

Chester County, Pennsylvania
Sheriff Sale of Real Estate

Thursday, March 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 March, 2015 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, MARCH 19, 2015 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, APRIL 20, 2015 IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

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Sheriff's Sale of Real Estate

SALE NO: **11-10-629**

DEBT- **\$1,198.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 09-07660 DIRECTED TO CAROLYN B. 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 20, 2011

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Department, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2011. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land and message known
as No. 11 Brooks Lane, Carver Court, Caln Township, Chester
County, Pennsylvania.
TAX Parcel No. 39-3L-22
PROPERTY address: 11 Brooks Lane, Caln Township,
Pennsylvania

PLAINTIFF: Caln Township Municipal Authority
VS

DEFENDANT: **GORDON COLEMAN**

SALE ADDRESS: 11 Brooks La, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, 610-740-0300**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **12-10-702**

DEBT- **\$428,771.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12-05736 DIRECTED TO CAROLYN B. 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 18, 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 November 19, 2012. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land situate in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron spike in the Lancaster and Newport Pike, a corner of land recently conveyed to Vincenzo Bachetta; thence by the said Lancaster and Newport Pike south 50 degrees 28 minutes east, 360.35 feet to an iron spike; thence leaving the said Pike and by other lands now or late of Eugene and Mary DiFilippo, north 42 degrees, 8 minutes east, 500 feet to an iron pin and north 21 degrees, 30 minutes west, 296.3 feet to an iron pin; thence still by other lands now or Eugene and Mary DiFilippo and lands previously conveyed to Vincenzo Bachetta, south 50 degrees 26 minutes west, 654.8 feet to the point and place of beginning.

CONTAINING 4.184 acres.

EXCEPTING thereout and therefrom all that certain lot or piece of ground which Attilio DiFilippo and Jennie DiFilippo, his wife by Deed dated 7/24/1957 recorded 7/25/1957 in Deed Book M-29 Page 96 conveyed unto Robert V. Lattanzio and Mary L. Lattanzio, his wife, as follows, to wit:

ALL THAT CERTAIN tract of land without improvements situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a survey by Arthur Crowell,

dated 5/21/1957 and revised as follows:

BEGINNING at an iron pin in line of land of Vincenzo Bachetta, at the northwest corner of land of Robert V. Lattanzio; thence by line of Lattanzio south 21 degrees 30 minutes east 296.3 feet to an iron pin, another corner of Lattanzio's land; thence by the same south 42 degrees 08 minutes west 95.3 feet to an iron pin; thence by land of DiFilippo and down the east side of a small run south 32 degrees 59 minutes west 297.2 feet to a stake, being 40 feet north 50 degrees 26 minutes east from an iron pin in line of Vincenzo Bachetta (set by survey of 5/21/1957); thence by line of Bachetta north 50 degrees 26 minutes east 151.8 feet to the place of beginning.

CONTAINING 0.9 of an acre of land, more or less.

BEING the same property acquired by James P. Ferver, by Deed recorded 07/05/2006, of record in Deed Book 6888, Page 1601, in the Office of the Recorder of Chester County, Pennsylvania.

IMPROVEMENTS: commercial building

TAX parcel: 60-3-33

BEING known as 8825 Newport Gap Pike, New Garden, Pennsylvania 19311

PLAINTIFF: Manufacturers and Traders Trust Company
VS

DEFENDANT: **JAMES P. FERVER**

SALE ADDRESS: 8825 Newport Gap Pk, Avondale, PA 19311

PLAINTIFF ATTORNEY: **CHARLES N. SHURR, 610-779-0772**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **13-9-735**

DEBT- **\$82,044.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11-07627 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 19, 2013

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office 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 21, 2013. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of ground situate in Sadsbury Township, Chester County, Pennsylvania, bounded and described particularly according to a Plan for Lewis J. Prelop made by Edgar Laub, registered surveyor, dated 8/4/79, last revised 12/21/77 and recorded as Plan No. 1519, as follows:

BEGINNING at a point in the southerly side of a 40 foot wide public right of way known as Hammond Road, as shown on said Plan, said point being the northeast corner of the about to be described tract; thence from said point of beginning and continuing along Lot 4 the following two courses and distances (1) south 4 degrees 59 minutes 20 seconds west 122.55 feet to a point, (2) south 61 degrees 57 minutes 20 seconds west 262.43 feet to a point in line of lands of the Eastern Mennonite College, thence along said lands north 76 degrees 37 minutes 40 seconds west 188.46 feet to an iron pipe in line of lands of Kenneth Mast; thence along said lands north 8 degrees 15 minutes 10 seconds east, 258.22 feet to a point in the southerly side of the aforementioned Hammond Road; thence along the southerly side of said road south 82 degrees 16 minutes 20 seconds east 390.50 feet to the first mentioned point and place of beginning.

BEING Lot B as shown on said Plan.

BEING the same premises which Michael G. Golway and Laura L. Golway, his wife, by their Deed dated June 17, 1988 and recorded in the Office of the Recorder of Deeds of Chester County in Record Book 1191 at Page 258, granted and conveyed unto John D. Hanaway and Connie D. Hanaway, in fee.

ALSO being the same premises which John D. Hanaway and Connie D. Hanaway, by their Deed dated July 11, 1996 and recorded in the Office of the Recorder of Deeds of Chester County in Record Book 4057 at Page 216 granted and conveyed unto John D. Hanaway, in fee.

BEING Tax Parcel #37-1-33.1A

ADDRESS OF REAL ESTATE BEING SOLD: 26 West Hammond Drive, Parkesburg, Sadsbury Township, Chester County, PA

UPI #37-1-33.1A

IMPROVEMENTS thereon consist of: a single family residential dwelling with related improvements.

SEIZED and taken in execution as the property of John D. Hanaway

PLAINTIFF: First Niagara Bank NA (Successor) DBA Harleysville National Bank and Trust Co DBA Willow Financial Bank

VS

DEFENDANT: **JOHN D. HANAWAY**

SALE ADDRESS: 26 West Hammond Dr, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **JEFFREY GEORGE TRAUER, 215-257-6811**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **13-9-746**

DEBT- **\$1,225.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 09-07659 DIRECTED TO CAROLYN B. 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 19, 2013

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office 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 21, 2013. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

DOCKET NO. 09-07659
ALL THAT CERTAIN lot of land situate in Caln
Township, Chester County, Pennsylvania
TAX Parcel No. 39-4-142
PROPERTY ADDRESS: 3513 Humpton Road, Caln
Township, Pennsylvania

PLAINTIFF: Township of Caln
VS

DEFENDANT: **LORI W. BRUBAKER**

SALE ADDRESS: 3513 Humpton Road, Downingtown, PA 19335

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: **14-1-19**

DEBT- **\$449,937.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-06359 DIRECTED TO CAROLYN B. 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 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 Tuesday, February 18, 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 building and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Penn, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Elk Creek Farms. Made by Kelly and Associates Inc., Glen Mills, Pennsylvania, dated October 9, 1998, last revised November 3, 1999 and recorded as Plan File No. 15972 as follows to wit:

BEGINNING at a point on the northwesterly side of an unnamed road, a corner of Lot No. 76 on said Plan; thence extending from said beginning point, along Lot No. 76 aforesaid north 00 degrees 19 minutes 15 seconds west 122.95 feet to a point in line of land shown as Phase 1B on said Plan; thence extending along same north 80 degrees 16 minutes 21 seconds east 101.70 feet to a point; thence extending still along aforesaid lands south 9 degrees 43 minutes 39 seconds east 125 feet to a point on the northwesterly side of

the aforesaid unnamed road; thence extending along same the 2 following courses and distances (1) south 80 degrees 16 minutes 21 seconds west 76.85 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 275 feet the arc distance of 45.15 feet to the first mentioned point and place of beginning.

BEING the same premises which Christian A. Lapak and Mary K. Lapak, by Deed dated January 22, 2007 and recorded February 16, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7084, Page 664, granted and conveyed unto James McAnany and Sylvia McAnany

BEING known as: 78 Allsmeer Drive, West Grove, PA 19390

PARCEL No.: 58-3-33.2

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank, National Association, Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2

VS

DEFENDANT: **JAMES McANANY and SYLVIA McANANY**

SALE ADDRESS: 78 Allsmeer Drive, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **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: **14-3-181**

DEBT- **\$296,468.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01690 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 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, April 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, situate in the Township of Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Lakeview Estates made by Beideman Associates, Professional Land Surveyors, dated 4/27/1988 last revised 1/5/1989 and recorded 3/13/1989 as Plan File No. 9100 as follows:

BEGINNING at a point on the southwesterly side of Catherine Drive (50 feet wide), a corner of this and Lot 36, thence extending from said beginning point the southwesterly side of Catherine Drive north 70 degrees 52 minutes 6 seconds east, 150 feet to a corner of Lot 34, thence along the same south 19 degrees 7 minutes 54 seconds east 290.40 feet to a point in line of Lot 43, thence along Lot 43 and 42 south 70 degrees 52 minutes 6 seconds west, 150 feet to a corner of Lot 36, thence along the same, north 19 degrees 7 minutes 54 seconds west 290.40 feet to a point on the southwesterly side of Catherine Drive being the first mentioned point and place of beginning.

BEING Lot 35 on said Plan

BEING UPI No. 22-5-16.34

TITLE to said Premises vested in Erich S. Lichtner and Jacqueline Lichtner by Deed from Prudential Relocation, Inc., a Colorado Corporation dated 05/27/2005 and recorded 06/15/2005 in the Chester County Recorder of Deeds in Book 6520, Page 1105.

PLAINTIFF: U.S. Bank National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I.

VS

DEFENDANT: **ERICH S. LICHTNER and JACQUELINE LICHTNER**

SALE ADDRESS: 164 Shore Line Drive, Honeybrook, PA 19344

PLAINTIFF ATTORNEY: **PATRICK J. WESNER, 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: **14-3-185**

DEBT- **\$197,138.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-01644 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 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, April 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 situate in Elk Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of 6 Lot Subdivision drawn for Douglas R. and Jane L. Johnson, by N.M. Lake Associates, Inc., dated 2/28/91 and revised 3/19/91, said Plan recorded in Chester County as Plan #11243 as follows, to wit:

BEGINNING at a point on the title line in the bed of State Road (S.R. 3004) (33 feet wide), said point being a corner of lot no. 1 on said plan; thence extending from said point of beginning along lot no. 1 the two following courses and distances, (1) north 36 degrees 27 minutes 09 seconds west and crossing the northwesterly side of State Road 208.66 feet to an iron pin, a corner, and (2) north 19 degrees 13 minutes 37 seconds west 221.6 feet to an iron pin in line of Lot No.2 on said Plan, thence extending along same north 88 degrees 56 minutes 04 seconds east 174.00 feet to an iron pin, a corner of Lot No. 5 on said Plan, thence extending along same south 62 degrees 05 minutes 30 seconds east and recrossing the northwesterly side of State Road 340.61 feet to a point on the title in the bed of same; thence extending along same south 51 degrees 48 minutes 56 seconds west 365.10 feet to the first mentioned point and place of beginning.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **AMY L. BAER and RONALD L. RUSSMAN**

SALE ADDRESS: 1468 State Road, Oxford, Pennsylvania 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-3-197**

\$301,510.02

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-01799 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 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, April 21, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PREMISES "A"

ALL THAT CERTAIN tract or piece of ground, situate in the Township of West Bradford County of Chester and State of Pennsylvania, as shown on a Subdivision Plan of Summit Ridge, Section 3 made for Clairemont Development Corp. by Henry S. Conrey, Inc. Division of Chester Valley Engineers, dated 8/23/1997 and last revised 8/29/1978 as more fully described as follows, to wit:

BEGINNING at a point of a curve on the northwesterly side of Parkview Lane (formerly known as Ridgeway Lane) (50 feet wide) said point also marking the southerly corner of Lot No. 9 on said Plan; thence from said point of beginning along the northwesterly, northerly and northeasterly sides of Parkview Lane the 3 courses and distances (1) on the arc of a circle curving to the left having a radius of 525 feet the arc distance of 45.68 feet to a point of reverse curve thence (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 32.95 feet to another point of reverse curve; thence (3) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 205.17 feet to a point; thence north 61 degrees 25 minutes 53 seconds east 226.49 feet to a point; thence along Lot No. 9 aforesaid south 31 degrees 56 minutes east 117.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 on said Plan

PREMISES "B"

ALL THAT CERTAIN, lot or piece of land, situate in West Bradford Township, Chester County, Pennsylvania, bounded and described according to Site Plan of Lots 8, 9 and 10 for Summit Ridge, made by Henry S. Conrey, Inc., dated October 14, 1978 and last revised January 15, 1979, as follows, to wit:

BEGINNING at a point on the northwesterly side of Parkview Lane (50 feet wide) at a corner of Lot No. 8; thence extending from said beginning point along Lot No. 8, north 31 degrees, 56 minutes west, 117.68 feet to a point; thence extending north 61 degrees, 25 minutes, 53 seconds east, 49.25 feet to a point a corner of Lot No. 9-B; thence extending along the same south 32 degrees, 1 minute, 44 seconds west, 105.59 feet to a point on the northwesterly side of Parkview Lane; thence extending along the same the 2 following courses and distances: (1) on a line curving to the right having a radius of 50 feet, the arc distance of 33.16 feet to a point of compound curve and (2) on a line curving to the right having a radius of 250 feet the arc distance of 18.22 feet to the first mentioned point and place of beginning.

CONTAINING 5649 square feet of land be the same more or less.

BEING Lot No. 9-A as shown on said Plan.
TAX I.D. #: 50-5B-108 & 50-5B109.1

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **MARK J. SMITH and BRENDA L. MANUEL**

SALE ADDRESS: 1315 Park View Lane, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-4-269**

DEBT- **\$576,128.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05164 DIRECTED TO CAROLYN B. 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 Schuylkill, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Kent Packard, Jr. and Elizabeth M. Packard by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated 4/20/1973 and recorded in Chester County in Plan Book 49 Page 47 as follows, to wit:

BEGINNING at a point on the southwesterly side of Ashenfelter Road, said point being in the Charlestown Township, Schuylkill Township Division line in the north line of lands of the R.N.R. Toland Estate and being a corner of lands now or late of Francis B. Rouch; thence from said point of beginning along the lands of the said Francis B. Rouch the following two courses and distances to wit: (1) north 46 degrees 39 minutes 30 seconds east, 554.16 feet to an iron pin; (2) north 39 degrees 20 minutes 50 sec-

onds east, 60 feet to an iron pin; thence along lands of the grantors herein the following two courses and distances to wit: (1) south 48 degrees 26 minutes 03 seconds east, 366.25 feet to an iron pin; (2) south 41 degrees 45 minutes 00 seconds west, 400.51 feet to an iron pin in line of lands now or late of George C. Jeitles; thence along the aforesaid lands the two following courses and distances to wit: (1) north 45 degrees 53 minutes west 40 feet to an iron pin; (2) south 50 degrees 12 minutes west 239.80 feet to an iron pin in the aforesaid Charleston Township, Schuylkill Township division lines; thence along said line and along the southwesterly side of Ashenfelter Road north 44 degrees 22 minutes west 336.71 feet to the first mentioned point and place of beginning.

BEING known as 110 Ashenfelter Road, Malvern, PA 19355.

BEING UPI #27-6-138.1.

PLAINTIFF: One West Bank, FSB
VS

DEFENDANT: KRISTEN GLEASON, KNOWN SURVIVING HEIR OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, ELISE BOND, KNOWN SURVIVING HEIR OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, DONNA CASHMAN, KNOWN SURVIVING HEIR OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, DANIEL E. CASHMAN, KNOWN SURVIVING HEIR OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER

SALE ADDRESS: 110 Ashenfelter 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: **14-6-525**

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: **14-7-567**

\$316,373.12

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-13593 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, JULY 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, August 18, 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 East Nantmeal, County of Chester and Commonwealth of Pennsylvania and described according to a Plan and Survey thereof made for T. Kenneth and Lois R. Emery by Beideman Associates, Professional Land Surveyors of Exton, PA dated 12/3/91 and last revised 11/22/91 and recorded as Plan No. 11466, as follows, to wit:

TAX ID: 24-8-6.2A

PLAINTIFF: EverHome Mortgage Company

VS

DEFENDANT: **JILL DAVIDOCK and SUSAN LANG**

SALE ADDRESS: 3520 Conestoga Road, Glenmoore, Pennsylvania 19343

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: **14-10-811**

DEBT- **\$41,434.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2014-03025 DIRECTED TO CAROLYN B. 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 and tract of land, with the buildings and improvements thereon erected, situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described as follows, to wit:
TAX I.D. #: 69-6-74

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **GARY D. FAIRMAN and JANICE E. FAIRMAN**

SALE ADDRESS: 296 Mount Pleasant Road, Oxford, Pennsylvania 19363

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-854**

DEBT- **\$252,615.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12586 DIRECTED TO CAROLYN B. 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, situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a Plan of the Johnston Property, for ONB, LLC, made by DL Howell, Civil Engineering & Land Planning, dated 9/16/2005, last revised 7/18/2007 and recorded on 8/17/2007, as Plan #18233, as follows, to wit:

TAX I.D. #: 47-5-12

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LARRY BERNSTEIN and SHARON BERNSTEIN**

SALE ADDRESS: 2395 Strasburg Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-871**

\$445,984.84

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04813 DIRECTED TO CAROLYN B. 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 Schuylkill, County of Cheater and State of Pennsylvania, described according to a Plan of Subdivision Chapel View Estates for Devon Financial Services, Inc. made by Chester Valley Engineers, Inc, Paoli, PA dated 3/21/1990 and last revised 7/11/1990 which plan is recorded in Chester County as Plan No, 10890, as follows;

BEGINNING at a point on the southwesterly side of Dorchester Way, a corner of Lot No. 6 as shown on said Plan; thence extending from said beginning point and along the southwesterly side of Dorchester Way the two following courses and distances; (1) on a line curving to the right having a radius of 400 feet, the arc distance of 26.35 feet to a point of compound curve and (2) on a line curving to the right having a radius of 175 feet, the arc dis-

tance of 78.65 feet to a point in the bed of a 20 foot wide water main easement (as shown on said plan); thence extending south 55 degrees 37 feet 19 minutes west, 265.51 feet to a point; thence extending south 1 degree 30 minutes east recrossing said easement 101.30 feet to a point; thence extending south 9 degrees east 205.97 feet to a point; thence extending north 26 degrees 5 minutes 50 seconds east 296.99 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on said Plan.

PARCEL No. 27-6-48.5

BEING the same premises which Devon Financial Services, a Penna. Corporation, by Deed dated November 22, 1996 and recorded in the Chester County Recorder of Deeds Office on December 3, 1996 in Deed Book 4113, Page 1107, granted and conveyed unto Edward L. Leasure.

PLAINTIFF: CitiBank, N.A., as Trustee for PHHMC Mortgage Pass-Through Certificates, Series 2005-6

VS

DEFENDANT: **EDWARD L. LEASURE**

SALE ADDRESS: 32 Dorchester Way, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-875**

DEBT- **\$293,712.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04394 DIRECTED TO CAROLYN B. 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 East Fallowfield Township, Chester
County, Pennsylvania
BLR# 47-4-305
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsch Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc.
Trust 2006-HE2

VS

DEFENDANT: **LENORA WOOLARY and YVONNE THOMAS**

SALE ADDRESS: 193 Milbury Road, Coatesville, PA 19320-5604

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: **14-11-880**

DEBT- **\$464,464.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02963 DIRECTED TO CAROLYN B. 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, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan "Culbertson Circle" for J.B. Brandolini, made by Pennoni Associates Inc., Haddon Heights, NJ 08035, dated 1/7/1997 and recorded in Plan File No. 14327, as follows:

BEGINNING at a point at the end of Culbertson Circle cul-de-sac, said point being a corner of Lot No. 10; thence extending from said beginning point along Lot No. 10, south 61 degrees 11 minutes 26 seconds east, 209.63 feet to a point in line of land of Dale and Debra Gentile; thence extending along same south 66 degrees 0 minutes 4 seconds west, 92.99 feet to a point, a corner of Lot No. 12; thence extending along same south 68 degrees 8 minutes 25 seconds west, 152.13 feet to a point on the easterly side of Culbertson Circle; thence extending along same the 4 following courses and distances: (1) on the arc of a circle curving to the right,

having a radius of 230 feet, the arc distance of 117.99 feet to a point of tangent; (2) north 10 degrees 10 minutes 36 seconds east, 39.86 feet to a point of curve; (3) on the arc of a circle curving to the right, having a radius of 15 feet, the arc distance of 16.28 feet to a point of reverse curve and (4) on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 45.60 feet to the point and place of beginning.

BEING the same premises which Alan Leibowitz and Dawn Leibowitz, by Deed dated 4/4/2013 and recorded 4/17/2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5656, Page 2086, granted and conveyed unto Dawn Leibowitz

BEING known as: 1211 Culbertson Drive, West Chester, PA 19380-5830

PARCEL No.: 53-1-34

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, NA, s/b/m World Savings Bank, FSB
VS

DEFENDANT: **DAWN LEIBOWITZ**

SALE ADDRESS: 1211 Culbertson Drive, West Chester, PA 19380-5830

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-882**

DEBT- **\$143,514.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04908 DIRECTED TO CAROLYN B. 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, hereditaments and appurtenances, situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, described according to a proposed subdivision Plan for James M. Falco, made by Earl M. Ewing, Inc., on April 13, 1972 and last revised April 3, 1973, being the easterly one-half of a proposed double dwelling as shown on said Plan, as follows, to wit:

BEGINNING on a point on the northwesterly side of Paradise Street (40 feet wide), a corner of Lot No. 4 as shown on said Plan, said point being measured north 33 degrees, 15 minutes east, 40 feet from the intersection of the northwesterly side of Paradise Street and the northeasterly side of Chester Avenue (40 feet side), thence extending from said point of beginning and along Lot No. 4, north 57 degrees, 30 minutes west, 86 feet to a point in line of Lot No. 3 as shown on said Plan; thence extending partly along

Lot No. 3, north 33 degrees, 15 minutes east, 29.26 feet to a corner of Lot No. 6; thence extending along Lot No. 6 south 57 degrees, 30 minutes east, 86 feet to a point on the northwesterly side of Paradise Street aforesaid; thence extending along same, south 33 degrees, 15 minutes west, 29.26 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on said Plan.

BEING the same premises which John Gomes, Jr. and Margarita Gomes, husband and wife and John P. Gomes, III and Donna M. Gomes, his wife, by Deed dated October 28, 2002 and recorded on November 8, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5451 Page 1511, granted and conveyed unto John P. Gomes, III and Donna M. Gomes, husband and wife, as tenants by the entirety.

PARCEL No. 15-12-14.8

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-1 Mortgage Loan Asset Backed Certificates, Series 2007-1, by its servicer, Ocwen Loan Servicing, LLC

VS

DEFENDANT: **DONNA M. GOMES and JOHN P. GOMES, III**

SALE ADDRESS: 808 Paradise Street, Phoenixville, PA 19460

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

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

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: **MATTHEW & 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: **14-11-895**

DEBT- **\$123,780.48**

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

Thursday, 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, hereditaments and appurtenances, situate in West Whiteland Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to "As-Built Plan of Unit Nos. 536 to 544, Evian" made by Hopkins and Scott, Inc., Registered Surveyors, dated 9-28-1989 and recorded as Chester County Plan #11149 as follows, to wit:

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

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

BEING Unit No. 542 on said Plan.

BEING Parcel No. 41-04-0117

BEING UPI #41-4-117

BLR# 41-4-117

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

BEING sold subject to mortgage

PLAINTIFF: Western Federal Credit Union
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-909**

DEBT- **\$236,207.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04060 DIRECTED TO CAROLYN B. 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 West Nottingham Township, Chester
County, Pennsylvania
BLR# 68-5-29.9
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **WILLIAM J. GOLDSMITH and CHRISTINA R. GOLDSMITH f/k/a CHRISTINA R.**

HALL

SALE ADDRESS: 259 Red Pump Road, Nottingham, PA 19362-9115

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: **14-11-910**

DEBT- **\$811,164.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-07003 DIRECTED TO CAROLYN B. 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 tract or piece of land situate on the south side of Honeysuckle Lane and being Lot 2 of the Briarwood Subdivision Phase II situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania being more fully bounded and described in accordance with a survey by Andrew F. Kent, P.L.S., designated 223-03-87, as follows, to wit:
TAX I.D. #: 17-2-4.9

PLAINTIFF: U.S. Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2006-AC3

VS

DEFENDANT: **THOMAS C. LENZI and BARBARA J. LENZI**

SALE ADDRESS: 1804 Honeysuckle 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: **14-11-911**

\$255,712.10

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-00616 DIRECTED TO CAROLYN B. 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 tract of land situate in the Borough of Downingtown, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan for "Cross View Estates" made by Berger & Hayes, Inc., Thorndale, Pennsylvania, dated 11-5-89, last revised 8/10/90 and recorded 9/18/90 as Plan #10711 as follows, to wit:

BEGINNING at a point on the southeasterly side of Proposed Road "B", said point being a corner of Lot #5 (as shown on said Plan); thence from said point of beginning extending along said road, north 76 degrees 08 minutes 53 seconds east, 40.05 feet to a point, being a corner of Lot #7; thence leaving said road extending along Lot #7, south 13 degrees 51 minutes 07 seconds east, 104.90 feet to a point in line of lands now or late of the Pennsylvania Railroad Company, being a corner of Lot #7; thence

extending partially along said lands, south 76 degrees 08 minutes 53 seconds west, 40.05 feet to a point, being a corner of Lot #5; thence leaving said lands extending along Lot #5, north 13 degrees 51 minutes 07 seconds west, 104.90 feet to the first mentioned point and place of beginning.

BEING Lot #6 on the above mentioned Plan.

BEING Parcel Number 11-11-113.11.

BEING the same premises which P & B Developers, Inc., a Pennsylvania Corporation, by Deed dated June 30, 2000 and recorded July 5, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4779 Page 653, granted and conveyed unto Stephen M. Ketchum and Dorothy J. Ketchum, husband and wife, in fee.

PLAINTIFF: LSF8 Master Participation Trust
VS

DEFENDANT: **DOROTHY J. KETCHUM and STEPHEN M. KETCHUM**

SALE ADDRESS: 232 Talucci Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **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: **14-11-913**

DEBT- **\$157,197.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01657 DIRECTED TO CAROLYN B. 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 Parkesburg Borough, Chester
County, Pennsylvania
BLR# 8-3-274
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **BRIAN A. FRAME and TINA FRAME**

SALE ADDRESS: 512 North Culvert Street, Parkesburg, PA 19365-1168

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: **14-11-919**

DEBT- **\$211,439.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00075 DIRECTED TO CAROLYN B. 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 Borough of Phoenixville, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

SITUATE in the Borough of Phoenixville, Chester County, Pennsylvania, described according to a survey and plant thereof made by Earl R. Ewing, Registered Surveyor, Phoenixville, PA. on August 2, 1954 described as follows, to wit:

BEGINNING at a point on the northwest side of Monroe Avenue which point is measured on the arc of a circle curving to the left having a radius of 13.89 feet the arc distance of 18.04 feet from a point on the northeast side of Tyler Avenue (50 feet wide); thence extending along the northwest side of Monroe Avenue north 59 degrees 05 minutes east 45.67 feet to a point; thence extending north 30 degrees 55 minutes west 125 feet to a point; thence extending south 59 degrees 05 minutes west 91.11 feet to a point on the northeast side of Tyler Avenue; thence extending along the northeast

side of Tyler Avenue south 46 degrees 31 minutes east 119.24 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 13.89 feet the arc distance of 18.04 feet to a point on the northwest side of Monroe Avenue, the first mentioned point and place of beginning.

BEING Lot 131 Monroe Avenue.

BEING UPI Number #15-6-1

BLR #15-16-1

BEING known as: 1240 Tyler Avenue, Phoenixville, PA 19460-4365

BEING the same premises which Carole J. Foster now known as Carole J. Foster Guerra, by Deed dated April 30, 2009 and recorded May 1, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7654, Page 563, granted and conveyed unto Elizabeth H. Manning.

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **ELIZABETH H. MANNING**

SALE ADDRESS: 1240 Tyler Avenue, Phoenixville, PA 19460-4365

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: **14-11-921**

\$192,452.58

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-10156 DIRECTED TO CAROLYN B. 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 West Whiteland Township, Chester
County, Pennsylvania
BLR# 41-5-1250
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ELVERA A. CAMPBELL and GEOFFREY H. CAMPBELL**

SALE ADDRESS: 1466 Chestnut Court, West Chester, PA 19380-2112

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: **14-11-922**

DEBT- **\$1,562.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07464 DIRECTED TO CAROLYN B. 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 and tract of land, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 39-4E-181

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **KAREN F. KUGLER**

SALE ADDRESS: 342 Essex Street, Caln Township, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-11-928**

DEBT- **\$381,923.47**

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

Thursday, 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 East Whiteland Township, Chester
County, Pennsylvania
BLR# 42-4J-15
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

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

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

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: **14-11-946**

DEBT- **\$158,775.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08243 DIRECTED TO CAROLYN B. 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 Kennett Square Borough, Chester
County, Pennsylvania
BLR# 3-4-137
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **YVONNE B. MURREY**

SALE ADDRESS: 413 Meredith Street, Kennett Square, PA 19348-3227

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: **14-11-947**

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: **14-11-948**

DEBT- **\$256,240.205**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05784 DIRECTED TO CAROLYN B. 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 East Brandywine Township, Chester
County, Pennsylvania
BLR# 30-6-23.4
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I

VS

DEFENDANT: **SHARI HARDIN and DARRYL FERRON**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335-1467

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: **15-1-4**

DEBT- **\$292,745.99**

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

Thursday, January 15, 2015

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

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

PREMISES "A"

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

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

CONTAINING 149 perches of land more or less.

PREMISES "B"

ALL THAT CERTAIN tract, piece or parcel of land.

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

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

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

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

PARCEL No. 2105 01970000

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

VS

DEFENDANT: **DAVID KULP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$60,349.02**

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

Thursday, January 15, 2015

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

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

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

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

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

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

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

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

PARCEL Identification No: 17-3G-185

BLR# 17-3G-185

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

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

DEFENDANT: **BARBARA G. BARTCHAK**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$338,351.95**

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

Thursday, January 15, 2015

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

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

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

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

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

BEING Lot No. 17 on said Plan.

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

BEING Parcel #33-04P-0055

BEING UPI #33-4P-55

BLR# 33-4P-55

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

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS

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

SALE ADDRESS: 505 Cheshire Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$27,474.85**

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

Thursday, January 15, 2015

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

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

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

PLAINTIFF: Santander Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$247,694.93**

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

Thursday, January 15, 2015

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

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

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

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

VS

DEFENDANT: **PAUL A. MAYER a/k/a PAUL MAYER**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$524,718.26**

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

Thursday, January 15, 2015

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

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

PROPERTY situate in the Chester County, Pennsylvania
BLR# 43-11B-37
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$433,520.33**

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

Thursday, January 15, 2015

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

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

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

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

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

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

SALE ADDRESS: 1112 Woodruff Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$209,134.09**

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

Thursday, January 15, 2015

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

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

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

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

BEING Parcel Number 43-9L-138

BEING 129 Biddle Road, Paoli, PA 19301

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

PLAINTIFF: American Heritage Federal Credit Union
VS

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

SALE ADDRESS: 129 Biddle Road, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$260,189.57**

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

Thursday, January 15, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$416,549.68**

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

Thursday, January 15, 2015

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$238,623.99**

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

Thursday, January 15, 2015

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

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

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

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

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

BEING Unit #67 on the above mentioned Plan.

BEING UPI Number 38-2L-25

BLR No.: 38-2L-25

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

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

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

VS

DEFENDANT: **JAY R. JACKS**

SALE ADDRESS: 67 Oakmont Place, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$96,868.54**

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

Thursday, January 15, 2015

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

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

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

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

VS

DEFENDANT: **WENDY T. ROWAN**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

\$301,575.58

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

Thursday, January 15, 2015

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

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

PROPERTY situate in the Willistown Township, Chester
County, Pennsylvania
BLR# 54-1L-31
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$553,859.15**

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

Thursday, January 15, 2015

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

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

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

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

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

BEING Lot #7 on said Plan

BEING UPI #55-2M-193

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

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

PARCEL No.: 55-2M-193

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$251,855.01**

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

Thursday, January 15, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$129,664.03**

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

Thursday, January 15, 2015

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

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

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

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

VS

DEFENDANT: **BLAIR WILKINS**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$202,609.63**

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

Thursday, January 15, 2015

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

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

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

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

PLAINTIFF: One West Bank, FSB

VS

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

SALE ADDRESS: 30 Meredith Drive, Elverson, Pennsylvania 19520

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$252,136.60**

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

Thursday, January 15, 2015

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

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

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

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

BLR No. 1-9-523

BEING the same premises which Mildred A. Washington, by Indenture dated September 14, 2005 and recorded in Chester County in Record Book 6619, Page 1276, as Document No. 10574994, granted and conveyed unto Mildred A. Washington and Renee Karen Washington, in fee. The said Mildred A. Washington departed this life on November 14, 2008, thereby vesting title to the within described premises in the said Renee Karen Washington.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset-Backed Pass-Through Certificates

VS

DEFENDANT: **RENEE KAREN WASHINGTON, UNITED STATES OF AMERICA**

SALE ADDRESS: 128 E. Miner Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **FEDERMAN & ASSOCIATES, LLC, 215-572-5095**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-2-102**

DEBT- **\$673,827.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06488 DIRECTED TO CAROLYN B. 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 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 25 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Charlestown
TAX Parcel #35-5-26
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **MARY ELLEN ERICKSON**

SALE ADDRESS: 4243 Howells Road, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-2-105**

DEBT- **\$144,748.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08878 DIRECTED TO CAROLYN B. 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 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 25 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, Chester
County, Pennsylvania
BLR# 15-11-84.31
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: GMAC Mortgage, LLC
VS

DEFENDANT: **HAMILTON PLESS**

SALE ADDRESS: 106 Elton Drive, Phoenixville, PA 19460-4065

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-2-108**

DEBT- **\$152,054.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2014-07094 DIRECTED TO CAROLYN B. 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 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 25 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in New London Township, Chester
County, Pennsylvania
BLR# 71-2-65.1J
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: **ALONZO T. HARDING, IV a/k/a ALONZO T. HARDING and MICHELE D. HARDING**

SALE ADDRESS: 36 Pickwick Lane, Lincoln University, PA 19352-9393

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-2-116**

DEBT- **\$412,196.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05266 DIRECTED TO CAROLYN B. 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 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 25 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester and State of Pennsylvania, described according to a survey thereof made by Alva L. Rogers, Civil Engineer, Ardmore, PA, dated January 12, 1957, as follows, to wit:

BEGINNING at a point on the southerly side of Conestoga Road, as shown on said Plan, which point is measured the two following courses and distances from the point formed by the intersection of the center line of said Conestoga Road with the center line of Woodside Avenue;

- (1) EXTENDING from said point of intersection in a westerly direction along the said center line of Conestoga Road, seven hundred forty and ninety-five one-hundredths feet to a point; and
- (2) SOUTH four degrees, twenty minutes east, thirty feet and thirteen one-hundredths of a foot to the point and place of beginning;

THENCE extending from said beginning point south four degrees, twenty minutes east, two hundred seven and seventy-two one-hundredths feet to a point;

THENCE extending south eighty-five degrees, forty-four minutes west, on hundred feet to a point;

THENCE extending along the same, the two following courses and distances:

- (1) SOUTH eighty degrees, east, sixty-six and eighty-nine one-hundredths feet to a point; and
- (2) NORTH eighty degrees, nineteen minutes east, thirty-five and thirty-four one-hundredths feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Karen J. Grozinski by Deed from Charles M.W. Russel and Frances M. Russell, husband and wife dated 06/20/1994 and recorded 06/27/1994 in the Chester County Recorder of Deeds in Book 0691, Page 49818.

PLAINTIFF: Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2007-AMC2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **KAREN J. GROZINSKI**

SALE ADDRESS: 328 W. Conestoga Road, Devon, PA 19333

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-2-129**

DEBT- **\$133,824.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03520 DIRECTED TO CAROLYN B. 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 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 25 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, County of Chester, Commonwealth of Pennsylvania, described according to a Title Plan for Complex II and Complex III, Willistown Woods, made by Henry S. Conley, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated January 7, 1982, last revised March 19, 1982 and recorded April 1, 1982 in Chester County as Plan No. 3924, as follows:

BEGINNING at a point, a corner of Unit 205D (as shown on said Plan), said point being measured the seven following courses and distances from the intersection of the center line of Drive "A" and the center line of Drive "B": (1) north 30 degrees 29 minutes 35 seconds west 60.56 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 70.00 feet, the arc distance of 64.78 feet to a point of tangent; (3) north 83 degrees 30 minutes 0 seconds west 47.75 feet to a point of curve; (4) on the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 32.32 feet to a point of tangent; (5) south 85 degrees 55 minutes 0 seconds west 126.45 feet to a point; (6) south 4 degrees 5 minutes 0 seconds east 23.11 feet to a point, a corner of Unit 201F; (7) thence along same and other Units south 88 degrees 27 minutes

23 seconds west 98.33 feet to the point of beginning; thence extending along Unit 205D south 1 degree 32 minutes 37 seconds east 82.00 feet to a point; thence extending south 88 degrees 27 minutes 32 seconds west 18.00 feet to a point, a corner of Unit 207E; thence extending along same north 1 degrees 32 minutes 37 seconds west 82.00 feet to a point; thence extending north 88 degrees 27 minutes 23 seconds east 18.00 feet to the first mentioned point and place of beginning.

BEING Unit No. 206D as shown on said Plan.

TOGETHER with the right and easement of enjoyment with others in and to the common area which shall be appurtenant to and shall pass with the title to the above described unit as set forth in Declaration of Restrictions, Covenants and Easements recorded in Misc. Book 496 Page 219 and Amendments thereto recorded in Misc. Book 521 Page 255.

TILE to said premises is vested in Alan W. Thompson and Jayne A. Thompson, husband and wife by Deed from Ruth M. Swan dated 6/26/2000 and recorded 7/10/2000 in the County of Chester in Record Book 4780 Page 1913.

BEING UPI No. 54-8E-7

PLAINTIFF: Citadel Federal Credit Union
VS

DEFENDANT: **ALAN W. THOMPSON and JAYNE A. THOMPSON**

SALE ADDRESS: 206 Hampstead Place, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CHRISTOPHER J. TIPPETT, ESQ., 610-458-7500**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-2-147**

DEBT- **\$423,889.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02799 DIRECTED TO CAROLYN B. 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 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 25 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN lot or piece of ground, situated in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property for Raymond W. Sipe, made by Chester Valley Engineers, Inc., Paoli, PA, dated /17/1993 revised 8/14/1996 and recorded in Chester County Plan File #13617, as follows, to wit:

BEGINNING at a point on the southwesterly side of Burke Road, said point being a corner of Lot #3; thence extending from said beginning point along Burke Road south 59 degrees 45 minutes 47 seconds east 115 feet to a point, a corner of land now or late of Elwood L. Boulden; thence extending along same south 30 degrees 14 minutes 13 seconds west 199.90 feet to a point, a corner of Lot #1; thence extending along same the 2 following courses and distances: (1) north 59 degrees 45 minutes 47 seconds west, 50.65 feet to a point; and (2) north 84 degrees 24 minutes 47 seconds west 154.61 feet to a point on the easterly side of Sussex Road; thence

extending along same on the arc of a circle curving to the left, having a radius of 300 feet, the arc distance of 15.37 feet to a point, a corner of Lot #2; thence extending along same the 2 following courses and distance: (1) south 84 degrees 24 minutes 47 seconds east 151.87 feet to a point; and (2) north 15 degrees 17 minutes 58 seconds east 116.50 feet to a point; thence extending along Lot #3 north 8 degrees 57 minutes 15 seconds east 78.83 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

BEING UPI Number 52-002-0011.0300

PARCEL No.: 52-002-0011.0300

BEING known as: 1306 Burke Road, West Chester, PA 19380.

BEING the same premises which Mazzenga Developers Inc., a PA Corp., by deed dated August 4, 2000 and recorded August 8, 2000 in and for Chester County, Pennsylvania, in Deed Book Volume 4798, Page 51, granted and conveyed unto John A. Salvaggio.

PLAINTIFF: Bank of America, N.A. successor by merger to Lasalle Bank Midwest, NA
VS

DEFENDANT: **JOHN A. SALVAGGIO**

SALE ADDRESS: 1306 Burke Road, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-2-149**

DEBT- **\$214,373.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2013-07965 DIRECTED TO CAROLYN B. 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 19, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 25 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania being shown and described on a "Fountain As-Built Plan" for Sadsbury Associates, Building Unit "P", drawing No. 2002219U081 dated 2/20/2004, prepared by Wilkinson Associates, Surveyor/Engineering and recorded as Instrument No. 10383989 in Plan File No. 16945 as follows, to wit:

BEING Lot No. 83

BUILDING "P".

PARCEL #37-4-40.16B

TITLE to said premises vested in Brian P. Eells, unmarried by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes dated 04/30/2004 and recorded 06/07/2004 in the Chester County Recorder of Deeds in Book 6179, Page 2275.

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **BRIAN P. EELLS**

SALE ADDRESS: 307 Broad Meadow Drive, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF