

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, May 21, 2015 @ 11 AM

### CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 21st day of May, 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, MAY 21, 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, JUNE 22, 2015 IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

### INDEX

Location	Defendant	Page
Borough of Atglen	Daniel R. Umble	20
Borough of Downingtown	Warren W. Harlan and Melanie H. Taylor	25
Borough of Honeybrook	Rorece Johnson and Erica Eckman	36
Borough of Oxford	Michael R. Strange and Beth Y. Strange	15
Borough of Oxford	Leslie J. Wolman	39
Borough of Parkesburg	John Alexander, Jr.	65
Borough of Parkesburg	Christine C. Daily a/k/a Christine Camoirano and Michael Daily a/k/a Michael Glenn Daily	72
Borough of Parkesburg	Candace M. Disney and David R. Disney	90
Borough of Parkesburg	Patricia E. Slaughter	62
Borough of Parkesburg	Gregory N. Smith and Melanie Smith	99

Continued

## INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Borough of Phoenixville . . . . .	Michael L. Walker . . . . .	75
Borough of Spring City . . . . .	Catherine Bliss a/k/a Catherine M. Bliss and John V. Mclaughlin . . . . .	31
Borough of West Grove . . . . .	Vincent A. Morgan, Jr. . . . .	22
City of Coatesville . . . . .	Drinda L. Dale and Gredory R. Dale a/k/a Gregory H. Dale . . . . .	66
City of Coatesville . . . . .	Karaen Evans and Kenneth P. Evans . . . . .	46
City of Coatesville . . . . .	Michael S. Hudock Jr., In His Capacity as Heir of Rose T. Hudock, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Rose T. Hudock, Deceased . . . . .	12
City of Coatesville . . . . .	Lisa Johnson and John C. Tinson . . . . .	100
City of Coatesville . . . . .	Carol V. McDuffy . . . . .	80
City of Coatesville . . . . .	Jose J. Trevino a/k/a Jose Trevino and Maria S. Trevino . . . . .	23
Caln Township . . . . .	William Chambers and Carol Chambers . . . . .	83
Caln Township . . . . .	Ethel L. Ellerbe . . . . .	37
Caln Township . . . . .	Darius L. Green . . . . .	42
Caln Township . . . . .	David L. Harlan, II . . . . .	74
Caln Township . . . . .	Michael P. Harper and Catherine Kerr . . . . .	34
Caln Township . . . . .	Rosemary A. Mercer . . . . .	8
Charlestown Township . . . . .	Sheri L. Balut . . . . .	48
East Bradford Townshi . . . . .	Frank J. DeAgostine, Jr. a/k/a Frank J. DeAgostine a/k/a Frank DeAgostine and Karen M. DeAgostine a/k/a Karen Marie DeAgostine . . . . .	17
East Bradford Townshi . . . . .	Charkles McGlinn snd United States of America . . . . .	98
East Brandywine Township . . . . .	Timothy Hefner and Cindy L. Hefner . . . . .	58
East Brandywine Township . . . . .	Joanne D. Kratz . . . . .	27
East Brandywine Township . . . . .	Joanne D. Kratz . . . . .	88
East Brandywine Township . . . . .	Steven F. Prince and Maria P. Prince . . . . .	38
East Coventry Township . . . . .	Jeffrey E. Klossin and Wanda L. Klossin . . . . .	59
East Coventry Township . . . . .	Stephanie A. Zdrzil . . . . .	56
East Fallowfield Township . . . . .	Scott W. Chandler and Cindy Darlene Chandler . . . . .	45
East Fallowfield Township . . . . .	Kristin Gorgo a/k/a Kristin N. Gorgo and Richard Gorgo a/k/a Richard Charles Gorgo, Jr. a/k/a Richard C. Gorgo, Jr. . . . .	76
East Fallowfield Township . . . . .	Richard Gorgo and Kristin Gorgo . . . . .	95
East Fallowfield Township . . . . .	Suzanne J. Madonna and Thomas A. Madonna, Jr. . . . .	97
East Fallowfield Township . . . . .	Lynn T. Merron a/k/a Lynn Teri Meron . . . . .	87
East Goshen Township . . . . .	Christopher Gilman a/k/a Christopher C. Gilman . . . . .	33
East Goshen Township . . . . .	Charles A.J. Halpin, III, Esq. as Administrator or the Estate of Edward G. Shaud, Jr. a/k/a Edward G. Shaud, deceased . . . . .	26
East Goshen Township . . . . .	Antoinette Long and Douglas E. Milliken . . . . .	32
East Nottingham Township . . . . .	Christopher Lee Morris and Jodi Marie Morris . . . . .	5
East Vincent Township . . . . .	George Badman a/k/a George Thomas Badman and Rose Badman a/k/a Rose M. Badman . . . . .	28
East Vincent Township . . . . .	John Wood and Krissta Wood . . . . .	35
East Whiteland Township . . . . .	Anna Chamness . . . . .	77
East Whiteland Township . . . . .	Donna L. Favata . . . . .	64
East Whiteland Township . . . . .	Kyung Gould . . . . .	63
Elk Township . . . . .	Albert M. Beerley . . . . .	86
Elk Township . . . . .	Robert T. Warden, Jr. . . . .	16
Kennett Township . . . . .	Deborah Moore a/k/a Deborah A. Moore and Michael D. Moore . . . . .	41
London Britain Township . . . . .	Phillip D. Poliski a/k/a Phillip Poliski . . . . .	67
Lower Oxford Township . . . . .	Donald F. Leo . . . . .	54
New Garden Township . . . . .	Cindy Bhan and Ajay K. Bhan . . . . .	82
New Garden Township . . . . .	James E. Miller . . . . .	9

*Continued*

## INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
New London Township	Michael D. Sides and Pamela M. Sides	24
New London Township	Christopher M. Sitter and Shannon K. Sitter	44
North Coventry Township	Arlan R. Albright and Diane Albright and United States of America	71
North Coventry Township	Geoffrey J. Cross and Lori J. Cross	50
Pocopson Township	Arlene Discala	89
Sadsbury Township	Justin S. Bousquet and Shannon O. Bousquet	92
Sadsbury Township	Linda A. Jones and Jill Illes, In her capacity as Heir of Owen H. Jones a/k/a Owen Howard Jones, Deceased, Unknown Heirs, Successors, Assign and All Persons, Firms or Associations Claiming Right, Title or Interest From ot Under Owen H. Jones a/k/a Owen Howard Jones, Deceased	84
Sadsbury Township	Shirley E. Lucci and Robert M. Lucci	57
Tredyffrin Township	Timothy Breidor, in his capacity as Administrator and Heir of the Estate of Mark A. Briedor a/k/a Mark Briedor and John L. Briedor, in his capacity as Heir of the Estate of Mark Breidor a/k/a Mark Breidor and Unknown Heirs, Associations, Successors, Assigns, and All Persons, or Firms, Claiming Right, title of Interest From or Under Mark A. Breidor, Deceased	91
Tredyffrin Township	William H. Campabell	47
Tredyffrin Township	Edward F. Murphy and Kim M. Murphy a/k/a Kimberly Murphy a/k/a Kimberly M. Murphy	29
Tredyffrin Township	David D. Rivera a/k/a David Rivera and Donna L. Rivera	19
Tredyffrin Township	Thomas Showers a/k/a Thomas L. Showers and Jennifer Showers	55
Tredyffrin Township	Ann Tasber solely in her capacity as Heir of Howard Scott Jr., deceased,, Howard Scott III solely in his capacity as heir of Howard Scott Jr. deceased, Thomas Scott solely in his capacity as heir of Howard Scott Jr deceased	6
Thornbury Township	Anthony J. Ferraro and Sydney M. Ferraro	49
Uwchlan Township	Wendy M. Belle	61
Uwchlan Township	Robert L. Gallagher	81
Uwchlan Township	John A. Recker, III and Debra S. Recker	18
Uwchlan Township	James H, Rizzo	73
Valley Township	Thomas J. Adams	70
Valley Township	Edmund Carpenter and Lauaren Carpenter	78
Valley Township	Charles G. Crawford and Raymond Phillip Warfield a/k/a Ray P. Warfield	68
Valley Township	The Unknown Heirs, Successors or Assigns of Thelma Green, Deceased, and All Persons, Firms or Associations Claiming Right, Title or Interest From ot Under Thelma Green, Deceased, Owner, Reputed Owner or Whoever May be the Owner	40
Valley Township	Unknown Surviving Heirs of Bonnie Calhoun a/k/a Bonnie Fromm, Deceased Mortgagor and Real Owner and Beverly A. Fromm a/k/a Beverly A. Mowrer, Only Known Surviving Heir of Bonnie Calhoun a/k/a Bonnie Fromm, Deceased Mortgagor and Real Owner	51
Wallace Township	Robert C. Gulick a/k/a Robert Charles Gulick	60
Warwick Township	Jean S. Flaxenburg and Eric M. Flaxenburg	85
Warwick Township	Sandra L. Moore and Billy J. Moore, Jr.	21
West Bradford Township	Vicki Barger, in Her Capacity as Heir of James R. Patton, III, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James R. Patton, III, Deceased	13
West Bradford Township	Margaaret Lombertino and Michael Lombertino	30
West Bradford Township	Charles F. Vain, Jr.	53
West Brandywine Township	Unknown Heirs, Successors or Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Vincent E. Youngblood a/k/a Vincent Youngblood, Deceased	43

*Continued*

## INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
West Brandywine Township	Raymond Hooper	11
West Caln Township	Robert R. Groves and Carol A. Buckel	14
West Goshen Township	Michael C. Zeminski and Amy P. Zeminski	69
West Pikeland Township	Brian Jarratt a/k/a Bradford J. Jarratt a/k/a James Brian Jarratt and Jennifer A. Jarratt	96
West Sadsbury Township	Valorie E. Nixon	94
Westtown Township	William Maratinez, Jr.	79
West Whiteland Township	Richard J. Ennis, Jr. and Anne Marie Waxman	52
West Whiteland Township	Ssean McLaughlin a/k/a Sean M. McLaughlin and Christina McLaughlin a/k/a Vhristina Hubbard McLaughlin	93
West Whiteland Township	Stacie L. Stancato	10
Willistown Township	Estate of Sharon R.Kamaka c/o Wadsworth K. Kamaka, Jr., Administrator and Wadsworth K. Kamaka, Jr., individually and as Administrator of the Estate of Sharon R. Kamaka and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sharon R.Kamaka, deceased	7

# Sheriff's Sale of Real Estate

SALE NO: **15-5-353**

**\$296,535.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06815 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Nottingham Township  
TAX Parcel #69-6-472.1  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **CHRISTOPHER LEE MORRIS and JODI MARIE MORRIS**

SALE ADDRESS: 353 Yorklyn Road, Oxford, PA 19363

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: **15-5-354**

DEBT- **\$573,542.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09417 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Tredyffrin

TAX Parcel #43-4-15.2

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: ANN TASBER solely in her capacity as Heir of HOWARD SCOTT JR. deceased HOWARD SCOTT III solely in his capacity as heir of Howard Scott Jr. deceased THOMAS SCOTT solely in his capacity as heir of Howard Scott Jr deceased

PLAINTIFF: Nationstar Mortgage, LLC, D/B/A Champion Mortgage Company

VS

DEFENDANT: **ANN TASBER solely in her capacity as Heir of HOWARD SCOTT JR. deceased HOWARD SCOTT III solely in his capacity as heir of Howard Scott Jr. deceased THOMAS SCOTT solely in his capacity as heir of Howard Scott Jr deceased**

SALE ADDRESS: 2050 Diamond Rock Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **KML LAW GROU, 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: **15-5-355**

DEBT- **\$310,157.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07038 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of  
Willistown, Chester County, Pennsylvania  
TAX Parcel No.: 54-1Q-284.39

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan trust 2006-E, Mortgage-Backed Certificates, Series 2006-E

VS

DEFENDANT: **ESTATE OF SHARON R. KAMAKA c/o WADSWORTH K. KAMAKA, JR., ADMINISTRATOR and WADSWORTH K. KAMAKA, JR., individually and as ADMINISTRATOR of the ESTATE OF SHARON R. KAMAKA and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHARON R. KAMAKA, DECEASED**

SALE ADDRESS: 31 Chetwynd Rd, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-356**

DEBT-**\$115,116.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05393 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No. 14-05393  
OWNER of property situate in the Township of Caln,  
Chester County, Pennsylvania, being 64 Nancy Lane,  
Downingtown, Pennsylvania 19335.  
UPI No. 39-5A-88.  
IMPROVEMENTS: residential dwelling.  
Judgment amount: \$115,116.30

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **ROSEMARY A. MERCER**

SALE ADDRESS: 64 Nancy Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-5-357**

DEBT- **\$111,307.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-01363 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 lot of land, situate in New Garden Township, Chester County, PA bounded and described by survey of Manley N. White, surveyors, on 2/13/1956, as follows:

BEGINNING at a point at or near the center of a public road leading from U.S. Route No. 1 northwardly to Township Line Road, said point being a corner of land of Bruce Adkins, et ux; thence thereby along land of the said Bruce Adkins, et ux; north 87 degrees 35 minutes 28 seconds east 210 feet to a pipe, passing over a pipe on the easterly side of McClellan, et ux from land abut to be conveyed (1) south 2 degrees 24 minutes 32 seconds east 150 feet to a pipe; (2) thence south 87 degrees 35 minutes 28 seconds west 195.53 feet to a point at or near the center of the aforesaid road; thence thereby along said road the following three courses and distance: (1) north 17 degrees 28 minutes 56 seconds west 123.8 feet to a point; (2) thence north 84 degrees 31 minutes 4 seconds east 16.5 feet to a point; thence north 0 degrees 1 minute 4 seconds east 29.6 feet to the point and place of beginning.

CONTAINING 0.7282 acres of land, more or less.

**PREMISES B:**

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

BEGINNING at a point in Cedar Springs Road, the southwest corner of land of Elmer R. and Annamary Ressler; thence north 87 degrees 35 minutes 28 seconds east 195.5 feet to a point, the southeast corner of land of said Ressler; thence north 2 degrees 24 minutes 32 seconds east 150 feet to a pipe, the northeast corner of land of said Ressler; thence south 7 degrees 33 minutes 4 seconds east 200.8 feet the northeast corner of land of Benjamin W. Roland and Mary Emma Roland; thence south 87 degrees 35 minutes 28 seconds west 200 feet to the center of Cedar Springs Road the northwest corner of land of Benjamin W. and Mary Emma Roland; thence along or near the center of said public road north 11 degrees 28 minutes 56 seconds west 51.8 feet to the place of beginning.

CONTAINING 0.258 acres of land, more or less.

BEING Parcel No. 60-2-21

BEING the same premises which James E. Miller, father, by deed dated May 24, 2007 and recorded in the Chester County Recorder of Deeds Office on June 19, 2007 in Deed Book 7190, Page 761, granted and conveyed unto James E. Miller, father, James E. Miller, III, Tiffany Miller, and Timothy Miller, children.

PLAINTIFF: RBS Citizens, N.A. successor in interest to CCO Mortgage Corp. f/k/a Charter One Mortgage Corp

VS

DEFENDANT: **JAMES E. MILLER**

SALE ADDRESS: 435 Cedar Springs Road, Kennett Square, PA 19348

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: **15-5-358**

DEBT- **\$234,712.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10070 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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  
UPI# 41-5Q-317  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **STACIE L. STANCATO**

SALE ADDRESS: 428 East Anglesey Terrace, West Chester, PA 19380-1177

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: **15-5-359**

DEBT- **\$200,000.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04477 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in West Brandywine Township, Chester County, Pennsylvania, bounded and described according to a Plan of Robert M. Hooper and Wilma Jean Hooper, made by John D. Stapleton, III, Registered Land Surveyor, Coatesville, PA 19320, dated June 18, 1990 and recorded on October 21, 1991, as Plan No. 11408, as follows, to wit:

BEGINNING at a point in the title line of Baron's Hill Road (T-378), the southeast corner of Lot No. 1 and the southwest corner of the about to be described Lot; thence along Lot No. 1, north sixteen (16) degrees forty-three (43) minutes zero (00) seconds east, four hundred thirty-three and fifty-seven hundredths (433.57) feet in line of land now or late of Sun Oil Company; thence along same, north eighty-two (82) degrees thirty-five (35) minutes thirty-five (35) seconds east, one hundred fifty-six and eighty hundredths (156.80) feet to a point, a corner of other land now or late of Robert M. and Wilma Jean Hooper; thence along same, south two (02) degrees thirty-two (32) minutes thirteen (13) seconds west, five hundred eight and six hundredths (508.06) feet to a point in line of other lands now or late of Robert M. and Wilma Jean Hooper; thence along same, south sixty-two (62) degrees twen-

ty-one (21) minutes forty-three (43) seconds west, sixty-nine and ninety-six hundredths (69.96) feet to the northeasterly side of Baron's Hill Road; thence along the middle of Baron's Hill Road, south sixty-two (62) degrees twenty-one (21) minutes forty-three (43) seconds west, thirty and twenty-nine hundredths (30.29) feet to a point in the middle of Baron's Hill Road; thence along the same, the two (2) following courses and distances: [1] north sixty-two (62) degrees zero (00) minutes zero (00) seconds west, forty-four and thirty hundredths (44.30) feet to a point and [2] north fifty-three (53) degrees zero (00) minutes zero (00) seconds west, one hundred sixty-two and fifty-one hundredths (162.51) feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

CONTAINING: 2.456 acres of land be the same more or less

TITLE to said premises is vested in Raymond E. Hooper, by Deed dated October 25, 2010, from Lawrence V. Beck, III and Jacqueline Lohrman Beck, and recorded November 17, 2010, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania at Record Book 8047, Page 335.

BEING #29-3-12.1.

PLAINTIFF: M. Simon Zook Co., t/a Zook Molasses Co.

VS

DEFENDANT: **RAYMOND HOOPER**

SALE ADDRESS: 183 Barons Hill Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MORGAN, HALLGEN, CROSSWELL & KANE, P.C., 717-299-5251**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-5-360**

DEBT- **\$38,484.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07534 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 situated in the City of Coatesville, County of Chester and State of Pennsylvania, being Lot No. 55 on a Plan of Building Lots called "Valley View", bounded and described as follows:

BEGINNING at a point on the northern curb line of Madison Street distant three hundred feet westward from the west curb line of West Eighth Avenue; thence measuring along the said north curb line of Madison Street westward sixty-two feet six inches and extending northward between parallel lines of that width at right angles to said Madison Street one hundred thirty five feet, more or less, to the southern line of Concord Street.

BOUNDED on the north by the southern line of Concord Street, on the east by Lot No. 57, now or late of Joseph Morris, on the south by the north curb line of Madison Street and on the west by Lot No. 53, now or late of Raymond R. Hannold and wife.

CONTAINING eight thousand four hundred thirty-seven and one-half square feet of land, be the same more or less.

BEING Parcel #16-08-0006

BEING UPI #16-8-6

BLR# 16-8-6

BEING the same premises which Hazel G. Hampton, a widow, granted and conveyed unto Michael S. Hudock and Rose T. Hudock, husband and wife, by Deed dated December 21, 1970 and recorded December 22, 1970 in Chester County Deed Book R-39, Page 1089 for the consideration of \$14,000.00.

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **MICHAEL S. HUDOCK JR., IN HIS CAPACITY AS HEIR OF ROSE T. HUDOCK, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROSE T. HUDOCK, DECEASED**

SALE ADDRESS: 821 Madison Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARTHA 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: **15-5-361**

DEBT- **\$201,090.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07580 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan of Section IA "Colonialwoods", for Schmidt & Nyce, Inc., made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated November 18, 1969 and last revised January 7, 1974, as follows, to wit:

BEGINNING at a point on the southeasterly side of Federal Drive (50 feet wide), which point is measured the 4 following courses and distances along the said southeasterly side thereof from a point on the northwesterly side of Lloyd Avenue (as widened on said Plan), which said last mentioned point to the beginning of their radial intersection on said Lloyd Avenue, viz: (1) along the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 46.35 feet to a point of tangent; (2) north 16 degrees, 30 minutes, 25 seconds west, 166.61 feet to a point of curve; (3) along the arc of a circle curving to the right, having a radius of 325 feet, the arc distance of 240.45 feet to a point of tangent; (4) north 25 degrees, 53 minutes, 2 seconds east, 122.87 feet to the said point of

beginning; thence extending from the said point of beginning along the said southeasterly side of Federal Drive the following 2 courses and distance viz: (1) north 25 degrees, 53 minutes, 2 seconds east, 77.64 feet to a point of curve; and (2) along the arc of a circle curving to the left, having a radius of 350 feet the arc distance of 38.20 feet to a point; thence extending along Lot No. 5, south 70 degrees, 22 minutes, 8 seconds east, 178.14 feet to a point; thence extending along lands now or late of Henry C. Smedley and Lot No. 134A, south 25 degrees, 53 minutes, 2 seconds west, 135.16 feet to a point; thence extending along Lot No. 3, north 64 degrees, 6 minutes, 58 seconds west, 175 feet to the first mentioned point and place of beginning.

BEING TAX I.D. #50-02N-0009.

BLR# 50-02N-0009

BEING the same premises which James R. Patton III and Elaine E. Patton granted and conveyed unto James R. Patton III, by Deed dated December 22, 2007 and recorded August 1, 2008 in Chester County Record Book 7491, Page 1318 for the consideration of \$1.00

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

VS

DEFENDANT: **VICKI BARGER, IN HER CAPACITY AS HEIR OF JAMES R. PATTON, III, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES R. PATTON, III, DECEASED**

SALE ADDRESS: 1423 Federal 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: **15-5-362**

DEBT- **\$189,130.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06611 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or parcel of land situate on the easterly side of Baron Hills Road (T-364) in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof by K. R. Comstock, Jr. Registered Land Surveyor, dated January 20, 1972 as follows, to wit:

BEGINNING at an iron pin in the bed of the unimproved public road known as Baron Hills Road (T-364), the southwesterly corner of land of William Dick, which iron pin is located distance of 1.278 feet, more or less, as measured along in said road, southwestwardly from the point of intersection of the same with Telegraph Road (T-435) thence extending from the point of beginning, leaving the bed of Baron Hills Road by land of William Dick, south 79 degrees 40 minutes 30 seconds east, for a distance of 537.28 feet to an iron pin; thence by land of William Dick, south 32 degrees 25 minutes west, a distance of 175 feet to an iron pin; thence by the same land, north 79 degrees 40 minutes 30 seconds west for a distance of 537.28 feet to an iron pin in the westerly side of the bed of Baron Hills Road; thence along in the bed of the public road, north 32 degrees 25 minutes east, a distance of 175 feet to the first mentioned iron pin and place of beginning.

CONTAINING 2 acres of land be the same more or less.

UPI # 28-2-84.3

BEING the same premises which David L. Weibley, by Deed dated November 14, 1988 and recorded November 17, 1988 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1348 Page 301, granted and conveyed unto Robert E. Groves and Carol A. Buckel, as tenants by entireties in fee

PLAINTIFF: HSBC Bank USA, National Association, as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2006-4, by its search, Ocwen Loan Servicing LLC  
VS

DEFENDANT: **ROBERT R. GROVES and CAROL A. BUCKEL**

SALE ADDRESS: 614 North Sandy Hill Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-363**

**\$187,901.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07389 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Oxford  
TAX Parcel #6-5-214  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MICHAEL R. STRANGE and BETH Y. STRANGE**

SALE ADDRESS: 426 Broad Street, Oxford, PA 19363-1617

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: **15-5-364**

DEBT- **\$113,423.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02453 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 message and tract of land, situate in the Village of Lewisville, Township of Elk, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the public road leading from Lewisville to the Brick Meetinghouse and running thence along the middle of said road, south 63-1/2 degrees west, 4.92 perches to a stone; thence by land late of John P. Neals now Samuel Westman, south 25 degrees east, 5.6 perches to a stake a corner of land formerly of George Moore now Albima Moore; thence by the same, north 62-1/2 degrees east, 3 perches to a corner in line of land of the same; thence by said land and land of Robert Lynch, north 6-3/4 degrees west, 5.92 perches to the place of beginning.

### PREMISES "B"

ALL THAT CERTAIN tract of land, situate on the southerly side of public road being legislative route #15015 in the Village of Lewisville, Elk Township, Chester County, Pennsylvania, bounded and described in accordance with survey made December 12, 1972 by George E. Register, Jr. and Sons, Inc., Registered Surveyors, Plan No. S-339 and being Parcel B on said Plan, as follows:

BEGINNING at a point set in the title line of a public road being L.R. 15015 leading in the southwesterly direction of Hickory Hill and the northwesterly direction to PA Route 841, said point marking the northwesterly corner of this about to be described tract, being the original northwesterly corner of land of Hiram Sellers and

the northeasterly corner of Parcel A on said Plan, owned by Harvey H. Scott, grantee herein; thence leaving said point of beginning and by the title line of said L.R. 15015, north 61 degrees, 54 minutes, 36 seconds east, 8.80 feet to a spike set for the northeasterly corner of this and the northwesterly corner of Parcel "C" about to be conveyed to Florence DiFlippo by Hiram Sellers; thence leaving said spike in said title line by said land of Parcel C the 2 following courses and distances: (1) south 4 degrees, 10 minutes, 24 seconds east, 105.61 feet to an old iron pin and; (2) south 16 degrees, 44 minutes, 47 seconds west, 32.17 feet to an iron pin set for the southeasterly corner of this and set in line of land of Jean A. Dempsey; thence by said land, north 79 degrees, 39 minutes, 33 seconds west, 37.86 feet to a corner of this and a corner of Parcel A owned by Harvey H. Scott, grantee herein; thence by said land of Parcel A the 2 following courses and distances to wit: (1) north 62 degrees, 41 minutes, 46 seconds east, 49.50 feet to a point and (2) north 7 degrees, 11 minutes, 8 seconds west, 103.30 feet to a point being the first mentioned point and place of beginning.

BEING Parcel No. 70-05J-0011

UPI 70-5J-11

BEING the same premises which Charles R. McLaughlin and Sana L. McLaughlin by Deed dated 12/31/03 and recorded 1/29/04 in Chester County in Record Book 6052 Page 583 conveyed unto Robert T. Warden, Jr., in fee.

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **ROBERT T. WARDEN, JR.**

SALE ADDRESS: 104 Brick Meeting House Road, Elk Township, Lewisville, PA 19351

PLAINTIFF ATTORNEY: **MICHAEL S. BLOOM, 610-532-4222**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-5-365**

DEBT- **\$235,900.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00851 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in the Township of East Bradford, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan made for Mark M. Rowan and J. Graham Andes to Vandemark & Lynch, Inc., dated November 21, 1988, last revised February 21, 1989 and recorded in Chester County Recorder of Deeds Office as Plan No. 9155-9156 as follows, to wit:

BEGINNING at a point of curve on the easterly side of Mellien Drive cul-de-sac, a corner of Lot 2 on said Plan; thence extending from beginning point along said cul-de-sac on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 100.81 feet to a corner of Lot 4 on said Plan; thence extending along Lot 4 north 38 degrees 52 minutes 57 seconds west, 26.21 feet; thence extending along same north 7 degrees 58 minutes 00 seconds west, 150 feet to a point in the center of Overhill Drive;

thence extending through the bed of Overhill Drive and along lands now or late of Richard and Kaye F. Hayes and lands now or late of Clifford J. and Patricia A. Simes north 82 degrees 2 minutes 00 seconds east, 280 feet to a corner of Lot 10 on said Plan; thence leaving the bed of Overhill Drive and extending along Lot 10 south 7 degrees 7 minutes 35 seconds west, 192.93 feet to a corner of aforementioned Lot 2; thence extending along Lot 2 south 76 degrees 38 minutes 28 seconds west, 189.08 feet to the first mentioned point of beginning.

BEING Lot 3 on said Plan.

CONTAINING 1.228 acres of land more or less.

BEING Parcel No. 51-2-12.55.

TITLE is vested in Frank DeAgostine and Karen Marie DeAgostine, husband and wife, by Deed from Arnold F. Oraziotti and Joan R. Oraziotti, dated 4/23/1998 and recorded 4/27/1998 in Record Book 4338, Page 2381.

PLAINTIFF: Penn Liberty Bank

VS

DEFENDANT: **FRANK J. DeAGOSTINE, JR., aka FRANK J. DeAGOSTINE, aka FRANK DeAGOSTINE and KAREN M. DeAGOSTINE, AKA KAREN MARIE DeAGOSTINE**

SALE ADDRESS: 1105 Mellien Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CRAIG H. FOX, ESQ., 610-275-7990**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-5-366**

DEBT-**\$358,325.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06470 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, described in accordance with a plan for subdivision of Taylor's Mill, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated August 4, 1976 and last revised May 3, 1977, as follows to wit:

BEGINNING at a point on the southeasterly side of Taylor's Mill Road, said point being measured the 2 following courses and distances along the southeasterly side of Taylor's Mill Road from a point of curve on the northeasterly side of Spring Run Lane:

- (1) ON the arc of a circle curving to the right, having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent;
- (2) NORTH 64 degrees 15 minutes 45 seconds east 123.31 feet to a point of beginning;

THENCE from said point of beginning extending along the southeasterly side of Taylor's Mill Road, north 64 degrees 15 min-

utes 45 seconds east, 140 feet to a point, a corner of Lot No. 13;

THENCE leaving the side of said road and extending along Lot No. 13, south 25 degrees 44 minutes 15 seconds east, 253.82 feet to a point in line of lands now or late of Sally A. Bennethum;

THENCE extending along lands of the same, south 74 degrees, 08 minutes 20 seconds west, 142.10 feet to a point, a corner of Lot No. 15 as shown on said Plan;

THENCE extending along the same, north 25 degrees 44 minutes 15 seconds west 229.45 feet to a point on the southeast side of Taylor's Mill Road, being the first mentioned point and place of beginning.

BEING Lot No. 14 on said Plan.

TITLE to said premises vested in Debra S. Recker and John A. Recker, III, wife and husband by Deed from Andrew J. Kelleher and Rhonda M. Kelleher, husband and wife dated 05/25/1995 and recorded 08/11/1995 in the Chester County Recorder of Deeds in Book 3924, Page 2010.

PLAINTIFF: U.S. Bank National Association, as Trustee, for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-BC4 VS

DEFENDANT: **JOHN A. RECKER, III and DEBRA S. RECKER**

SALE ADDRESS: 126 Taylors Mill Road, Downingtown, PA 19335

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: **15-5-367**

DEBT- **\$176,149.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09181 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of Tredyffrin, Chester  
County, Pennsylvania  
UPI# 43-9L-95.1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID D. RIVERA a/k/a DAVID RIVERA and DONNA L. RIVERA**

SALE ADDRESS: 15 Woodbine Avenue, Paoli, PA 19301-1139

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: **15-5-368**

DEBT- **\$104,116.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07449 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Atglen Borough, Chester County,  
Pennsylvania  
UPI# 7-3-63  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **DANIEL R. UMBLE**

SALE ADDRESS: 448 Valley Avenue, Atglen, PA 19310-1402

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: **15-5-369**

DEBT- **\$323,441.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-12178 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

ALL THAT CERTAIN lot or tract of land situate on the easterly side of St. Peters Road, Warwick Township, Chester County, State of Pennsylvania, bounded and described in accordance with a plan made for John S. Beam by Ralph E. Shaner & Son Engineering Co., Pottstown, PA, dated August 18, 1962 as revised September 28, 1967 as follows, to wit:

BEGINNING at a corner of lands now or late of Paul Chonka and Joyce K. Chonka, his wife, said point being in the bed of St. Peters Road, legal width of 33 feet, also known as Pennsylvania Legislative Route 15131, said point being distant along and in said road from a corner lands of now or late William McClimon, north 38 degrees 00 minutes east, 22.07 feet; thence from said point of beginning along and in St. Peters Road, north 38 degrees 00 minutes east, 117.18 feet to a corner of lands previously conveyed to Ronald Horosky and Donna Horosky, his wife; thence along said lands leaving St. Peters Road, south 80 degrees 17 minutes east, 445.00 feet to a corner on line of lands of now or late Paul Chonka and Joyce K. Chonka; thence along said lands the next three (3) courses and distances; (1) south 08 degrees 00 minutes west, 51.25 feet to a point; (2) south 38 degrees 00 minutes west,

89.98 feet to a point marking the easterly terminus of a 20 foot wide joint easement for a means of ingress and egress to St. Peters Road granted by Paul Chonka and Joyce K. Chonka, his wife and Florence McClimon, Executrix under the Will of Peter Chonka, deceased, to John S. Beam and Lois B. Beam, his wife; (3) along the northerly side of said 20 foot wide easement, north 77 degrees 00 minutes west, 460.71 feet to the place of beginning.

CONTAINING 1.239 acres of land.

TOGETHER with the joint use of a 20 foot wide right of way extending in an easterly direction from St. Peters Road along the southerly side of the herein described premises granted by Paul Chonka and Joyce K. Chonka, his wife, and Florence McClimon, Executrix under the Will of Peter Chonka, deceased, to John S. Beam and Lois B. Beam, his wife, dated August 23, 1984 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Misc. Book 658, Page 354.

TITLE to said premises vested in Billy J. Moore, Jr. and Sandra L. Moore, husband and wife by Deed from Harvey J. Fisher and Doris J. Fisher, his wife dated 12/30/94 and recorded 01/10/95 in the Chester County Recorder of Deeds in Book 3850, Page 959.

PLAINTIFF: LPP Mortgage, LTD

VS

DEFENDANT: **SANDRA L. MOORE and BILLY J. MOORE, JR.**

SALE ADDRESS: 2468 St. Peters Road, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-370**

DEBT- **\$200,003.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11111 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of West Grove  
TAX Parcel #05-04-101  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **VINCENT A. MORGAN, JR.**

SALE ADDRESS: 142 Woodland Avenue, West Grove, PA 19390

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-371**

DEBT- **\$166,231.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10221 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the City of Coatesville, Chester  
County, Pennsylvania  
BLR# 16-06-1028  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity but as Trustee of Arlp Trust 5

VS

DEFENDANT: **JOSE J. TREVINO a/k/a JOSE TREVINO and MARIA S. TREVINO**

SALE ADDRESS: 119 South 6th Avenue, Coatesville, PA 19320-3606

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: **15-5-372**

DEBT- **\$982,013.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-181 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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  
TAX Parcel #s 71-3-20; 71-3-224  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-AQ1

VS

DEFENDANT: **MICHAEL D. SIDES and PAMELA M. SIDES**

SALE ADDRESS: 30 McCormick Way, Lincoln University, PA 19352

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: **15-5-373**

**\$115,338.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03739 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Downingtown  
TAX Parcel #11-4-190  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Scott Finance Company

VS

DEFENDANT: **WARREN W. HARLAN and MELANIE H. TAYLOR**

SALE ADDRESS: 389 Jefferson Avenue, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-374**

DEBT- **\$115,870.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06378 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 real property located in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, being house number 343 as more fully defined and described in (A) that certain declaration of covenants and easements for the Village of Devonshire dated October 18, 1979, made by Grantor and recorded in the Recorded of Deed Office of Chester County, Pennsylvania in Miscellaneous Book 458 beginning at Page 38 (hereinafter the "Village Declaration") and (B) that certain plan of the Village of Devonshire made by Pennoni Associates, Inc., dated August 7, 1979 and recorded in the aforesaid Recorder's Office as Plan Number 2673 (hereinafter the "Village Plan"), together with an undivided 1/112 interest in the common area as more fully described in the Village Declaration and the Village Plan (hereinafter called the "Premises").

BEING the same premises which Edward W. Gresch and Patricia R. Gresch, by Deed dated November 2, 2003 and recorded November 24, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5988, Page 1132, granted and conveyed unto Edward G. Shaud Jr. a/k/a Edward G. Shaud.

BEING known as: 343 Devon Way, West Chester, PA 19380

PARCEL No.: 53-4A-73

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **CHARLES A.J. HALPIN, III, ESQ., AS ADMINISTRATOR OF THE ESTATE OF EDWARD G. SHAUD, JR. a/k/a EDWARD G. SHAUD, DECEASED**

SALE ADDRESS: 343 Devon Way, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-375**

DEBT- **\$154,334.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03687 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property made by Henry S. Conrey, Inc, Division of Chester Valley Engineers, Paoli, PA dated 4/07/1966, last revised 11/23/1971 and recorded 12/10/197 in Chester County in Plan Book 40 Page 35 and later revised 4/05/1972, as follows, to wit:

BEING the same premises which Francis J. Hughes and Ellen S. Hughes by Deed dated August 12, 1991 and recorded on September 5, 1991, with the Chester County Recorder of Deeds Office as Deed Book 2574, Page 098, granted and conveyed unto William G. Kratz [now deceased] and Joanne D. Kratz.

BEING UPI #30-6-59

PLAINTIFF: Citizens Bank of Pennsylvania  
VS

DEFENDANT: **JOANNE D. KRATZ**

SALE ADDRESS: 85 Hilltop Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, ESQ., 412-837-1164**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-5-376**

DEBT-**\$368,491.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10584 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 East Vincent  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 21-05-0102.020

PLAINTIFF: U.S. Bank, National Association, as Trustee for C-BASS 2007-CB2 Trust, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB2

VS

DEFENDANT: **GEORGE BADMAN a/k/a GEORGE THOMAS BADMAN and ROSE BADMAN a/k/a ROSE M. BADMAN**

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

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: **15-5-377**

DEBT- **\$496.004.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10279 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-10J-18.6  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2004-3

VS

DEFENDANT: **EDWARD F. MURPHY and KIM M. MURPHY a/k/a KIMBERLY MURPHY a/k/a KIMBERLY M. MURPHY**

SALE ADDRESS: 1489 Russell Road, Paoli, PA 19301-1235

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: **15-5-378**

DEBT- **\$339,830.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00511 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 Bradford  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 50-5A-343

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2

VS

DEFENDANT: **MARGARET LOMBERTINO and MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, (West Bradford Township), Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-379**

DEBT- **\$74,133.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09274 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

PROPERTY situate in the Spring City Borough, Chester  
County, Pennsylvania  
UPI# 14-4-184  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Countrywide Home Loans, Inc.

VS

DEFENDANT: **CATHERINE BLISS a/k/a CATHARINE M. BLISS and JOHN V. McLAUGHLIN**

SALE ADDRESS: 217 New Street, Spring City, PA 19475-1724

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, LLP, 215-573-7000**

**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: **15-5-380**

DEBT- **\$363,474.15**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09139 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Goshen Township, Chester  
County, Pennsylvania  
UPI# 53-06-1868  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **ANTOINETTE LONG and DOUGLAS E. MILLIKEN**

SALE ADDRESS: 56 Harrison Road East, West Chester, PA 19380-6748

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: **15-5-381**

DEBT- **\$262,366.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04214 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 21, 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, June 22, 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 real property located in the Township of East Goshen, County of Chester and State of Pennsylvania, being house No. 468 as more fully defined and described in (1) that certain Declaration of Covenants and Easements for the Village of Eaton, dated 10/15/1981 and recorded 11/25/1981 in the Office for the Recording of Deeds & c, in and for the County of Chester, in Misc. Deed Book 536 Page 62 & c., a First Amendment thereto dated 6/21/1983 and recorded in Misc. Deed Book 597, beginning at page 249 together with any amendments thereto heretofore recorded in the said Recorder's Office (hereinafter as so amended, being referred to as the "Village Declaration:") and (b) that certain plan of the Village of Eaton made by Pennoni Associated, Inc., dated 2/11/1983 and recorded in the aforesaid Recorder's Office as Plan No. 4312, together with any amendments thereto heretofore recorded in the said Recorder's Office (hereinafter, as so amended, being referred to as the "Village Plan") (such parcel of real property being hereinafter called the "premises").

UPI No. 53-2N-289

BLR# 53-2N-289

BEING the same premises which Susan Schofield Sleichter and James Albert Schofield, Co-Executors of the Estate of Florence D. Remington a/k/a Florence Delaney Remington, deceased granted and conveyed unto Christopher C. Gilman by Deed dated June 24, 2007 and recorded July 24, 2007 in Chester County Record Book 7219, Page 965 for the consideration of \$280,000.00

PLAINTIFF: McCormick 106 LLC

VS

DEFENDANT: **CHRISTOPHER GILMAN a/k/a CHRISTOPHER C. GILMAN**

SALE ADDRESS: 468 Eaton Way, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-382**

DEBT- **\$126,709.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11641 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Caln Township  
TAX parcel #39-4-437  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **MICHAEL P. HARPER and CATHERINE KERR**

SALE ADDRESS: 2981 Honeymead Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-383**

**\$356,711.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10617 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Vincent Township, Chester  
County, Pennsylvania  
UPI# 21-1-57.1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN WOOD and KRISTA WOOD**

SALE ADDRESS: 1894 Old Schuylkill Road, Spring City, PA 19475-1120

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: **15-5-384**

DEBT- **\$190,026.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00405 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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, hereditaments and appurtenances, situate in the Borough of Honey Brook, County of Chester and Commonwealth of Pennsylvania, shown as Lot 14 on Site Plan and Utility Plan of Honey Brook Village, Drawing No. 87-22, dated July 28, 1987, latest revision of May 27, 1988, prepared by Lester R. Andes, Professional Engineer, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southerly face of Unit #14 and on a line in the middle of the party wall of Units #13 and #14; thence continuing on said line north 14 degrees, 16 minutes, 42 seconds east, a distance of 38.33 feet to a point; thence south 75 degrees, 43 minutes, 18 seconds east, a distance of 38.33 feet to a point; thence on a line passing through the party wall of Units #14 and #15, south 14 degrees, 16 minutes, 42 seconds west, a distance of 38.33 feet to a point; thence along the southerly face of Unit #14, north 75 degrees, 43 minutes, 18 seconds west, a distance of 21.75 feet to a point, the place of beginning.

BEING known as Unit #14 on the above mentioned Plan.

BEING UPI Number 12-4-213

BLR No.: 12-4-213

BEING known as: 427 Cahill Circle, Honey Brook, PA 19344.

BEING the same premises which Marc P. Dojka and Jennifer L. Dojka, husband and wife,, by Deed dated September 18, 2009 and recorded September 24, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7778, Page 747, granted and conveyed unto Erica Eckman, adult individual and Rorece Johnson, adult individual, as joint tenants, and not as tenants in common.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **RORECE JOHNSON and ERICA ECKMAN**

SALE ADDRESS: 427 Cahill Circle, Honey Brook, PA 19344

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: **15-5-385**

DEBT- **\$271,230.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-00894 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 Caln  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 16-7-206

PLAINTIFF: Ocwen Loan Servicing, LLC  
VS

DEFENDANT: **ETHEL L. ELLERBE**

SALE ADDRESS: 89 South 13th Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-386**

DEBT-**\$174,546.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10620 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 East Brandywine, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Hedgerow made by Robert F. Harsch and Associates, Inc., dated January 19, 1976, and recorded at Chester County as Plan No. 360, as follows:

BEGINNING at a point on the center line of Highland Court a corner of Lot No. 1 said point being located south 52 degrees 0' 0" east 25 feet from the center line of Hawthorne Drive; thence extending from said point of beginning and still along the center line of Highland Court south 52 degrees 0' 0" east 81.56 feet to a corner of Lot No. 2; thence south 38 degrees 0' 90" west, 129.90 feet along Lot No. 2 to a point being the southeasterly corner of Lot No. 1; thence north 45 degrees 11' 12" west 62.60 feet along

Open Space Area No. 1, to a point being the southwesterly corner of Lot No. 1; thence along the arc of a circle curving to the right having a radius of 396.34 feet the arc distance of 124.51 feet along the right of way of Hawthorn Drive to a point in the center line of Highland Court being the first mentioned point and place of beginning.

BEING UPI Number 30-2N-47

BLR No.: 30-2N-47

BEING known as: 1 Highland Court, Downingtown, PA 19335.

BEING the same premises which Jessie M. Hostutler, Trustee of the Declaration of Trust executed 3/21/1991, by Deed dated November 23, 2004 and recorded November 30, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6345, Page 1437, granted and conveyed unto Steven F. Prince and Maria P. Prince, husband and wife as tenants by the entirety.

PLAINTIFF: U.S. Bank National Association, as Trustee for PROF-2013-M4 REMIC Trust III  
VS

DEFENDANT: **STEVEN F. PRINCE and MARIA P. PRINCE**

SALE ADDRESS: 1 Highland Court, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-387**

DEBT- **\$124,948.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00289 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Oxford Borough  
TAX Parcel #6-5-261  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC  
VS

DEFENDANT: **LESLIE J. WOLMAN**

SALE ADDRESS: 644 Market Street, Oxford, PA 19363

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: **15-5-388**

DEBT- **\$3,157.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-07364 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, designated as  
Lot No. 116 on a Plan of Building Lots called "Lincoln Heights" on  
the Lincoln Highway in the Township of Valley, County of Chester  
and State of Pennsylvania  
TAX Parcel No. 38-5C-11

PLAINTIFF: Township of Valley

VS

DEFENDANT: **THE UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF THELMA GREEN, DECEASED, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THELMA GREEN, DECEASED, OWNER, REPUTED OWNER OR WHOEVER MAY BE THE OWNER**

SALE ADDRESS: 905 Lafayette Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-5-389**

DEBT- **\$512,376.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-02106 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

ALL THAT CERTAIN lot of land situate in Township of  
Kennett, Chester County, Pennsylvania  
TAX Parcel No.: 62-05-0029.020

PLAINTIFF: OneWest Bank, FSB

VS

DEFENDANT: **DEBORAH MOORE a/k/a DEBORAH A. MOORE and MICHAEL MOORE a/k/a MICHAEL D. MOORE**

SALE ADDRESS: 825 Burrows Run Road, Chadds Ford, PA 19317

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: **15-5-390**

DEBT- **\$2,524.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-00492 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 and message known,  
as #9 and #11 Johnson Avenue, Brandywine Homes, Township of  
Caln, County of Chester and State of Pennsylvania  
TAX Parcel No. 39-3M-8

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **DARIUS L. GREEN**

SALE ADDRESS: 9-11 Johnson Avenue, Caln Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-391**

DEBT- **\$241,174.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03435 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Brandywine Township,  
Chester County, Pennsylvania  
BLR# 29-4G-34  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 112 Andover Road, Glenmoore, PA 19343-1041

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-392**

DEBT- **\$408,819.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11577 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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# 71-3-19.43  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **CHRISTOPHER M. SITTER and SHANNON K. SITTER**

SALE ADDRESS: 330 Clearfield Drive, Lincoln University, PA 19352-9007

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-393**

**\$1,604.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07321 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 East Fallowfield, County of Chester and Commonwealth of Pa.  
TAX Parcel No. 47-7-53.5

PLAINTIFF: East Fallowfield Township  
VS

DEFENDANT: **SCOTT W. CHANDLER and CINDY DARLENE CHANDLER**

SALE ADDRESS: 745 Doe Run Road, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-394**

DEBT- **\$138,339.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11445 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in City of Coatesville  
TAX Parcel #16-06-0562  
IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **KAREN EVANS and KENNETH P. EVANS**

SALE ADDRESS: 51 Chester Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-395**

DEBT- **\$160,459.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08834 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN Unit with the buildings and improvements thereon erected hereditaments and appurtenances, in the property known and identified in the Declaration Plan referred to below as Picket Post Condominium, in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds, in the County of Chester, of a Declaration dated 9/12/1980 and recorded 9/24/1980 in Misc. Deed Book 490 Page 174; a Declaration Plan dated 4/3/1980 and last revised 4/11/1980 and recorded 9/24/1980 in Plan File #3172 and Code of Regulations dated 9/12/1980 and recorded 9/24/1980 in Misc. Deed Book 490 Page 193 being and designated on said Declaration Plan as Unit #36, Building G, as more fully described in such Declaration Plan and Declaration, together with a proportionated undivided interest in the Common Elements (as defined in such Declaration) of 2.083%.

BEING the same premises which Phyllis M. McAllister, by Deed dated July 31, 1990 and recorded August 10, 1990 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 2108, Page 388, granted and conveyed unto William H. Campbell.

BEING known as: 1195 Heyward Road, Tredyffrin Township, PA 19087

PARCEL No.: 43-5-336

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **WILLIAM H. CAMPBELL**

SALE ADDRESS: 1195 Heyward Road, Tredyffrin Township, PA 19087

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-396**

DEBT-**\$275,650.74**

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

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

TAX I.D. #: 35-03-0237

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SHERI L. BALUT**

SALE ADDRESS: 108 Elizabeth Court, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-5-397**

DEBT- **\$243,925.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-07193 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 Thornbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Timberline, made by Robert F. Harsch and Associates, Inc., Consulting Engineers of West Chester, PA, dated 3/28/1978 last revised 9/27/1978 as follows, to wit:

BEGINNING at a point of tangent on the northerly side of Timberline Trail, said point being measured the arc distance of 25.61 feet along the arc of a circle curving to the right having a radius of 20 feet from a point of curve of reverse curve on the westerly proposed right of way line of Concord Road (T-452) as shown on said Plan; thence extending from said beginning point (1) south 33 degrees 56 minutes 21 minutes west 167.42 feet to a point of curve and along the arc of a circle curving to the right having a radius of 153.34 feet the arc distance of 104.51 feet to a point the southeasterly corner of Lot 14 as shown on said Plan; thence extending along said Lot 14 north 25 degrees 52 minutes 9 seconds west 409.15 feet to a point in line of lands now or late of Thomas A.

Dunbar, Inc.; thence extending along the same north 50 degrees 55 minutes 52 seconds east 259.89 feet to a point on the westerly proposed right of way line of Concord Road (T-452) as shown on said Plan; thence extending along said proposed right of way line the 2 following courses and distances: (1) south 25 degrees 11 minutes 30 seconds east 296.43 feet to a point of cure; and (2) along the arc of a circle curving to the left having a radius of 190.53 feet the arc distance of 47.35 feet to a point of reverse curve on the northerly side of said Timberline Trail; thence extending along the same on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 25.61 feet to the first mentioned point and place of beginning.

BEING Lot 15 as shown on said Plan.

BEING Parcel Number 66-4-18.5

BEING the premises which Don E. Berlin a/k/a Donald E.

Berlin and Sirvart Shakarjuan, co-partners by Deed dated 2/23/81 and recorded 2/24/81 in Chester County in Deed Book A-58, Page 225 conveyed unto Anthony J. Ferraro and Sydney M. Ferraro, husband and wife, in fee.

PLAINTIFF: TD Bank, N.A. Successor by Merger to Commerce Bank, N.A. Successor of Commerce Bank/Pennsylvania N.A.

VS

DEFENDANT: **ANTHONY J. FERRARO and SYDNEY M. FERRARO**

SALE ADDRESS: 530 Timberline Trail, West Chester, PA 19382

PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP, 215-979-1000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-5-398**

DEBT- **\$140,807.81**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10955 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Martin Farm Subdivision prepared by Bursich Associates, Inc., dated 6/7/1996 last revised 3/15/1999 and recorded as Plan No. 15041, as follows, to wit:

BEGINNING at a point on the northeasterly side of Road A (50 feet wide), a corner of Lot No. 36 on said Plan; thence from said beginning point, leaving Road A and extending along Lot 36, north 70 degrees 56 minutes 51 seconds east, 190.84 feet to a point in line of Lot No. 46 on said Plan; thence extending along Lot 46, south 19 degrees 03 minutes 09 seconds east, 105.00 feet to a point, a corner of Lot No. 38 on said Plan; thence extending along Lot 38, south 70 degrees 56 minutes 51 seconds west 190.84 feet to a point on the northeasterly side of Road A, aforesaid; thence extending along Road A, north 19 degrees 03 minutes 09 seconds west, 105.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 37 on said Plan.

AND the said Road A is known as Wendler Circle

BEING County Parcel No. 17-3-280.40.

BLR# 17-3-280.40

TITLE to said premises is vested in Geoffrey J. Cross and Lori J. Cross, by Deed from Martin Farm Associates, L.P., a Pennsylvania Limited Partnership, dated 08/17/2001, recorded 09/07/2001 in Book 5058, Page 984.

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

VS

DEFENDANT: **GEOFFREY J. CROSS and LORI J. CROSS**

SALE ADDRESS: 1155 Wendler Circle, 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: **15-5-399**

DEBT- **\$77,465.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05808 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

ALL THOSE TWO CERTAIN lots of land, together with the improvements thereon erected, situated, lying and being in the Township of Valley, County of Chester and State of Pennsylvania, known and designated as Lots Nos. 1 and 2, Block J of a tract called Steel City Addition, a map or plan of which is recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania, in Plan Book No. 1, Page 81, more particularly bounded and described as follows:  
TAX I.D. #: 38-05F-0055

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

VS

DEFENDANT: **UNKNOWN SURVIVING HEIRS OF BONNIE CALHOUN a/k/a BONNIE FROMM, DECEASED MORTGAGOR AND REAL OWNER AND BEVERLY A. FROMM a/k/a BEVERLY A. MOWER, ONLY KNOWN SURVIVING HEIR OF BONNIE CALHOUN a/k/a BONNIE FROMM, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 1502 Valley Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-400**

DEBT- **\$217,216.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05993 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece of ground with the townhouse erected thereon, being Townhouse Unit #9-A which is the northernmost house in Townhouse Building #9, in the Development of Lynetree, Phase II, situate to the northerly side of Lynetree Drive, a 24.00 feet wide drive, on the westerly side of Ship Road, in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

TAX I.D. #: 41- 5-0532

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **RICHARD J. ENNIS, JR., and ANNE MARIE WAXMAN**

SALE ADDRESS: 387 Lynetree Drive, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-401**

DEBT- **\$201,057.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09010 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Bradford, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan of Bradford Glen, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pa., dated 7/23/1979 last revised 11/27/1979 & recorded in Plan File Nos. 4050 to 4054, inclusive, as follows, to wit:-  
TAX I.D. #: 50-5A-195

PLAINTIFF: Sun West Mortgage Company, Inc.  
VS

DEFENDANT: **CHARLES F. VAIN, JR.**

SALE ADDRESS: 1306 Rachel 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 by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-402**

DEBT- **\$280,970.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03589 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Lower Oxford Township, Chester  
County, Pennsylvania  
BLR# 56-4-11.17  
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: **DONALD F. LEO**

SALE ADDRESS: 190 Penns Grove Road, a/k/a 190 Pennsgrove Road, Oxford, PA 19363-1244

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-403**

**\$751,271.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-03793 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-5D-28  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **THOMAS SHOWERS a/k/a THOMAS L SHOWERS and JENNIFER SHOWERS**

SALE ADDRESS: 1646 Stephens Drive, Wayne, PA 19087-1023

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-404**

DEBT- **\$336,754.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11687 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Coventry Township, Chester  
County, Pennsylvania  
BLR# 18-1-389  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc.

VS

DEFENDANT: **STEPHANIE A. ZDRAZIL**

SALE ADDRESS: 218 South Savanna Drive, Pottstown, PA 19465-6603

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-5-405**

DEBT- **\$226,983.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08735 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Sadsbury Township, Chester  
County, Pennsylvania  
UPI# 37-4G-11  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2007-S3

VS

DEFENDANT: **SHIRLEY E. LUCCI and ROBERT M. LUCCI**

SALE ADDRESS: 16 Washington Lane, Coatesville, PA 19320-1623

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-406**

DEBT-**\$235,269.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11288 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a plan of Hedgerow, made by Robert F. Harsch and Associates, Inc. dated 1/19/1976 and recorded at Chester County as Plan #360, as follows, to wit:

BEGINNING at a point on the centerline of Canterbury Court which point of beginning is measured along the centerline of Canterbury Court, the (2) following courses and distances from a point of intersection which the centerline of Canterbury Court makes with the center line of Hawthorne Drive; (1) south 58 degrees 00 minutes 00 seconds east 53.86 feet to a point of curve; and (2) extending along the arc of a circle curving to the left having a radius of 180.00 feet, the arc distance of 83.99 feet to the first mentioned point of beginning; thence extending from said point of beginning along the centerline of Canterbury Court along the arc of a circle curving to the left, having a radius of 150.00 feet, the arc

distance of 51.39 feet to a point a corner of Lot No. 83; thence along line of Lot No. 83 south 19 degrees 54 minutes 05 seconds east 167.96 feet to a point in line of now found John Protoni; thence extending along the same 47 degrees 00 minutes 00 seconds west 53.38 feet to a point a corner of Lot No. 75; thence extending along the same north 43 degrees 00 minutes 00 seconds west 99.63 feet to a point a common corner of Lot No. 96 and 8; thence extending along the line of Lot No. 81, north 00 degrees 16 minutes 20 seconds west 112.51 feet to a point on the center line of Canterbury Court being the first mentioned point and place of beginning.

PARCEL ID No. 30-2N-145

BEING the same premises which Timothy Hefner and Cindy L. MacDonald n/k/a Cindy L. Hefner, by indenture dated March 11, 2003 and recorded on May 13, 2003 in the Office of the Recorder of Deeds of Chester County, Pennsylvania in Deed Book Volume 5694, Page 1002, granted and conveyed unto Timothy Hefner and Cindy L. Hefner.

PLAINTIFF: U.S. Bank National Association, as Trustee for PROF-2013-S3 REMIC Trust II  
VS

DEFENDANT: **TIMOTHY HEFNER and CINDY L. HEFNER**

SALE ADDRESS: 82 Canterbury Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **GRENN & BIRSIC, P.C., 412-281-7650**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-5-407**

DEBT- **\$328,042.79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11015 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of East Coventry,  
Chester County, Pennsylvania  
BLR# 18-4-135  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JEFFREY E. KLOSSIN and WANDA L. KLOSSIN**

SALE ADDRESS: 32 Meadow Lane, Pottstown, PA 19465-8131

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-408**

DEBT- **\$348,903.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11527 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Wallace Township, Chester County,  
Pennsylvania  
BLR# 31-3-16.2, 31-3-16.5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. as Successor by Merger to Wachovia Bank, N.A.  
VS

DEFENDANT: **ROBERT C. GULICK a/k/a ROBERT CHARLES GULICK**

SALE ADDRESS: 331 Fairview Road, Glenmoore, PA 19343-1402

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-409**

DEBT- **\$323,090.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07743 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

ALL THAT CERTAIN lot or piece of land situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of Uwchlan Woods, prepared by Chester Valley Engineers, Inc., dated 9/29/89 and last revised 6/6/89 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13592, as follows, to wit:

BEGINNING at a point of curve on the southeasterly side of Nicolson Drive, a corner of Lot 120 on said Plan; thence extending from the beginning point along Nicolson Drive on the arc of a circle curving to the right, having a radius of 300.00 feet, the arc distance of 40.46 feet to a point of compound curve; thence extending along same on the arc of a circle curving to the right, having a radius of 50.00 feet, the arc distance of 42.33 feet to a point of reverse curve; thence extending along same on the arc of a circle curving to the left, having a radius of 50.00 feet, the arc distance of 13.44 feet to a corner of Lot 122 on said Plan; thence extending

along Lot 122 south 64 degrees 19 minutes 18 seconds east 149.85 feet to a corner of Lot 117 on said Plan; thence extending along Lot 117 south 36 degrees 03 minutes 09 seconds west 91.50 feet to a corner of aforementioned Lot 120; thence extending along Lot 120 north 64 degrees 19 minutes 18 seconds west 145.89 feet to the first mentioned point of beginning.

BEING the same premises which Richard Brzezinski and Sheila Brzezinski, by Deed dated 05/27/2004 and recorded 08/08/2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6182, Page 315, granted and conveyed unto Wendy M. Belle

BEING known as: 105 Nicholson Drive, Downingtown, PA 19335

PARCEL No.: 33-6D-124

IMPROVEMENTS: residential property.

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **WENDY M. BELLE**

SALE ADDRESS: 105 Nicholson Drive, Downingtown, PA 19335

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: **15-5-410**

DEBT- **\$101,628.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09879 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Parkesburg Borough, Chester  
County, Pennsylvania  
BLR# 8-5-3.3  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **PATRICIA E. SLAUGHTER**

SALE ADDRESS: 8 West Bridge Street, Parkesburg, PA 19365-1216

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-411**

DEBT- **\$383,013.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05091 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Whiteland Township,  
Chester County, Pennsylvania  
BLR# 42-4-31.2  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders Cwalt, Inc., Alternative Loan Trust 2006-J3, Mortgage Pass-Through Certificates, Series 2006-J3

VS

DEFENDANT: **KYUNG GOULD**

SALE ADDRESS: 44 Knickerbocker Lane, Malvern, PA 19355-1681

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-412**

DEBT- **\$259,937.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11972 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Township of East  
Whiteland  
TAX Parcel #42-07A-0026  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **DONNA L. FAVATA**

SALE ADDRESS: 56 Carol Lane, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-5-413**

**\$183,160.66**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10343 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Parkesburg Borough, Chester  
County, Pennsylvania  
BLR# 8-5-154  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **JOHN ALEXANDER, JR.**

SALE ADDRESS: 501 West 2nd Avenue, Parkesburg, PA 19365-1403

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-414**

DEBT- **\$77,048.94**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08194 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in City of Coatesville  
TAX Parcel #16-6-859  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Capital Income and Growth Fund, LLC

VS

DEFENDANT: **DRINDA L. DALE and GREGORY R. DALE a/k/a GREGORY H. DALE**

SALE ADDRESS: 78 South 8th Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-415**

DEBT- **\$209,777.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02464 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 London Britain, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or tract of ground, situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Lansdowne Farm, Section I, made by George E. Regester, Jr. & Sons, Inc., Registered Land Surveyors, dated March 13, 1972 and last revised May 30, 1972 and recorded in Plan Book 48, Page 3, as follows, to wit:

BEGINNING at a point on the easterly side of a 50-foot wide right of way known as "Treetops Road" a corner of Lot No. 9 on said Plan; thence from said beginning point and extending along the easterly side of Treetops Road, north 01 degrees 54 minutes 51 seconds east, 200.00 feet to a point of curve at the junction of said Treetops Road and an unnamed 50 foot wide right of way; thence along said unnamed right of way the two (2) following courses and distances: (1) on the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tan-

gent; (2) south 88 degrees 05 minutes 09 seconds east, 200.00 feet to a point in line of lands now or formerly of Dr. Norman L. Cutler; thence along the same, south 01 degree 54 minutes 51 seconds west, a 376.76 feet to a point at corner of Lot No. 9; thence along the same, north 54 degrees 05 minutes 09 seconds west, 271.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said Plan.

CONTAINING 1.551 acres of land, more or less.

BEING UPI Number 73-6-12.12

BLR No.: 73-6-12.12

BEING known as: 11 Tree Tops Road, Landenberg, PA

19350.

BEING the same premises which John P. McLaughlin and Catherine L. McLaughlin, by Deed dated August 19, 2003 and recorded August 27, 2003 in and for Chester County, Pennsylvania, in Deed Book Volume Instrument No. 10294240, Page \_\_\_, granted and conveyed unto Phillip D. Poliski.

PLAINTIFF: Bank of America, N.A., Successor by Merger to Countrywide Bank, a Division of Treasury Bank, N.A.

VS

DEFENDANT: **PHILLIP D. POLISKI aka PHILLIP POLISKI**

SALE ADDRESS: 11 Tree Tops Road, Landenberg, PA 19350

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: **15-5-416**

DEBT-**\$276,903.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-07337 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 Valley  
TAX Parcel #38-05-0013  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association as Trustee for Truman ACM Grantor Trust 2013, Series 2013-1

VS

DEFENDANT: **CHARLES G. CRAWFORD and RAYMOND PHILLIP WARFIELD a/k/a RAY P. WARFIELD**

SALE ADDRESS: 1331 Valley Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-417**

DEBT- **\$355,566.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-02850 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-6E-52  
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: **MICHAEL C. ZEMINSKI and AMY P. ZEMINSKI**

SALE ADDRESS: 1161 Sylvan Road, West Chester, PA 19382-5764

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-418**

DEBT- **\$264,919.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00752 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 Valley, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a final subdivision plan for Valley Springs, made by Drake and Waddington, Inc. Kennett Square, Pennsylvania, dated 3/09/1987 and last revised 6/11/1987 and filed in Chester County, as Plan No. 7247, as follows, to wit:

BEGINNING at a point on the east side of Lamberts Lane, said point being a corner of Lot No. 3 as shown on said Plan; thence extending from said point of beginning along the west side of Lamberts Lane north 84 degrees 3 minutes 20 seconds east 80.00 feet to a point, a corner of Lot No. I; thence extending along the same south 1 degree 42 minutes 41 seconds east, 210.55 feet to a

point in line of land now or late of Jeffrey K. Wlight; thence extending along the same south 82 degrees 54 minutes 13 seconds east, 80.73 feet to a point, a corner of Lot No. 3, aforesaid; thence extending along the same north 1 degree 42 minutes 40 seconds west, 192.28 feet to the first mentioned point and place of beginning.

CONTAINING 16,069 square feet of land, more or less  
BLR# 38-2-235

BEING known as: 13 Lamberts Lane, Coatesville, PA 19320-1973.

BEING the same premises which Richard J. Denny, by Deed dated December 1, 2006 and recorded December 8, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 7028, Page 2373, granted and conveyed unto Thomas J. Adams and Kimberly A. Adams, husband and wife.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THOMAS J. ADAMS**

SALE ADDRESS: 13 Lamberts Lane, Coatesville, PA 19320-1973

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: **15-5-419**

DEBT- **\$93,423.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09959 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

ALL THAT CERTAIN tract or place of land situate on the north side of St. Peter's Road, LR 15130, and being Lot #5 of the Northwood Subdivision, 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, Professional Land Surveyor, designed 77-19-86, as follows, to wit:

BEGINNING at an iron pin in the northern right of way line of St. Peters Road (60 feet wide), a corner of Lot #4; thence along Lot #4, north 13 degrees 27 minutes 15 seconds east, 485.02 feet to an iron pin in line of Lot #11; thence along Lot #11, south 82 degrees 13 minutes 14 seconds east, 147.98 feet to an iron pin, a corner of Lot #6; thence along Lot #6, south 6 degrees 23 minutes 41 seconds west, 498.81 feet to an iron pin in the northern ultimate right of way line of St. Peters Road; thence along said right of way the two following courses and distances: (1) in a westerly direction by a line curving to the right having a central angle of 26 degrees 43 minutes 12 seconds, a radius of 290.00 feet and a distance along the arc of 135.24 feet to an iron pin; (2) north 69 degrees 16 minutes 40 seconds west, 75.91 feet to an iron pin, the place of beginning.

CONTAINING 2.05 acres.

BEING Chester County Tax Parcel No. 17-2-156.5

THIS property is wholly assessed in North Coventry Township

PLAINTIFF: Diamond Credit Union

VS

DEFENDANT: **ARLAN R. ALBRIGHT and DIANE ALBRIGHT and UNITED STATES OF AMERICA**

SALE ADDRESS: 1321 Saint Peters Rd., Pottstown, PA 19465

PLAINTIFF ATTORNEY: **PHILIP G. CURTIN, ESQ., 610-407-9500**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-5-420**

DEBT- **\$170,993.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08055 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Borough of  
Parkesburg, Chester County, Pennsylvania  
TAX Parcel No.: 08-03-0079

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I  
Inc. Trust 2007-HE3 Mortgage Pass-Through Certificates, Series 2007-HE3

VS

DEFENDANT: **CHRISTINE C. DAILY a/k/a CHRISTINE CAMOIRANO and MICHAEL DAILY a/k/a  
MICHAEL GLENN DAILY a/k/a MICHAEL G. DAILY**

SALE ADDRESS: 558 Strasburg Road a/k/a 558 Strasburg Ave, (Sadsbury Township), Parkesburg,  
PA 19365

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-5-421**

DEBT- **\$266,600.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07163 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Uwchlan Township, Chester County,  
Pennsylvania  
BLR# 33-7A-59  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **JAMES H. RIZZO**

SALE ADDRESS: 300 Santillo Way, Downingtown, PA 19335-3135

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-422**

DEBT- **\$163,034.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11049 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Village of Thorndale, Township of Caln, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the Lincoln Highway at a corner of land now or formerly of Elisha Gill; thence along said land south seven degrees, nine minutes east, about two hundred ninety-six feet to line of land of Pennsylvania Railroad Company; thence along said land in an eastwardly direction fifty feet more or less to a point, a corner of land of Frederick S. Robinson; thence along said land north seven degrees, nine minutes west, about two hundred ninety-six feet to the middle of the aforesaid Lincoln Highway; thence along the middle thereof, south eighty-two degrees, fifty-one minutes west, fifty feet to the place of beginning.

CONTAINING fourteen thousand eight hundred square feet of land, be the same more or less.

BEING known as 3600 Lincoln Highway, Thorndale, Pennsylvania.

BEING Tax Parcel No. 39-04H-00410000

BEING the same premises which Alicia E. McMahon, a/k/a Alicia E. Smith by Deed dated March 23, 2005 and recorded May 13, 2005 in the Recorder of Deeds Office in and for Chester County, Pennsylvania granted and conveyed onto David L. Harlan, II.

PLAINTIFF: Susquehanna Bank

VS

DEFENDANT: **DAVID L. HARLAN, II**

SALE ADDRESS: 3600 Lincoln Highway, Thorndale, Caln Township, Chester County, Pennsylvania  
19372

PLAINTIFF ATTORNEY: **HEATHER Z. KELLY, ESQ., 717-232-5000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-5-423**

**\$291,641.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00987 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Phoenixville  
TAX Parcel #15-5-736  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennymac Loan Services, LLC  
VS

DEFENDANT: **MICHAEL L. WALKER**

SALE ADDRESS: 2702 Simon Lane, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-424**

DEBT- **\$513,468.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02612 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 East  
Fallowfield Township, Chester County, Pennsylvania  
TAX Parcel No.: 47-3-42

PLAINTIFF: Green Tree Servicing LLC  
VS

DEFENDANT: KRISTIN GORGO a/k/a KRISTIN N. GORGO and RICHARD GORGO a/k/a  
RICHARD CHARLES GORGO, JR., a/k/a RICHARD C. GORGO, JR.

SALE ADDRESS: 49 Wagners Lane a/k/a 49 Wagner Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-425**

DEBT- **\$1,453,169.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00735 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Whiteland, Chester County, Pennsylvania, bounded and described in accordance with a Plan of Malvern Meeting House, made for D.L. Howell and Associates, made by R.F. Kline and Associates, dated 1/16/2003, as follows, to wit:

BEGINNING at a point on the title line in the bed of U.S. Route 30 Lancaster Avenue, a corner of lands of Anthony and Grace Ricci, thence along said title line north 83 degrees 59 minutes 00 seconds east 295.51 feet to a point a corner of the lands of Angelo and Eva Zois, thence along said lands and also along the lands of other bounding owners, the following courses and distances, (1) south 21 degrees 50 minutes 32 seconds east 84.99 feet; (2) south 06 degrees 01 minutes 00 seconds east 298.77 feet to a point of curve; (3) on the arc of a circle curving to the left radius 7710 feet the arc distance of 257.97 feet to a point of tangent; (4) north 18 degrees 25 minutes 00 seconds west 164.94 feet; (5) north 12 degrees 25 minutes 40 seconds west 227.37 feet to the point and place of beginning.

BEING UPI #42-3-232

BEING the same premises which Malvern Meeting House Restaurant Inc. by Deed dated 4-22-2003 and recorded 8-18-2003 in Chester County in Record Book 5846 Page 1253 conveyed unto TCA Frazier Creek LP, in fee.

PLAINTIFF: TD Bank, N.A.

VS

DEFENDANT: **ANNA CHAMNESS**

SALE ADDRESS: 536 Lancaster Avenue, Malvern, PA

PLAINTIFF ATTORNEY: **FRANK G. MURPHY, ESQ., 267-216-2700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-5-426**

DEBT-**\$215,022.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08791 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Valley Township, Chester County,  
Pennsylvania  
BLR# 38-2-77  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Holdings, LLC  
VS

DEFENDANT: **EDMUND CARPENTER and LAUREN CARPENTER**

SALE ADDRESS: 23 Country Club Road, Coatesville, PA 19320-1812

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-427**

DEBT- **\$1,894.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09393 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the  
Township of Westtown, County of Chester and State of  
Pennsylvania  
TAX Parcel No. 67-3-356

PLAINTIFF: Westtown Township

VS

DEFENDANT: **WILLIAM MARTINEZ, JR.**

SALE ADDRESS: 810 Winchester Court, Westtown Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-428**

DEBT- **\$102,654.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05787 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the City of Coatesville, Chester  
County, Pennsylvania  
BLR# 16-9-64  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CAROL Y. McDUFFY**

SALE ADDRESS: 339 Charles Street, Coatesville, PA 19320-2908

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-5-429**

DEBT- **\$167,082.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09370 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Uwchlan Township, Chester  
County, Pennsylvania  
BLR# 33-2-486  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT L. GALLAGHER**

SALE ADDRESS: 4902 Cara Court, Chester Springs, PA 19425-8759

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: **15-5-430**

DEBT- **\$444,644.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-08333 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 New Garden, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Brittany Hills, made by Hillcrest Associates, Inc., dated 9/27/2000, last revised 11/20/2000 and recorded in Plan #90-15749 and Final Subdivision Plan of Brittany Hills, dated 5/30/2001, last revised 6/11/2001 and recorded in Plan #90-15866, as follows, to wit:  
TAX I.D. #: 60-4-324

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for the Certificateholders of The GSAA Home Equity Trust 2004-8, Asset-Backed Certificates, Series 2004-8

VS

DEFENDANT: **CINDY BHAN and AJAY K. BHAN**

SALE ADDRESS: 18 South Henley Drive, Avondale, Pennsylvania 19311

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: **15-5-431**

DEBT- **\$209,411.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11380 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,  
Pennsylvania  
BLR# 39-04C-0118  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC  
VS

DEFENDANT: **WILLIAM CHAMBERS and CAROL CHAMBERS**

SALE ADDRESS: 611 Municipal Drive, Thorndale, PA 19372-1211

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-432**

DEBT- **\$141,674.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00608 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Sadsbury Township, Chester  
County, Pennsylvania  
BLR# 37-4M-46  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **LINDA A. JONES and JILL ILLES, IN HER CAPACITY AS HEIR OF OWEN H. JONES a/k/a OWEN HOWARD JONES, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER OWEN H. JONES a/k/a OWEN HOWARD JONES, DECEASED**

SALE ADDRESS: 22 Spaulding Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-433**

**\$923,609.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2006-08050 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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# 19-02-0052  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Indenture Trustee on Behalf of Certificateholders and the Certificate Insurer of Abfs Mortgage Loan Trust 2002-1, Mortgage Pass-Through Certificates, Series 2002-1

VS

DEFENDANT: **JEAN S. FLAXENBURG and ERIC M. FLAXENBURG**

SALE ADDRESS: 600 Pine Swamp Road, Elverson, PA 19520-8917

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-434**

DEBT- **\$361,973.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09982 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Elk Township, Chester County,  
Pennsylvania  
UPI# 70-02-0024  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ALBERT M. BEERLEY**

SALE ADDRESS: 1204 Old Forge Road, Oxford, PA 19363-2214

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: **15-5-435**

DEBT- **\$245,807.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09734 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,  
Chester County, Pennsylvania  
UPI# 47-5-268  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LYNN T. MERRON a/k/a LYNN TERI MERON**

SALE ADDRESS: 5 Shoreham Drive, Coatesville, PA 19320-3953

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: **15-5-436**

DEBT-**\$258,884.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11524 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Brandywine Township,  
Chester County, Pennsylvania  
BLR# 30-6-59  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **JOANNE D. KRATZ**

SALE ADDRESS: 85 Hilltop Drive, Downingtown, PA 19335-1407

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-5-437**

DEBT- **\$329,726.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06036 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT parcel of land in County of Chester, State of Pennsylvania as more fully described in Document 5914-2344 and being more particularly described as follows:

BEGINNING at a point on the center line of Route No. 926 (Street Road, 33 feet wide) and on the line between this property and the property now or formerly of William Carroll, III; thence extending south 21 degrees, 13 minutes east, along the line between this property and the property now or formerly of William Carroll, III, crossing a concrete monument set for a corner on the 33 feet wide road, a distance of 395.79 feet to a concrete monument set for a corner; thence extending south 66 degrees, 15 minutes 32 seconds west, a distance of 205.81 feet to a concrete monument set for a corner; thence extending north 24 degrees, 23 minutes, 04 seconds west, crossing monument set for a corner on the 33 feet wide road, a distance of 391.26 feet to the center line of Route No. 926 (Street Road); thence extending north 65 degrees, 12 minutes 34 seconds east, along the center line of Route No. 926 (Street Road) a distance of 237.68 feet to the first mentioned point and place of beginning. Containing 1.957 acres, be the same more or less.

BEING PARCEL NO.: 65-4-5.1

BEING the same premises that Franklin E. Mitchell, by Deed dated 5/16/2003 and recorded 9/30/2003 in the County of Chester at Book 5914, Page 2344 (as Document No. 10311512) granted and conveyed unto Arlene M. Discala, his/her heirs and assigns, in fee.

LOCATION of property: 1060 W. Street Road, West Chester, PA 19382

BLR/Parcel No.: 65-4-5.1

THE improvements thereon are: residential dwelling

SEIZED and taken in execution as the property of: Arlene

Discala

REAL debt: \$338,486.04

PLAINTIFF: U.S. Bank N.A. as Legal Title Trustee for Truman 2013 SC4 Title Trust  
VS

DEFENDANT: **ARLENE DISCALA**

SALE ADDRESS: 1060 W. Street Road, 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: **15-5-438**

DEBT- **\$179,143.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00562 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Borough of Parkesburg, Chester  
County, Pennsylvania  
BLR# 8-3-271  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **CANDACE M. DISNEY and DAVID R. DISNEY**

SALE ADDRESS: 493 Catherine Drive, Parkesburg, PA 19365-1177

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-439**

DEBT- **\$110,674.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11576 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

PROPERTY situate in the Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-5-3429  
IMPROVEMENTS thereon: condominium unit

PLAINTIFF: Suntrust Bank, Successor by Merger to Crestar Bank, Successor by Merger to American National Savings Bank, FSB

VS

DEFENDANT: **TIMOTHY BREIDOR, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MARK A. BREIDOR a/k/a MARK BREIDOR and JOHN L. BREIDOR, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARK A. BREIDOR a/k/a MARK BREIDOR and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK A. BREIDOR, DECEASED**

SALE ADDRESS: 48 Constitution Court, Wayne, PA 19087-5826

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-440**

DEBT- **\$232,088.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09690 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Sadsbury Township, Chester  
County, Pennsylvania  
BLR# 37-4-164  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **JUSTIN S. BOUSQUET and SHANNON O. BOUSQUET**

SALE ADDRESS: 919 Colonial Court, Coatesville, PA 19320-1685

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-441**

DEBT- **\$191,929.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05156 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania. Having erected thereon an attached, 2-1/2 story, single family, residential dwelling. Being more fully described in Chester County Deed Book Volume 6243, at Page 1060.  
TAX Parcel No. 41-05Q-0090

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC2006-HE4 Asset Backed Pass-Through Certificates, Series NC 2006-HE4

VS

DEFENDANT: **SEAN McLAUGHLIN a/k/a SEAN M. McLAUGHLIN and CHRISTINA McLAUGHLIN a/k/a CHRISTINA HUBBARD McLAUGHLIN**

SALE ADDRESS: 233 Corwen Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **BARBARA A. FEIN, P.C., 215-653-7450**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-5-442**

DEBT- **\$329,789.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-11834 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 Sadsbury Township,  
Chester County, Pennsylvania  
BLR# 36-5-47  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **VALORIE E. NIXON**

SALE ADDRESS: 4111 Church Road, Parkesburg, PA 19365-1909

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-443**

**\$2,078.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08725 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situated in East  
Fallowfield Township, Chester County, Pennsylvania.  
TAX Parcel No. 47-3-42

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **RICHARD GORGO and KRISTIN GORGO**

SALE ADDRESS: 49 Wagner Lane, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-444**

DEBT- **\$676,276.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09656 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 Pikeland Township,  
Chester County, Pennsylvania  
BLR# 34-03-0022.110  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **BRIAN JARRATT a/k/a BRADFORD J. JARRATT a/k/a JAMES BRIAN JARRATT  
and JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425-2200

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-5-445**

DEBT- **\$188,454.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05090 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,  
Chester County, Pennsylvania  
BLR# 47-4-504  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SUZANNE J. MADONNA and THOMAS A. MADONNA, JR.**

SALE ADDRESS: 101 South Inverness Way, Coatesville, PA 19320-4352

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-446**

DEBT-**\$429,906.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08451 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 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 erected, being a portion of property of James Buchan, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, as shown on Survey and Plan thereof, made for J. Buchan by H.H. Hopkins, Jr., Registered Surveyor, on the 10th day of September A.D. 1963, as follows, to wit:-

TAX I.D. #: 51 2 130.1

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Ace Securities Corp. Home Equity Loan Trust, Series 2005-HE4 Asset-Backed Pass-Through Certificates, Series 2005-HE4  
VS

DEFENDANT: **CHARLES McGLINN and UNITED STATES OF AMERICA**

SALE ADDRESS: 1030 Harmony Hill Road, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-447**

DEBT- **\$166,267.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03074 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situated in Parkesburg Borough, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E., June 9, 1953, as follows:

TAX I.D. #: 08-04-0112

PLAINTIFF: HSBC Bank USA, N.A.

VS

DEFENDANT: **GREGORY N. SMITH and MELANIE SMITH**

SALE ADDRESS: 106 East 1st Avenue, Parkesburg, Pennsylvania 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-448**

DEBT- **\$102,476.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08580 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday May 21, 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, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situated in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan dated February 19, 1996 and last revised April 22, 1996 by Berger & Hayes, Professional Engineers and Professional Land Surveyors (Thorndale, PA), as follows:

BEGINNING at a point on the north right of way line and curb line of Coates Street (33 feet wide), a corner of Lot #1, said point also being located, N 80° - 11' - E, 25.00 feet from the east right of way line Chester Avenue as measured along the aforesaid north right of way line and curb line of Coates Street; thence leaving said right of way line of Coates Street and along Lot #1, N 09° - 49' W, passing through the diving partition of a dwelling erected on Lot #1 and Lot #2, 151.62 feet to a point on the south right of way line of Poplar Street (20 feet wide unimproved); thence along said Poplar Street, N 77° - 45' - E, 25.025 feet to a point, a corner of Lot #3; thence leaving said Poplar Street and along Lot #3, S 09° - 49' - E,

152.42 feet to a point on the aforesaid north right of way line and curb line of Coates Street; thence along said north right of way line of Coates Street, S 80° - 11' - W, 25.00 feet to the first mentioned point and place of beginning.

CONTAINING: 3,801 square feet of land be the same more or less.

BEING Chester County Tax Parcel #16-2-97.1 ID# 16-02-0098.010

PREMISES being: 747 Coates Street, Coatesville, PA 19320

PARCEL No.16-2-97.1.

BEING the same premises which Housing Authority of the County of Chester, by Deed dated December 31, 2003 and recorded January 7, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6032 Page 2057, granted and conveyed Lisa Johnson and John C. Tinson, in fee.

PLAINTIFF: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-1 by its servicer, Ocwen Loan Servicing, LLC

VS

DEFENDANT: **LISA JOHNSON and JOHN C. TINSON**

SALE ADDRESS: 747 Coates Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF