECUTOR of the ESTATE of **ESTHER REID a/k/a ESTHER M. REID, EMA V. REID**, in HER CAPACITY as DEVISEE of the ESTATE of **ESTHER REID a/k/a ESTHER M. REID**

SALE ADDRESS: 225 Lewisville Road, Lincoln University, PA 19352-9120

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-905**

DEBT- **\$231,450.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04883 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, December 22, 2014. 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 Paoli,
Tredyffrin Township, Chester County, Pennsylvania
TAX Parcel No.: 43-9L-0176.0000

PLAINTIFF: Generation Mortgage Company
VS

DEFENDANT: **JAMES BOOKER**

SALE ADDRESS: 68 West Central Avenue, Paoli, PA 19301

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 856-384-1515**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-912**

DEBT- **\$230,314.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-00461 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, December 22, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No. 11-00461
OWNERS of property situate in the Township of Caln,
Chester County, Pennsylvania, being 4533 West Lincoln Highway,
Thorndale, Caln Township, Chester County, Pennsylvania 19335
UPI No. 39-5-9 and 39-5-10.3
IMPROVEMENTS thereon: commercial building (roller
skating rink)

PLAINTIFF: Michael Mekosh and Theresa Mekosh

VS

DEFENDANT: **S & T REALTY COMPANY, A PENNSYLVANIA GENERAL PARTNERSHIP** consisting of **SAUL and TONI BARSH, GENERAL PARTNERS**

SALE ADDRESS: 4533 West Lincoln Highway, Thorndale, Caln Township, Chester County, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-947**

DEBT- **\$336,505.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00201 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, December 22, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-2-2.70
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **KIRK BEIDEMAN**

SALE ADDRESS: 1046 Square Drive, Phoenixville, PA 19460-5900

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-953**

DEBT- **\$493,638.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12055 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 20, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, December 22, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Willistown Township, Chester
County, Pennsylvania
BLR# 54-2C-122
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **CAROL WALDMANN and DAVID WALDMANN**

SALE ADDRESS: 6 Robin Road, Malvern, PA 19355-2822

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.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$91,506.01**

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

Thursday, January 15, 2015

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

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

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

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

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

UPI No. 16-6-683

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

IMPROVEMENTS to property: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$139,805.89**

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

Thursday, January 15, 2015

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

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

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

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

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

VS

DEFENDANT: **NORMAN C. WHEELER**

SALE ADDRESS: 2086 Strasburg Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$232,649.37**

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

Thursday, January 15, 2015

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

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

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

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **DEBORAH BARI**

SALE ADDRESS: 70 Mark Drive, Pottstown, Pennsylvania 19465

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$190,056.28**

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

Thursday, January 15, 2015

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **MELISSA A. CARLYLE**

SALE ADDRESS: 230 Park Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

\$ 8,355,383.44

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

Thursday, January 15, 2015

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

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

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

SEE full legal description attached hereto.

PREMISES "A"

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

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

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

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

PLAINTIFF: Parke Bank

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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

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

Thursday, January 15, 2015

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

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

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

TOGETHER being known as 10 Hill Church Road.

BOTH comprising UPI # 21-5-61.

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

Pennsylvania limited partnership, in fee.

PREMISES "B"

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

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

BEING known as 3840 Schuylkill Road.

BEING UPI #21-5-62.

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

PLAINTIFF: Parke Bank

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF