

**Chester County, Pennsylvania**  
**Sheriff Sale of Real Estate**

---

**Thursday, April 16, 2015 @ 11 AM**

---

**ADDENDUM**

**CONDITIONS OF SALE**

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 16th day of April, 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, APRIL 16, 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, MAY 18, 2015 IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

**CAROLYN B. WELSH, SHERIFF**

**INDEX**

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Borough of Downingtown . . .	Robert McMichael . . . . .	30
Borough of Oxford . . . . .	John Hartman a/k/a JohnC. Hartman and Felicia Hartman a/k/a Felicia A. Hartman . . . . .	46
Borough of Parkesburg . . . . .	Brian A. Frame and Tina Frame . . . . .	21
Borough of Phoenixville . . . . .	Robert J. Mento and Rose Mento . . . . .	41
Borough of Phoenixville . . . . .	Jeannette Zacarias and Nataneal N. Zacaarias a/k/a Natanael N. Zacarias . . . . .	54
Borough of South Coatesville .	James Leroy Clinton Davis, In His Capacity as Administrator CTA and Devisee of the Estate of James Leroy Davis. . .	38

Continued

**INDEX**

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
City of Coatesville . . . . .	Mabel A. Johnson. . . . .	42
City of Coatesville . . . . .	Harold Kyle Woodley. . . . .	56
Birmingham Township . . . . .	John Mark Oebbecke a/k/a John M. Oebbecke . . . . .	31
Caln Township . . . . .	Guisepe D'Angelo . . . . .	43
Caln Township . . . . .	David Grove a/k/a David E. Grove . . . . .	4
Caln Township . . . . .	Michelle L. Moses . . . . .	9
Caln Township . . . . .	S & T Realty Company, a Pennsylvania General Partnership consisting of Saul and Toni Barsh, General Partners . . . . .	20
East Bradford Township . . . . .	Dina Brinton. . . . .	16
East Bradford Township . . . . .	Gary W. Acers and Sharon J. Acers . . . . .	23
East Brandywine Township . . . . .	Brian McDaid. . . . .	40
East Caln Township . . . . .	Michael Ross a/k/a Michael F. Ross and Jennafer Ross a/k/a Jennafer D. Ross . . . . .	28
East Nottingham Township . . . . .	William J. Quindlen, Jr. and Melissa C. Henry . . . . .	32
East Pikeland Township . . . . .	Patricia S. Hennessey. . . . .	37
East Pikeland Township . . . . .	Le-Jo Properties, LP. . . . .	35
Easttown Township . . . . .	Karen J. Grozinski . . . . .	30
Easttown Township . . . . .	Joseph E. Kravitz . . . . .	13
Easttown Township . . . . .	United States of America, c/o United States Attorney for the Eastern District of Pennsylvania and Keith J. O'Reilly, a/k/a Keith O'Reilly. . . . .	17
East Whiteland Township . . . . .	Marie M. Leasa, Stephen K. Leasa amd Paula G. Warren, Administratrix of the Estate of W. Kenneth Leasa, Deceased Mortgagor. . . . .	10
East Whiteland Township . . . . .	Laurie A. Smith a/k/a Lauri A. Smith . . . . .	29
Honey Brook Township . . . . .	Erich S. Lichtner and Jacqueline Lichtner. . . . .	6
Honey Brook Township . . . . .	Jason A. Martin . . . . .	24
Newlin Township . . . . .	Norman C. Wheeler . . . . .	22
New London Township . . . . .	Alfred C. Reid, in his capacity as Executor of the Estate of Esther Reid a/k/a Esther M. Reid, Ema V. Reid, in her capacity as Devisee of the Estate of Esther Reid a/k/a Esther M. Reid . . . . .	18
North Coventry Township . . . . .	Charles J. Vaszily, Jr. and Bobbi-Joi Vaszily . . . . .	33
PennTownship . . . . .	Karen Klemaszewski a/k/a Karen L.Klemaszewski and Michaael Klemaszewski a/k/a Michael P. Klemaszewski . . . . .	27
Pennsbury Township . . . . .	Daniel A. Labes a/k/a Daniel A. Labes, Sr. and Olga M. Labes . . . . .	25
Sadsbury Township . . . . .	Brian P. Eells . . . . .	48
Sadsbury Township . . . . .	James W. Shute, Jr. . . . .	11
Sadsbury Township . . . . .	Francis M. Trader a/k/a Francis Trader and Marie E. Trader a/k/a Marie Trader. . . . .	50
Schuylkill Township . . . . .	Debra Lynn Causland. . . . .	39
Schuylkill Township . . . . .	Dianne M. Melvin & John T. Melvin, Jr. . . . .	58
South Coventry Township . . . . .	Winfield Heckrote and Joyce Heckrote . . . . .	12
Tredyffrin Township . . . . .	James Booker . . . . .	19
Tredyffrin Township . . . . .	Marcos B. DeArruda . . . . .	45
Tredyffrin Township . . . . .	Joseph Livezey a/k/a Joseph Livezey, III a/k/a Joseph C. Livezey a/k/a Joseph C. Livezey, III . . . . .	57
Tredyffrin Township . . . . .	United States of America and Dale Levin . . . . .	15
Tredyffrin Township . . . . .	Valley Forge Center for Advanced Reproductive Tech., L.P. . . . .	60
Valley Township . . . . .	Crystal G. Brown . . . . .	59
Valley Township . . . . .	Shakia Butterfield. . . . .	5
Valey Township . . . . .	Emily Doyle . . . . .	44
Valley Township . . . . .	Harry R. Schaffer, III and Heaather Schaffer . . . . .	26
West Bradford Township . . . . .	Michael Billings and Kathy Billings . . . . .	7

*Continued*

**INDEX**

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
West Bradford Township . . . . .	Jaimie N. Blankley . . . . .	53
West Bradford Township . . . . .	Jennifer Fowler a/k/a Jennifer Ross Fowler and Margaret Anderson a/k/a Margaret P. Anderson . . . . .	14
West Brandywine Township . . . . .	Jerry V. Mead and Jerry K. Mead . . . . .	51
West Caln Township . . . . .	Darlene Battle and George R. Battle . . . . .	36
West Caln Township . . . . .	Anthony Sandor . . . . .	55
West Goshen Township . . . . .	Philip S. Cellini and Diane M. Cellini . . . . .	52
West Goshen Township . . . . .	John A. Salvaggio . . . . .	47
West Sadsbury Township . . . . .	Deborah L. King . . . . .	8
Willistown Township . . . . .	George Desenberg . . . . .	40
. . . . .		
. . . . .		

# Sheriff's Sale of Real Estate

SALE NO: **14-1-44**

DEBT- **\$1,182.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11350 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, January 16, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Tuesday, February 18, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon situate in Caln Township, Chester County, Pennsylvania.  
TAX Parcel No. 39-3H-49  
PROPERTY address: 207 Katherine Lane, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **DAVID GROVE a/k/a DAVID E. GROVE**

SALE ADDRESS: 207 Katherine Lane, 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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **14-3-162**

DEBT- **\$1,449.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-07181 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, March 20, 2014

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

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

ALL THAT CERTAIN lot of ground, hereditaments and appurtenances, situated and being in the Township of Valley in the County of Chester and State of Pennsylvania.  
TAX Parcel No. 38-6A-3

PLAINTIFF: Township of Valley  
VS

DEFENDANT: **SHAKIA BUTTERFIELD**

SALE ADDRESS: 61 Gap Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$296,468.08**

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

# Thursday, March 20, 2014

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

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

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

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

BEING Lot 35 on said Plan

BEING UPI No. 22-5-16.34

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

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

VS

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

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

PLAINTIFF ATTORNEY: **PATRICK J. WESNER, ESQ., 856-482-1400**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **14-4-280**

DEBT- **\$5,249.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02220 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, April 17, 2014

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

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

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

TAX Parcel No. 50-6Q-7

PLAINTIFF: West Bradford Township  
VS

DEFENDANT: **MICHAEL BILLINGS and KATHY BILLINGS**

SALE ADDRESS: 600 Jolene Drive, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$220,260.06**

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

## Thursday, JUNE 19, 2014

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

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

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

UPI No. 36-4-37.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **DEBORAH L. KING**

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$129,742.48**

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

## Thursday, JUNE 19, 2014

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

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

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

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **MICHELLE L. MOSES**

SALE ADDRESS: 3208 Windsor Lane, Thorndale, Pennsylvania 19372

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$73,839.14**

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

# Thursday, August 21, 2014

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

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

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, and bounded and described according to a survey thereof made by Conroy-Wright Reg. Engineers, Paoli, PA, on September 1949, as follows, to wit:  
TAX I.D. #: 42-4-126

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

VS

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

SALE ADDRESS: 54 Conestoga Road, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **14-9-728**

DEBT- **\$140,955.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-03364 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 18, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 20, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ALL THAT CERTAIN tract of land, with the building thereon erected, situated on the west side of Helen Street in the Village of Pomeroy, Sadsbury Township, Chester County, PA., bounded and described as follows:

BEGINNING at a point on the west side of Helen Street, said point being 34.33 feet from the southwest corner of the intersection of Helen Street and Wallace Alley; thence along Helen Street, north 13 degrees west, a distance of 16 feet to a point, a corner of property now or late of Alvin C. Ranck; thence along property now or late of Alvin C. Ranck, and common party wall of brick dwelling, south 77 degrees west, a distance of 187 feet to a point; thence, south 13 degrees east, a distance of 16 feet to a point, a corner of property now or late of Ernest Herman; thence along said property now or late of Ernest Herman and common party wall of brick dwelling. North 77 degrees east, a distance of 187 feet to the point of beginning.

CONTAINING 2,992 square feet more or less.

BLR# 37-4M-4

BEING known as: 19 Helen Street, Coatesville, PA 19320.

BEING the same premises which Jennifer A. Barr, also known as Jennifer A. Holmes, by Deed dated November 19, 2009 and recorded December 4, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7822, Page 769, granted and conveyed unto James W. Shute, Jr. and Kimberly M. Shute, husband and wife.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JAMES W. SHUTE, JR.**

SALE ADDRESS: 19 Helen Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **14-9-791**

DEBT- **\$213,377.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-14538 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 18, 2014

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 20, 2014. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY being known as: 1411 Old Ridge Road,  
Pottstown, South Coventry Township, Chester County, PA 19465  
BLR# 20-04-0021

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

PLAINTIFF: First Niagara Bank, N.A., successor by merger to Harleysville National Bank and Trust Company

VS

DEFENDANT: **WINFIELD HECKROTE and JOYCE HECKROTE**

SALE ADDRESS: 1411 Old Ridge Road, Pottstown, South Coventry Township, Chester County, PA 19465

PLAINTIFF ATTORNEY: **JEFFREY G. TAUGER, ESQ.,**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$479,428.57**

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

## Thursday, October 16, 2014

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Easttown, County of Chester and State of Pennsylvania, and described according to a Plan thereof made by Meagher Construction Company, Inc., by Reeder and Magarity Professional Engineers, Upper Darby, Pa., on June 27, 1960, as follows, to wit:

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

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

BEING Lot No. 108 as shown on said Plan.

BEING UPI #55-4-129.64

BEING Parcel #55-4-129.64

BLR# 55-4-129.64

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH E. KRAVITZ**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$137,280.96**

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

## Thursday, October 16, 2014

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

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

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

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

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

BEING Tax Parcel No.50-4Q-5

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

PLAINTIFF: Fidelity Bank

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **14-10-866**

DEBT- **\$207,828.54**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 2010-00317 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, October 16, 2014

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

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

ALL THAT CERTAIN lot of land situate in Township of  
Tredyffrin, Chester County, Pennsylvania  
TAX Parcel No.: 43-09M-0359

PLAINTIFF: FV-1, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC  
VS

DEFENDANT: **UNITED STATES OF AMERICA and DALE LEVIN**

SALE ADDRESS: 522 Paoli Pointe Drive, 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.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **14-11-877**

DEBT- **\$203,590.17**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2010-10150 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, November 20, 2014

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

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

PROPERTY situate in Borough of East Bradford Township  
TAX Parcel #51-5R-45  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Beal Bank S.S.B.

VS

DEFENDANT: **DANA BRINTON**

SALE ADDRESS: 731 Price Street, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$157,907.19**

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

# Thursday, November 20, 2014

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 107 Chester Road, Devon, Pennsylvania 19333

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$74,588.85**

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

# Thursday, November 20, 2014

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

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

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

PLAINTIFF: Green Tree Servicing LLC

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$231,450.47**

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

# Thursday, November 20, 2014

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

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

ALL THAT CERTAIN lot of land situate in Paoli,  
Tredyffrin Township, Chester County, Pennsylvania  
TAX Parcel No.: 43-9L-0176.0000

PLAINTIFF: Generation Mortgage Company  
VS

DEFENDANT: **JAMES BOOKER**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$230,314.37**

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

# Thursday, November 20, 2014

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

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

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

PLAINTIFF: Michael Mekosh and Theresa Mekosh

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$157,197.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01657 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, November 20, 2014

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

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

PROPERTY situate in the Parkesburg Borough, Chester  
County, Pennsylvania  
BLR# 8-3-274  
IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$139,805.89**

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

# Thursday, January 15, 2015

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

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

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

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

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

VS

DEFENDANT: **NORMAN C. WHEELER**

SALE ADDRESS: 2086 Strasburg Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

**\$335,852.63**

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

## Thursday, January 15, 2015

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

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

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

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

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

BEING Lot No. 10 on said Plan.

BEING Chester County UPI 51-5-57.1J

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

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

19380

PARCEL No.: 51-5-57.1J

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$263,379.73**

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

# Thursday, January 15, 2015

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

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

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

PLAINTIFF: OCWEN Loan Servicing, LLC  
VS

DEFENDANT: **JASON A. MARTIN**

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$226,346.75**

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

# Thursday, January 15, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$111,923.46**

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

# Thursday, January 15, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-84**

DEBT- **\$517,763.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

ALL THAT CERTAIN lot of land situate in Township of  
Penn, Chester County, Pennsylvania  
TAX Parcel No.: 58-3-33.67

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **KAREN KLEMASZEWSKI a/k/a KAREN L. KLEMASZEWSKI and MICHAEL KLEMASZEWSKI a/k/a MICHAEL P. KLEMASZEWSKI**

SALE ADDRESS: 640 Blanca Court, West Grove, 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: **15-2-88**

DEBT- **\$338,063.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03931 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, described according to a Plan for Devereux Foundation Glenlock West Campus by Nave Newell & Stampfl, Ltd., dated January 25, 1995 last revised May 12, 1995 and recorded in Plan No. 13362 as follows, to wit:  
TAX I.D. #: 40-4-17.360

PLAINTIFF: E\*Trade Bank c/o Wells Fargo Bank, N.A.

VS

DEFENDANT: **MICHAEL ROSS, a/k/a MICHAEL F. ROSS and JENNAFER ROSS, a/k/a JENNAFER D. ROSS**

SALE ADDRESS: 6 Southwind 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: **15-2-92**

DEBT- **\$160,023.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00863 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, and being designated as Lot 6, on a Plan thereof made by Chester V. Engineers, Inc., Civil Engineers and Surveyors, Paoli, Pennsylvania, dated 8-15-1957 and last revised 8-22-1958.

TAX I.D. #: 42-07-0015.070

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

VS

DEFENDANT: **LAURIE A. SMITH a/k/a LAURI A. SMITH**

SALE ADDRESS: 1049 West King Road, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-101**

DEBT- **\$366,524.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04514 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

PROPERTY situate in the Downingtown Borough, Chester  
County, Pennsylvania  
BLR# 11-6-78  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Certificateholders of the Mastr Asset Backed Securities Trust 2007-New, Mortgage Pass-Through Certificates, Series 2007-New

VS

DEFENDANT: **ROBERT MCMICHAEL**

SALE ADDRESS: 431 Highland Avenue, Downingtown, PA 19335-2408

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-106**

DEBT- **\$404,144.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01164 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

PROPERTY situate in Birmingham Township, Chester  
County, Pennsylvania  
BLR# 65-4-273  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A. as Trustee for Ramp 2006Rz4

VS

DEFENDANT: **JOHN MARK OEBBECKE a/k/a JOHN M. OEBBECKE**

SALE ADDRESS: 313 Lea Drive, West Chester, PA 19382-8245

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-107**

DEBT- **\$161,380.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09484 DIRECTED TO CAROLYN B. WELSH, SHERIFF  
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,  
PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

PROPERTY situate in the East Nottingham Township,  
Chester County, Pennsylvania  
BLR# 69-6-249  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **WILLIAM J. QUINDLEN, JR., AND MELISSA C. HENRY**

SALE ADDRESS: 25 Jason Drive, Oxford, PA 19363-2800

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-2-110**

DEBT- **\$217,702.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08763 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

PROPERTY situate in the North Coventry Township,  
Chester County, Pennsylvania  
BLR# 17-4-20.2  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **CHARLES J. VASZILY, JR., and BOBBI-JOI VASZILY**

SALE ADDRESS: 1084 Keim St, a/k/a 1084 S. Keim St, Pottstown, PA 19465-7785

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-111**

DEBT- **\$1,124,302.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10718 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

ALL THAT CERTAIN lot or tract of land, together with  
the buildings and improvements thereon erected situate in East  
Pikeland Township, Chester County, Pennsylvania.  
TAX Parcel: #26-2-242 & #26-2-242.4

PLAINTIFF: South Eastern Economic Development Co. of PA  
VS

DEFENDANT: **LE-JO PROPERTIES, LP**

SALE ADDRESS: 765 Pike Springs Road, Phoenixville, PA

PLAINTIFF ATTORNEY: **JOHN E. D. LARKIN, ESQ., 610-696-8225**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$412,196.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05266 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

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

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

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

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

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

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

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

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

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

VS

DEFENDANT: **KAREN J. GROZINSKI**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-117**

DEBT- **\$614,578.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-14685 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, Downingtown, PA dated 6-20-2000 and last revised 9-10-2002, and recorded in Plan #16751 as follows, to wit:  
TAX I.D. #: 28-5-222

PLAINTIFF: LSF8 Master Participation Trust  
VS

DEFENDANT: **DARLENE BATTLE and GEORGE R. BATTLE**

SALE ADDRESS: 101 Captiva Way, 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: **15-2-120**

DEBT- **\$206,211.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09461 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Pikeland County of Chester and State of Pennsylvania, described according to a preliminary layout plan of lots made for Andrew L. Coffman by Henry H. Hopkins, Registered Professional Engineer, Kimberton, Pennsylvania, dated March 24th, 1961 and last revised October 4th, 1961 as follows, to wit:

TAX I.D. #: 26-2-56.24

PLAINTIFF: Lake Michigan Credit Union

VS

DEFENDANT: **PATRICIA A. HENNESSEY**

SALE ADDRESS: 1098 Hares Hill Road, Phoenixville, Pennsylvania 19460

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.A., 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: **15-2-122**

DEBT- **\$105,547.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 1999-10680 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

PROPERTY situate in the Borough of South Coatesville,  
Chester County, Pennsylvania  
BLR# 9-2-84.3  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2005-SHL1

VS

DEFENDANT: **JAMES LEROY CLINTON DAVIS, IN HIS CAPACITY AS ADMINISTRATOR CTA AND DEVISEE OF THE ESTATE OF JAMES LEROY DAVIS**

SALE ADDRESS: 26 Parkway Drive, a/k/a 26 Parkway Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-123**

**\$304,776.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05596 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

PROPERTY situate in the Schuylkill Township, Chester  
County, Pennsylvania  
BLR# 27-6C-1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank Trust Company Americas as Trustee Rali 2006-QS5  
VS

DEFENDANT: **DEBRA LYNN CAUSLAND**

SALE ADDRESS: 74 South Forge Manor Drive, Phoenixville, PA 19460-2702

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-124**

DEBT- **\$316,510.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07575 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

PROPERTY situate in Willistown Township  
TAX Parcel #54-8-337  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennymac Loan Services, LLC  
VS

DEFENDANT: **GEORGE DESEMBERG**

SALE ADDRESS: 147 Hedgerow Lane, West Chester, PA 19380

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-2-127**

DEBT- **\$154,775.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00996 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

ALL THAT CERTAIN message double frame dwelling and lot or piece of land situate in the First Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania bounded and described in accordance with a survey made by John H. Harden in March 1908 as follows: (Said dwelling being No. 171 & 173 Prospect Street).

BEGINNING at a point in the north side of Prospect Street which said street is laid out 20 feet wide and at a corner of lands of Maggie Leslie's Estate; thence along said side of said street parallel with and 10 feet distant from the center line of the same south 86 degrees west 39 feet 6 inches to a corner of lands of Jacob E. Wall's Estate; thence along said latter land north 4 degrees west 68.5 feet to a corner of lands of Jacob Raubfogel; thence along said latter lands and lands of Benjamin Phillips north 86 degrees east 39 feet 6 inches to a corner of Maggie Leslie's land, aforesaid; thence along the latter lands south 4 degrees east 68.5 feet to a point in the northern side of Prospect Street, the place of beginning.

BEING Parcel No. 15-9-226.

BEING the same premises which James K. Overstreet and The Estate of William R. Rambo, deceased, by Barbara Ann Rambo, Executrix by Deed dated December 12, 1996, and recorded in the Office of the Recorder of Deed for the County of Chester, Pennsylvania, on December 17, 1996 in Record Book 4119, at Page 1351, granted and conveyed unto Robert J. Mento and Rose Mento, his wife, in fee.

IMPROVEMENTS consisting of two (2) single family residential dwellings.

PLAINTIFF: Phoenixville Federal Bank & Trust

VS

DEFENDANT: **ROBERT J. MENTO and ROSE MENTO**

SALE ADDRESS: 171 Prospect Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-131**

DEBT- **\$140,922.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05670 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

PROPERTY situate in Coatesville City, Chester County,  
Pennsylvania  
BLR# 16-6-329  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Hsi Asset Securitization Corporation Trust, 2007-Wf1, Mortgage Pass-Through Certificates, Series 2007-Wf1

VS

DEFENDANT: **MABEL A. JOHNSON**

SALE ADDRESS: 40 South 5th Avenue, a/k/a 40 S. Fifth Avenue, Coatesville, PA 19320-3649

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-135**

DEBT- **\$250,011.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07384 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

PROPERTY situate in Caln Township, Chester County,  
Pennsylvania  
BLR# 39-4D-90  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Corp.

VS

DEFENDANT: **GUISEPPE D'ANGELO**

SALE ADDRESS: 247 Park Drive, Downingtown, PA 19335-2167

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-137**

DEBT- **\$218,998.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02523 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

ALL THAT CERTAIN tract of land, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a survey made by July 1, 1966 by DeArmit and Hayes, Consulting Engineers and Surveyors, as follows:

**PREMISES "A"**

BEGINNING at an iron pin on the east right of way line of a 10 foot wide right of way said point also being located south 19 degrees 50 minutes east, 162.47 feet as measured along the said east right of way line from the title line of public road T-409; thence along the land remaining of the grantors herein, north 80 degrees 10 minutes east, 142.99 feet to an iron pin in line of land now or late of the City of Coatesville; thence along the same south 9 degrees 50 minutes east, 126 feet to an iron pin in line of land now or late of Coatesville Plate Washer Company; thence along the same south 80 degrees 10 minutes west, 180 feet to an iron pin a corner of land now or late of Samuel Alston and a corner of land of Hugh Ken worth; thence along land of Hugh Ken worth north 9 degrees 50 minutes east, 79.61 feet to an iron pin a corner of land now or late of Thomas G. Middleton; thence along the same crossing the south end of the aforesaid 10 feet wide right of way north 52 degrees 31 minutes 10 seconds east, 46.75 feet to an iron pin on the east right of way line; thence along the same north 19 degrees 50 minutes west, 25.85 feet to the first mentioned point and place of beginning.

CONTAINING 21,207 square feet of land, be the same more or less.

TOGETHER with the ingress and egress at all times over and across the said right of way for a foot path, roadway and for the use of vehicles and any other maps of conveyance. Said right of

way is to be installed and maintained by utilizer.

**PREMISES "B"**

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 subdivision of land for Coatesville Plate Washer Company, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors dated 11/30/1987 and being more fully described as follows, to wit:

BEGINNING at an interior point said point also being the northeast corner of Parcel "A" as shown on said Plan; thence extending along lands now or formerly of Stephen J. Olinick south 00 degrees 13 minutes 21 seconds east 79.61 feet to a point along Lot No. 3; thence extending along same north 78 degrees 37 minutes 26 seconds west, 22.65 feet to a corner of Parcel "D"; thence extending along same and along Parcel "C" north 2 degrees 12 minutes 45 seconds east, 75.93 feet to a corner of Parcel "A"; thence extending along same south 87 degrees 47 minutes 15 seconds east, 18.98 feet to the first mentioned point and place of beginning.

BEING Parcel "B" as shown on said Plan.

BEING UPI Numbers 38-2-35.1

BLR No.: 38-2-35.1

BEING known as: 235 Mount Airy Road, Coatesville, PA 19320.

BEING the same premises which Hopewell Investment, LLC – Steve Harvey, by Deed dated February 23, 2006 and recorded March 10, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6786, Page 673, granted and conveyed unto Emily Doyle, as sole owner.

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

VS

DEFENDANT: **EMILY DOYLE**

SALE ADDRESS: 235 Mount Airy Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-139**

DEBT- **\$407,425.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05176 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

ALL THAT CERTAIN lot or piece of ground.  
SITUATE in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Record Plan of Parcel 21-1 at Chesterbrook, known as "Bradford Crossing", made by Yerkes Associates, Inc, Consulting Engineers, dated 2-14-1985 and last revised 2-20-1985 and recorded 4-26-1985 in Chester County in Plan File No. 5550-5551 as follows, to wit:

BEGINNING at a point on the northeast side of an unnamed roadway, at a corner of Lot No. 43 on said Plan; thence extending from said beginning point along Lot No. 43, north 70 degrees, 52 minutes, 40 seconds east, 129.55 feet to a point in line of Lot No. 54; thence extending along the same, south 07 degrees, 26 minutes, 19 seconds east, 23.49 feet to a point, a corner of Lot No. 45; thence extending along the same, south 70 degrees, 52 minutes, 40 seconds west, 110.73 feet to a point on the northeast side of the unnamned property, aforesaid, thence extending along the same, the two following courses and distances: (1) north 19 degrees, 07 minutes, 20 seconds west, 8.20 feet to a point and (2) north 62 degrees, 39 minutes, 12 seconds west, 20.42 feet to the first mentioned point and place of beginning.

BEING No. 44 Woodstream Drive.

BEING UPI Number: 43-5J-55

BEING the same premises which Paul W. Gennett Jr. and Marilyn A. Gennett, husband and wife, by Deed dated December 15, 2008 and recorded in the Chester County Recorder of Deeds Office on December 17, 2008 in Deed Book 7560, Page 806, granted and conveyed unto Marcos B. De Arruda.

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

VS

DEFENDANT: **MARCOS B. De ARRUDA**

SALE ADDRESS: 44 Woodstream Drive, Wayne, PA 19087

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: **15-2-146**

DEBT- **\$179,755.70**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04030 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

ALL THAT CERTAIN message, tenement and tract of land, with the buildings and improvements thereon erected, situated on the easterly side of Myrtle Avenue from the intersection of the easterly side of Myrtle Avenue with the southerly curb line of Market Street; thence leaving Myrtle Avenue, and by land now or late of Henry Coulin, and/or Earl Merlath, south 70 degrees 30 minutes east 125 feet to a stake (this course in former Deeds being incorrectly stated as 175 feet) in line of land late of Dr. Kennedy now of William Alexander; thence by said land, south 20 degrees west 15 feet to a stake, a corner of land now or late of A. L. Johnson; thence by land of A. L. Johnson north 76 degrees west 19 feet to a stake; thence be the same 21 degrees west, 31.7 feet to an iron pin in line of land now or late of Haines Mackenzie; thence by land of Haines Mackenzie, and land now or late of R. Duvall and an alley or driveway north 71 degrees west 104.05 feet to an iron pin set in the easterly side of Myrtle Avenue north 17 degrees 30 minutes east 47.9 feet to the point or place of beginning.

TAX I.D. #: 6-5-185

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JOHN HARTMAN a.k.a. JOHN C. HARTMAN and FELICIA HARTMAN a.k.a. FELICIA A. HARTMAN**

SALE ADDRESS: 37 Myrtle Street, Borough of Oxford, Pennsylvania 19363

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-147**

DEBT- **\$423,889.67**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02799 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, February 19, 2015

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

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

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

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

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

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

BEING Lot No. 4 as shown on said Plan.

BEING UPI Number 52-002-0011.0300

PARCEL No.: 52-002-0011.0300

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

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

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

DEFENDANT: **JOHN A. SALVAGGIO**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$214,373.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2013-07965 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

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

BEING Lot No. 83

BUILDING "P".

PARCEL #37-4-40.16B

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

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **BRIAN P. EELLS**

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-3-152**

DEBT- **\$526,168.99**

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

## Thursday, March 19, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **BRIAN MCDAID**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-156**

DEBT- **\$338,514.79**

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

# Thursday, March 19, 2015

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

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

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

Beginning at a point on the south side of Petka Road a corner of Lot No. 4 as shown on said Plan; thence from said point of beginning along Petka Road on the arc of a circle curving to the right a radius of 2840 feet the arc distance of 217.59 feet to a point a corner of lands n/l of Evan C. Warner; thence along the same south 5 degrees 37 minutes 56 seconds west. 105.95 feet to a point a corner of Lot No. 3; thence along Lot No. 3 south 2 degrees 46 minutes 50 seconds west 284.26 feet to a point a corner of Lot No. 7; thence along Lot No. 7 south 86 degrees 45 minutes 52 seconds west, 178.25 feet to a point a corner of Lot No 5; thence along Lot No. 5 the 2 following courses and distances: (1) north 3 degrees 14 minutes 8 seconds east. 238.p6 feet to a point; (2) north 14 degrees 0 minutes 54 seconds west, 100 feet to the first mentioned point and place of beginning.

Being Lot No. 4 on said Plan.

Being UPI No. 37-2-18.10

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

PLAINTIFF: Capital One, N.A.

VS

DEFENDANT: **FRANCIS M. TRADER A/K/A FRANCIS TRADER AND MARIE E. TRADER A/K/A MARIE TRADER**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$119,366.67**

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

# Thursday, March 19, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-167**

DEBT- **\$265,581.89**

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

## Thursday, March 19, 2015

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

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

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

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

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

Being Lot #255. as shown on said Plan.

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$248,304.76**

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

## Thursday, March 19, 2015

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

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

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

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

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

Being Lot No 36 on said Plan.\

Parcel #50-6A-44

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

PLAINTIFF: JPMorgn Chase Bank, National Association  
VS

DEFENDANT: **JAIMIE N. BLANKLEY**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-172**

DEBT- **\$237,680.01**

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

# Thursday, March 19, 2015

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

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

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

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

VS

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

SALE ADDRESS: 111 Dayton Street, Phoenixville, PA 19460

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-185**

DEBT- **\$239,112.24**

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

# Thursday, March 19, 2015

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

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

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

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ANTHONY SANDOR**

SALE ADDRESS: 102 Dutchmans Lane, Coatesville, Pa 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-200**

DEBT- **\$78,732.13**

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

# Thursday, March 19, 2015

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

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

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

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

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

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

BEING Parcel No. 16-6-817.

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

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

VS

DEFENDANT: **HAROLD KYLE WOODLEY**

SALE ADDRESS: 66 Pennsylvania Avenue, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-3-203**

**\$542,412.48**

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

## Thursday, March 19, 2015

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

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

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

PLAINTIFF: Onewest Bank, FSB

VS

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

SALE ADDRESS: 107 Darby Road, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-228**

DEBT- **\$309,531.85**

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

# Thursday, March 19, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

**\$1,926.12**

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

## Thursday, March 19, 2015

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

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

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

TAX Parcel No. 38-5C-6

PLAINTIFF: Township of Valley

VS

DEFENDANT: **CRYSTAL G. BROWN**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$24,411.28**

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

# Thursday, March 19, 2015

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

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

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

PLAINTIFF: Tredyffrin/Easttown School District

VS

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

SALE ADDRESS: 945 Chesterbrook Boulevard, Wayne, Pennsylvania 19087

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

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

CAROLYN B. WELSH, SHERIFF