

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

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Thursday, June 18, 2015 @ 11 AM

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### 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 18th day of June, 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, JUNE 18, 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, JULY 20, 2015 IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

**CAROLYN B. WELSH, SHERIFF**

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# Sheriff's Sale of Real Estate

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

DEBT- **\$1,113.73**

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

# Thursday, November 15, 2012

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 17, 2012. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land, together with  
the improvements thereon erected, situate in the Township of Valley,  
County of Chester and State of Pennsylvania.

TAX Parcel No. 38-2-233.1

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

PLAINTIFF: Valley Township OF  
VS

DEFENDANT: **DONNA A. MORRIS**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **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: **14-3-185**

DEBT- **\$197,138.24**

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

## Thursday, March 20, 2014

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

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

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

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

PLAINTIFF: Federal National Mortgage Association

VS

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

SALE ADDRESS: 1468 State Road, Oxford, Pennsylvania 19363

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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: **14-8-670**

DEBT- **\$73,839.14**

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

# Thursday, August 21, 2014

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

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

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

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

VS

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

SALE ADDRESS: 54 Conestoga Road, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

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: **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: **15-1-75**

DEBT- **\$4,318,251.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09288 DIRECTED TO CAROLYN B. 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.

TRACT NO. 1:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Cecily Weldon Geyelin, made by Yerkes Engineering Company, Civil Engineers and Surveyors, dated January 14, 1960, as follows, to wit:—

BEGINNING at a point on the center line of Exeter Avenue (50.00 feet wide), at the distance of 236.10 feet measured south 68 degrees 56 minutes west, along said center line from its intersection with the center line of Waterloo Road (50.00 feet wide); thence along the center line of Exeter Avenue, south 68 degrees 56 minutes west, 61.00 feet to a corner; thence along other land of Cecily Weldon Geyelin, of which this was a part, the two following courses and distances, viz: (1) north 21 degrees 04 minutes west, 132.45 feet to a point; and (2) north 51 degrees 48 minutes east, 63.83 feet to a corner of other land of William B. Churchman, 3rd.; thence along the same, south 21 degrees 04 minutes east, 151.25 feet to the first mentioned point and place of beginning.

TRACT NO. 2:

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, as described in accordance with a Survey made by Yerkes Engineering Co., Civil Engineers and Surveyors, dated January 14, 1960, last revised April 19, 1960, as follows, to wit:—

BEGINNING at a point on the title line in the bed of Waterloo Road (50.00 feet wide), said point being at the distance of 207.86 feet measured north 21 degrees 04 minutes west, along the said title line from the point of intersection of the said title line in the bed of Waterloo Road with the title line in the bed of Exeter Avenue; thence extending from said point of beginning and crossing the southwesterly side of Waterloo Road and extending along the land now or late of William B. Churchman, 3rd., south 68 degrees 56 minutes west, 52.46 feet to a point; thence still extending along the land now or late of said William B. Churchman, 3rd., south 51 degrees 48 minutes west, 256.00 feet to a point; thence extending south 21 degrees 04 minutes east, crossing the northwesterly side of Exeter Avenue, 132.45 feet to a point on the title line in the bed of same; thence extending along the said title line, south 68 degrees 56 minutes west, 496.37 feet to a point; thence extending north 22 degrees 55 minutes west, re-crossing the northwesterly side of Exeter Avenue, 395.80 feet to a point in remaining land of Cecily Weldon Geyelin, conveyed to William M. Parkes, et ux; thence extending along the same, the three following courses and distances, viz: (1) north 72 degrees 28 minutes east, 492.85 feet to a point; (2) south 21 degrees 04 minutes east, 202.07 feet to a point; and (3) north 51 degrees 48 minutes east, re-crossing the southwesterly side of said Waterloo Road, 329.63 feet to a point on the title line in the bed of same; thence extending along the said title line, south 21 degrees 04 minutes east, 52.80 feet to the first mentioned point and

PLAINTIFF: Morgan Stanley Private Bank, N.A.

VS

DEFENDANT: **BRUCE P. EARLE and MARGARET H. EARLE**

SALE ADDRESS: 422 S Waterloo Road, Devon, PA

PLAINTIFF ATTORNEY: **REED SMITH, LLP, 215-241-7984**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-1-75X**

DEBT- **\$4,318, 251.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2013-09288 DIRECTED TO CAROLYN B. 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.

place of beginning.

TOGETHER being known as 422 South Waterloo Road.  
BOTH comprising UPI # 55-3-53.1.

TOGETHER with an easement for the full, free liberty and right at all times hereafter, until terminated as hereafter provided of a right of way for telephone and electric wires, one pole and conduits on, over or beneath the surface of adjoining land owned by the Grantor following the route of existing wires and conduits from Exeter Avenue to only the present residence and spring house on the herein granted premises, and the right to go upon such adjoining lands to improve, maintain, repair and replace said wires, pole and conduits; provided that each such right of way shall terminate, when the Grantees, their heirs or assigns or any public service company shall remove such wires, pole or conduits permanently from such adjoining lands; and further provided that any such right of way may be modified or terminated in whole or in part by agreement executed by the then-owners of the herein granted premises and of such adjoining lands. The above mentioned rights of way shall be deemed appurtenant to and shall run with the herein granted premises.

AND TOGETHER WITH any rights the Grantor may now have to easements of the full, free liberty and right at all times hereafter of (1) a right of way for gas pipe beneath the surface of lands of others formerly owned by the Grantor following approximately

the route of the existing gas pipe, which enters from Sugartown (Devon) Avenue crossing such lands of others in the direction of the main residence on the herein granted premises, (2) a right of way for a water pipe beneath the surface of lands of others formerly owned by the Grantor following approximately the route of the existing water pipe, which enters from Waterloo Road crossing such lands of others in the direction of the aforesaid main residence, both of which pipes supply said main residence, and the right to go upon such lands of others as necessary to improve, maintain, repair and replace both of said pipes; provided that such rights of way may be modified or terminated in whole or in part by agreement executed by the then-owners of the affected parts of the herein granted premises and of such lands of others; and further provided that all of the rights granted in this paragraph are granted only to the extent that they or any of them may now be owned by the Grantor, as a quit claim grant. Such rights of way shall be deemed appurtenant to and shall run with the herein granted premises.

BOTH being the same premises which Tinkham Veale, III and Lois B. Veale, husband and wife, by Deed dated April 20, 2006 as recorded April 24, 2006 in the Office of the Recorder of Deeds of Chester County, PA., in Record Book 6823 Page 475 &c., granted and conveyed unto Bruce P. Earle and Margaret H. Earle, husband and wife, in fee.

PLAINTIFF: Morgan Stanley Private Bank, N.A.  
VS

DEFENDANT: **BRUCE P. EARLE and MARGARET H. EARLE**

SALE ADDRESS: 422 S Waterloo Road, Devon, PA

PLAINTIFF ATTORNEY: **REED SMITH, LLP, 215-241-7984**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-2-117**

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: **15-2-123**

**\$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: **15-2-136**

DEBT- **\$299,650.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09725 DIRECTED TO CAROLYN B. 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 situated in the Township of Highland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan made August 1, 1967, by DeArmit and Hayes, Consulting Engineers and Surveyors, as follows:

BEGINNING at a p.k. nail on the center line intersections of State Road 182 and Public Route T-358; thence along the said center line of Public Road T-358, south 6 degrees 15 minutes east 263.22 feet to a p.k. nail, a corner of land remaining of Della Emerson Wilson; thence leaving the said center line of Public Road T-358 and along the land remaining of Della Emerson Wilson, south 74 degrees 36 minutes west 255.00 feet to an iron pin; thence continuing along the land remaining of Della Emerson, north 2 degrees 45 minutes west 154.10 feet to a p.k. nail in the aforesaid center line of State Road 182, north 52 degrees 00 minutes east, 285.00 feet to the first mentioned point and place of beginning.

CONTAINING 1,172 acres of land be the same more or less

BEING Parcel Number 45-07-0038.010

BEING the same premises Steven Petershiem and Anna Petersheim, husband wife, by Fee Simple Deed dated February 28, 2001 and recorded March 5, 2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4905 Page 914, granted and conveyed unto Jose L. Cruz and Sonia Cruz, as Tenants by the Entirety

PARCEL No. 45-07-0038.010

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI, by its servicer, Ocwen Loan Servicing LLC

VS

DEFENDANT: **JOSE L. CRUZ and SONIA CRUZ**

SALE ADDRESS: 408 Gum Tree Road a/k/a 391 Wilson Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-2-138**

DEBT- **\$393,858.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2013-01468 DIRECTED TO CAROLYN B. 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 Whiteland Township,  
Chester County, Pennsylvania  
BLR# 42-06-0049.440  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **HUNTER D. WILLIAMS and CARRIE S. WILLIAMS**

SALE ADDRESS: 4 Anthony Drive, Malvern, PA 19355-1971

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: **15-2-139**

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: **15-2-145**

DEBT- **\$215,633.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-01947 DIRECTED TO CAROLYN B. 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 Township of Lower Oxford,  
Chester County, Pennsylvania  
BLR# 56-4-56  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC  
VS

DEFENDANT: **JESSICA L. PERYEA**

SALE ADDRESS: 1783 Baltimore Pike,, Oxford, PA 19363-2500

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: **15-3-159**

DEBT- **\$244,328.59**

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

# Thursday, March 19, 2015

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

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

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

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LILLIAN R. KETT**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-160**

DEBT- **\$475,104.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05990 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, March 19, 2015

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

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

Property situate in East Bradford Township, Chester  
County, Pennsylvania  
BLR# 51-4-6.1  
Improvements thereon Residential Dwelling

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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: **15-3-174**

DEBT- **\$251,390.61**

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

# Thursday, March 19, 2015

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

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

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

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

VS

DEFENDANT: **PHILIP E. SITHOLE**

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-3-184**

DEBT- **\$555,772.81**

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

# Thursday, March 19, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID J. CRANSTON**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$239,112.24**

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

## Thursday, March 19, 2015

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

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

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

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ANTHONY SANDOR**

SALE ADDRESS: 102 Dutchmans Lane, Coatesville, Pa 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-191**

DEBT- **\$391,237.78**

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

# Thursday, March 19, 2015

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

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

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

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

VS

DEFENDANT: **CARLETTE S. MILLER**

SALE ADDRESS: 115 Jacobs Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-194**

DEBT- **\$242,838.46**

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

## Thursday, March 19, 2015

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

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

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

PLAINTIFF: Weichert Financial Services

VS

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

SALE ADDRESS: 33 Innisbrook Lane, Valley Township, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$66,954.25**

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

## Thursday, March 19, 2015

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

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

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

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

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

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

BEING UPI #38-2Q-13.1

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

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

TO be sold as the premises of Ethel Louise Ellerbe IMPROVEMENTS to Property: Single Family Residential Dwelling

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

DEFENDANT: **ETHEL LOUISE ELLERBE**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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: **15-3-234**

DEBT- **\$2,465.48**

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

## Thursday, March 19, 2015

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

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

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

PLAINTIFF: West Bradford Township  
VS

DEFENDANT: **ADELLA SIMPSON**

SALE ADDRESS: 990 Glenside Road, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-241**

**\$334,599.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09570 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN tract of ground, situate in Uwchlan Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan, Rhondda, Phase IV, V and VI, prepared by Robert F. Harsch and Associates, Consulting Engineers, dated 12/05/1978, and being recorded Plan No. 2529, as follows, to wit:

BEGINNING at a point on the southerly side of Lampeter Court, a corner of Lot No. 314 on said plan, said point being in the bed of a 20 feet wide water easement; thence from the beginning, expanding along said Lot, and partly crossing said easement, south 38 degrees 14 minutes 34 seconds east, partly crossing a 30 feet wide sewer easement, 104 feet to a point, thence extending south 51 degrees 45 minutes 26 seconds west 22 feet to a point, a corner of Lot No. 316 on said Plan; thence extending along said Lot, north 35 degrees 14 minutes 34 seconds west, partly recrossing said 30 feet wide sewer easement, and partly recrossing said 20 feet wide water easement, 104 feet to a point on the southerly side of Lampeter Court, aforesaid; thence extending along said Lot, north 51 degrees 45 minutes 26 seconds east, 22 feet to the first mentioned point and place of beginning.

TAX ID: 33-5F-198

TITLE is vested in Michael Simeone, by Deed from John Simmons, Executor of the Estate of Jeanne Simeone Simmons, dated 7/29/2005, in the Chester County Recorder of Deeds on 8/11/2005, in Book 6581, Page 2069.

PLAINTIFF: Hudson City Savings Bank

VS

DEFENDANT: **MICHAEL SIMEONE**

SALE ADDRESS: 133 Lampeter Court, Exton, PA 19341

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-810-5815**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-4-243**

DEBT- **\$118,828.36**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10878 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

PROPERTY situate in East Brandywine Township, Chester  
County, Pennsylvania  
BLR# 30-2N-46-23  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Sasco 2008-Rf1  
VS

DEFENDANT: **KELLE MERICLE**

SALE ADDRESS: 12 Delancey Place, Downingtown, PA 19335-1031

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: **15-4-246**

DEBT- **\$502,585.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06251 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 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 & improvements thereon erected situate in the Township of East Bradford, County of Chester, PA, bounded & described according to a Final Plan of "the Wilderness" made by Ramesh C. Batta Associates, Consulting Engineers, Wilmington, DE, dated 07/20/84 & recorded as Chester County Plan #5225, as follows to wit:

BEGINNING at a point on the southwesterly side of Wilderness Road (50 feet wide) at the northwesterly corner of Lot #1, said point being measured the two following (2) courses & distances from a point on the westerly right of way line of Skelp Level Road (50 feet wide right of way); 1) along the arc of a circle curving to the left having a radius of 25 feet through arc distance of 39.852 feet to a point of tangent on the south westerly side of said Wilderness Road & 2) south 74 degrees 50 minutes 00 seconds west 188.06 feet to the said beginning point as shown on said Plan. Thence leaving said road, extending along said Lot #1 south 15 degrees 10 minutes 00 seconds, east 210.00 feet to a point at the

southeasterly corner of this about to be described lot to the southwesterly corner of said lot #1 in line of land n/l Sonoco Products Co. as shown on said Plan, thence extending along the same south 74 degrees 50 minutes 00 seconds west, 208.00 feet to a point at the southeasterly corner of Lot #3 as shown on said Plan, thence extending along the same north 15 degrees 10 minutes 00 seconds west 225.82 feet to a point at the northeasterly corner of said Lot #3 on the southwesterly side of said Wilderness Road, as shown on said Plan, thence extending along the same arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 80.080 feet to a point of tangent & north 74 degrees 50 minutes 00 seconds east 130.04 feet to the first mentioned point & place of beginning.

BEING Lot #2 as shown on said Plan.

TITLE to said premises vested in Donald Lammey by Deed from Abdul Mughees Chaudhri and Saima Hameed dated 11/27/2006 and recorded 12/01/2006 in the Chester County Recorder of Deeds in Book 7022, Page 897.

PLAINTIFF: Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2

VS

DEFENDANT: **DONALD LAMMEY a/k/a DONALD LAMMEY, JR.**

SALE ADDRESS: 1102 Wilderness Trail, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-247**

DEBT- **\$308,447.63**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04963 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

ALL THAT CERTAIN tract, piece or parcel of land, situate in South Conventry Township, Chester County, Pennsylvania, bounded and described according to a survey made thereof by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a corner of lands now or about to be conveyed to Linwood Romig, said point in the middle of the Conventry Road (33 feet wide) leading from Cedarville to Conventryville; thence along the middle of said road by other lands of Paul E. Loomis north 2 degrees 31 minutes east 31.84 feet and north 35

degrees 01 minutes east 75.26 feet to a corner of lands now or about to be conveyed to Paul E. Loomis to Robert G. Whitlatch;

THENCE along the same north 79 degrees 24 minutes west 226.64 feet to a corner of other lands of Paul E. Loomis,

THENCE along the same south 10 degrees 36 minutes west 100 feet 0 inches to a corner of lands of Linwood Romig;

THENCE along the same south 79 degrees 24 minutes east 200 feet 0 inches to a corner in the middle of the aforesaid Coventry

Road and place of beginning.

BEING Parcel No: 20-3-29

BEING the same premises which William M. Swartz, Jr., and Tara L. Swartz, husband and wife by Indenture dated 10/25/2002, and recorded in the Office for Recording of Deeds, in and for the County of Chester, aforesaid, in Record Book 5478 and Page 814, granted and conveyed unto Douglas S. Clipsham and Andrea W. Clipsham, husband and wife, in fee.

BEING the same premises which Douglas S. Clipsham and Andrea W., h/w by Deed dated September 28, 2009 and recorded October 7, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7786, Page 1045, granted and conveyed unto Scott K. Robertson

BEING known as: 3361 Coventryville Rd., Pottstown, PA 19465

PARCEL No.: 20-3-29

IMPROVEMENTS: residential property.

PLAINTIFF: SunTrust Mortgage, Inc.

VS

DEFENDANT: **SCOTT K. ROBERTSON**

SALE ADDRESS: 3361 Coventryville Rd., Pottstown, Pa 19465

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: **15-4-251**

**\$311,012.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06896 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN piece or parcel of land situate in  
Franklin Township, Chester County, Commonwealth of  
Pennsylvania, being Lot No. 13 Carriage Run, bounded and  
described as follows, to wwit:  
TAX I.D. #: 72-04L-17

PLAINTIFF: LSF8 Master Participation Trust, by Caliber Home Loans, Inc.  
VS

DEFENDANT: **JOSEPH L. BEITLER, JR., and KRISTI D. MIZENKO**

SALE ADDRESS: 126 Carriage Run Drive, Lincoln University, Pennsylvania 19352

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: **15-4-266**

DEBT- **\$129,005.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08496 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot of land situate in City of  
Coatesville, Chester County, Pennsylvania  
TAX Parcel No.: 16-6-72

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **AMANDA FRANCIS a/k/a AMANDA BRAKE-FRANCIS and CHARLES FRANCIS a/k/a CHARLES FRANCIS, JR.**

SALE ADDRESS: 597 East Chestnut Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-269**

DEBT- **\$187,762.32**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07394 DIRECTED TO CAROLYN B. 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Sadsbury Township, Chester  
County, Pennsylvania  
UPI # 37-4-86.1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citifinancial Services, Inc. a Pennsylvania Corporation  
VS

DEFENDANT: **CARL W. LONDON a/k/a CARL N. LONDON and JUDITH A. LONDON**

SALE ADDRESS: 25 Virginia Avenue a/k/a, 2054 Virginia Avenue, Parkesburg, PA 19365-2181

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: **15-4-270**

DEBT- **\$614,791.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-04407 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan for Beechnut Glen, made by Commonwealth Engineers Inc. dated 12/12/2003 and last revised 05/13/2004 and recorded in Chester County as Plan # 17101 as follows to wit:

TAX I.D. #: 28-08-0100.03E

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in interest to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE2

VS

DEFENDANT: **UNITED STATES OF AMERICA and JOHN DAVIDSON**

SALE ADDRESS: 1368 Airport Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-274**

DEBT-**\$281,787.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10172 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot of land situate in Township of  
Franklin, Chester County, Pennsylvania  
TAX Parcel No.: 72-2-71.7

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

VS

DEFENDANT: **PAULA FERRANTO a/k/a PAULA J. FERRANTO and JOHN SMITH A/K/A JOHN D. SMITH**

SALE ADDRESS: 308 Heather Hills Drive, Landenberg, PA 19350

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: **15-4-282**

DEBT- **\$119,728.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12388 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

PROPERTY situate in the Downingtown Borough, Chester  
County, Pennsylvania  
BLR# 11-7-30.45  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing LLC

VS

DEFENDANT: **BRENDA ANGELINI**

SALE ADDRESS: 335 Mary Street, Downingtown, PA 19335-2517

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-284**

DEBT-**\$328,188.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08047 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

PROPERTY situate in Township of West Caln  
TAX Parcel #28-2-93.26 and 28-2-93.27  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank

VS

DEFENDANT: **BERNICE LAWSON and EUGENE LAWSON**

SALE ADDRESS: 115 Brandywine Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-289**

**\$152,264.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07518 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Coatesville County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the east curb line of South Fifth Avenue a corner of land now or late of Margaret Worth, distant 93.47 feet northwardly from the point of intersection of the north curb line thence along the east curb line of South Fifth Avenue, north 5 degrees 30 minutes west 54.6 feet to a point the intersection of the east curb line of South Fifth Avenue with the south line of Speakman Place (now Penrose Lane) thence along the south line of Speakman Place and land now or late of Charles H. Brown, north 84 degrees 30 minutes east 100 feet to a point a corner or remaining land of Thelma E. Mailalieu, thence still along remaining land of Thelma E Mailalieu, south 05 degrees 30 minutes east 54.6 feet thence along land now or late of said Margaret Worth south 84 degrees 30 minutes west 100 feet to the first mentioned point and place of beginning.

TOGETHER with and under and subject to certain water rights and sewer line rights as more particularly set forth in Deed Book S 22 Page 149

TRACT No. 2

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south line of Speakman Place (now Penrose Lane) a corner of other land of grantors conveyed herein as Tract No. 1; thence along the south line of Speakman Place north 84 degrees 30 minutes east 22.71 feet to a point a corner of land now or late of Thelma E. Mailalieu; thence along said land south 05 degrees 30 minutes east, 54.6 feet to a point in line of land now or late of Margaret Worth; thence along said land south 84 degrees 30 minutes west 22.71 feet to a corner of the other tract of land conveyed herein, being Tract No. 1; thence along said other land, north 05 degrees 30 minutes west, 54.6 feet to the point and place of beginning.

COUNTY Parcel No. 16-6-954.1

BEING the same premises which Edwin Ramirez and Tiffany Ramirez, his wife by Deed dated 5/14/04 and recorded 8/13/04 at Chester Co., in Record Book 6252, Page 27 granted and conveyed unto Tiffany Ramirez, in fee.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, or, in and to the same.

TO have and to hold the said lot or piece of ground

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **WILDRIS ROMERO**

SALE ADDRESS: 145 South 5th 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: **15-4-289X**

DEBT- **\$152,264.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07518 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said grantee, her heirs and assigns, to and for the only proper use and behoof of the said grantee, her heirs and assigns, forever.

AND the said grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said grantee, her heirs and assigns, that she, the said grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto said grantee, her heirs and assigns, against her, the said grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by through or under the said grantor but not otherwise.

TITLE to said premises vested in Wildris Romero by Deed from Tiffany Ramirez dated 02/28/2007 and recorded 05/14/2007 in the Chester County Recorder of Deeds in Book 7159, Page 667.

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **WILDRIS ROMERO**

SALE ADDRESS: 145 South 5th 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: **15-4-290**

DEBT- **\$440,423.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09656 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday April 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

PROPERTY situate in the Wallace Township, Chester  
County, Pennsylvania  
UPI# 31-3-29.18, 31-3-29.17  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **STEVEN HUGHES and PAULA HUGHES**

SALE ADDRESS: 50 Glen Manor Lane, Glenmoore, PA 19343-1344

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: **15-4-292**

DEBT- **\$224,775.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10725 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a final plan of "Hilltop" made by G.D. Houtman and Son, Media, PA., dated 8-19-1977 and last revised 8-2-1984, as follows, to wit:

BEGINNING at a point on the easterly side of Kelmar Avenue (50 feet wide) measured the 2 following courses and distances from a point of curve on the southeasterly side of Moores Road (T-415) (various widths): (1) on a line curving to the left having a radius of 25 feet the arc distance of 31.98 feet to a point of tangent on the easterly side of Kelmar Avenue; and (2) south 04 degrees 42 minutes 20 seconds east, 877.04 feet to the point and place of beginning; thence extending from said beginning point along said side of Kelmar Avenue, south 04 degrees 42 minutes 20 seconds east, 18.00 feet to a point, a corner of Lot #72; thence extending along same, north 85 degrees 17 minutes 40 seconds east, 100 feet to a point in the bed of 20 feet wide driveway; thence extending along same, north 04 degrees 42 minutes 20 seconds

west, 18,00 feet to a point, a corner of Lot #74; thence extending along same, south 85 degrees 17 minutes 40 seconds west, 100 feet to the first mentioned point and place of beginning.

BEING Lot #73, as shown on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 20 feet wide driveway, as well as a certain 10 feet wide maintenance and access easement between Lots Nos. 109 and 110 on said Plan, as for driveways, passageways and watercourses at all times hereafter. Forever, in common with the owners, tenants and occupiers of the lots of ground bounding thereon and 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.

BEING the same premises which David P. O'Flaherty, by Deed dated December 30, 2005 and recorded January 4, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6728 Page 2395, granted and conveyed unto John V. Woodland.

PARCEL No. ID #42-03M-0070/UPI#42-3M-70

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS2, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JOHN V. WOODLAND**

SALE ADDRESS: 89 Kelmar Avenue, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-295**

DEBT- **\$220,711.25**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-10013 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

PROPERTY situate in the Borough of Atglen, Chester  
County, Pennsylvania  
BLR# 7-6-1.21  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **JAMES J. GRAMLICH**

SALE ADDRESS: 602 Cattail Road, Atglen, PA 19310-9739

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: **15-4-297**

DEBT- **\$1,599.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01541 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are

ALL THOSE TWO CERTAIN lots of land situate in Valley  
Township, Chester County, Pennsylvania.  
TAX Parcel No. 38-2P-28

PLAINTIFF: Township of Valley

VS

DEFENDANT: **JANEALMA P. EDINGER**

SALE ADDRESS: 158 Rainbow Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-4-301**

**\$271,611.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03513 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot of land situate in Township of  
West Caln, Chester County, Pennsylvania  
TAX Parcel No.: 28-5-315

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

VS

DEFENDANT: **SIMON WOSKO aka SIMON F. WOSKO AND STEPHANIE WOSKO**

SALE ADDRESS: 117 Cornwall Place, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-308**

DEBT- **\$283,930.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09658 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

PI #60-3-1313

ALL THAT CERTAIN lot, piece or parcel of land known as Lot No. 1 situated in New Garden Township, Chester County, State of Pennsylvania, more particularly bounded and described as follows according to a survey made by Manley N. White, dated July 24, 1970, bounded and described as follows, to wit:

BEGINNING at a point in the center of Vine Street in Toughkenamon, said point being a corner of land of Mario Rao, thence along the center of Vine Street south 75 degrees 47 minutes west 154.55 feet to a point; thence the following (2) courses and distances separating land of Thomas J. Mattoscio, Jr. from land about to be conveyed; (1) north 0 degrees sixteen minutes 40 seconds west 290.40 feet to a pipe; (2) thence north 75 degrees 47 minutes east 154.55 feet to a pipe in line of land of Mario Pao, thence thereby along same south 0 degrees 15 minutes 40 seconds east 290.40 feet to the place of beginning.

CONTAINING 1.0 acre of land, more or less.

UPI # 60-3-131.5

ALL THAT CERTAIN tract of ground situate in New Garden Township, Chester County, State of Pennsylvania, based on a prior survey made by Manley N. White, Registered Surveyor, as taken from Plan of George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Number M-383, dated August 8, 1979, being fully bounded and described as follows, to wit:

BEGINNING at a point marking the northeasterly corner of this about to be described tract, a corner of lands of Joel F. Schlichter and set in line of lands of Frank A. Ferranto; thence leav-

ing said point of beginning and along said lands of Frank A. Ferranto south 00 degrees 16 minutes 40 seconds east 229.10' to a point marking the southeasterly corner of this and the northeasterly corner of other lands of Thomas J. Mattoscio, Jr., et ux; thence along said other lands of Thomas J. Mattoscio, Jr., et ux, and partly by lands of Albert J. Ragozzo, et ux, south 75 degrees 47 minutes 00 seconds west 194.15' to a point marking the southeasterly corner of this and a corner of other lands of Thomas J. Mattoscio, Jr., to be conveyed unto Ruth M. Mattoscio, being Tract A on said Plan; thence along said Tract A north 00 degrees 16 minutes 40 seconds west, 234.25' to a point mentioned Joel F. Schlichter; thence along said lands of Joel F. Schlichter north 77 degrees 16 minutes 07 seconds east 192.97' to the first mentioned point and place of beginning.

CONTAINING 1.002 acres of land be the same more or less.

BEING Parcel B on said Plan.

BEING the same premises which Thomas Mattoscio, JR. and Angela M. Mattoscio by Deed dated May 3, 2006 and recorded August 15, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6926, Page 2201, granted and conveyed unto Brian T. Mattoscio and Eymorfia K. Mattoscio

BEING known as: 209 Maple Lane, Toughkenamon, PA 19374

PARCEL No.: 60-3-131.3 and 60-3-131.5

IMPROVEMENTS: residential property.

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **BRIAN T. MATTOSCIO and EYMORFIA K. MATTOSCIO**

SALE ADDRESS: 209 Maple Lane, Toughkenamon, PA 19374

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: **15-4-315**

DEBT- **\$297,795.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00759 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

PROPERTY situate in the Parkesburg Borough, Chester  
County, Pennsylvania  
UPI# 8-5-363.9  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **WILLIAM MCLERNON and LISA MCLERNON**

SALE ADDRESS: 425 5th Avenue, Parkesburg, PA 19365-1440

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: **15-4-316**

DEBT- **\$379,117.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06830 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, described according to a Overall Subdivision for Oakcrest made by Vollmer Associates, LLC, dated 7-30-2003 last revised 12-16-2004 and recorded as Plan File No. 17294, bounded and described as follows to wit:

BEGINNING at a point on the southwesterly side of Proctor Lane, a corner of Lot 60 on said Plan, thence extending along said Lot, south 37 degrees 15 minutes 54 seconds west 125.00 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1) north 60 degrees 52 minutes 17 seconds west 62.42 feet to a point, and (2) north 21 degrees 44 minutes 55 seconds east 125.00 feet to a point on the southerly side of Proctor Lane, thence extending along same on the arc of a circle curving to the right having a radius of 345.00 feet, the arc distance of 93.43 feet to the first mentioned point and place of beginning.

CONTAINING 10,037 square feet more or less

BEING Lot 59 on said Plan.

BEING UPI #38-2-144.1 (part of)

BEING the same premises which DHL-P-Oakcrest, LP, a Pennsylvania Limited Partnership, by Deed dated September 14, 2006 and recorded in the Chester County Recorder of Deeds Office on September 21, 2006 in Deed Book 6961, Page 361, granted and conveyed unto Sandra Boateng.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Lang Beach Mortgage Loan Trust 2006-9

VS

DEFENDANT: **SANDRA BOATENZ**

SALE ADDRESS: 603 Proctor Lane, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-325**

DEBT- **\$1,402.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07395 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN tract of land known as South Ridge  
Development with the hereditaments and appurtenances, thereon,  
situate in the Township of East Fallowfield, County of Chester,  
State of Pennsylvania.  
TAX Parcel No. 47-1Q-11.1

PLAINTIFF: East Fallowfield Township  
VS

DEFENDANT: **BELINDA L. DEVEAUX**

SALE ADDRESS: 1408 Cardinal Drive, E. Fallowfield, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-328**

DEBT- **\$397,252.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00417 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

PROPERTY situate in Uwchlan Township, Chester County,  
Pennsylvania  
BLR #33-4E-58  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **CHRISTINE R. BERNSTEIN**

SALE ADDRESS: 600 Perimeter Drive, Downingtown, PA 19335-4800

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: **15-4-330**

DEBT- **\$195,330.10**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09657 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

PROPERTY situate in the Valley Township, Chester  
County, Pennsylvania  
UPI# 38-2-325  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SHARLENE JOSEPH-BROWN and DELTO I. BROWN**

SALE ADDRESS: 21 Kimberly Circle, Valley Township, PA 19320-5907

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-333**

DEBT- **\$214,822.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-02187 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected. Situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property of Coatesville Communities Corporation made by G.D. Houtman & Son, Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised November 8, 2001 and recorded as Plan No. 16144 as follows to wit:

BEGINNING at a point on the easterly side of Marquis Drive (50 feet wide), a corner of Lot No. 85 on said Plan; thence from said beginning point extending along said side of Marquis Drive north 17 degrees 17 minutes 42 seconds east 47.50 feet to a point, a corner of Lot No. 83; thence leaving said side of Marquis drive and extending along said Lot No. 83 south 72 degrees 42 minutes 18 seconds east 110.00 feet to a point in line of Lot No.69;

thence extending along said Lot No. 69 and Lot No. 68 south 17 degrees 17 minutes 42 seconds east 47.50 feet to a point, a corner of aforesaid Lot No. 85; thence extending along said Lot No. 85 north 72 degrees 42 minutes 18 seconds west 110.00 feet to the first mentioned point and place of beginning.

CONTAINING 5,225 square feet of land more or less.  
BEING Lot No. 84 on said Plan  
BEING known as 108 Marquis Drive, Coatesville, PA

19320

PARCEL No. 16-4-364

BEING the same premises which Coatesville Communities Corporation, a Pennsylvania Corporation, by Deed dated December 8, 2003 and recorded on December 12, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6007 Page 1568 & Instrument #10349671, granted and conveyed unto Michael D. Carroll.

PLAINTIFF: GMAC Mortgage, LLC  
VS

DEFENDANT: **MICHAEL D. CARROLL a/k/a MICHAEL CARROLL**

SALE ADDRESS: 108 Marquis Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-4-342**

DEBT- **\$190,048.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10210 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot or tract of land with improvements known as 804 West Sixth Avenue, situate in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, and being known as Lot No. 10, as shown on a Plan for Chestnut Estates, a/k/a TownsEdge, prepared by Berger and Hayes, Inc., dated May 6, 1987, Drawing No. 3380-87, and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, bounded and described as follows, to wit:  
TAX I.D. #: 8-5-324.9K

PLAINTIFF: M&T Bank

VS

DEFENDANT: **FRANCIS DeJESSE**

SALE ADDRESS: 804 Sixth Avenue, Parkesburg, Pennsylvania 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-343**

DEBT- **\$196,556.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-03009 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN message and lot or piece of land with the building and improvements erected thereon, hereditaments and appurtenances situate in the Township of North Coventry, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:

TAX I.D. #: 17-7-1C

PLAINTIFF: Nationstar Mortgage LLC  
VS

DEFENDANT: **ORVILLE R. MARCH, JR a/k/a ORVILLE R. MARCH, III**

SALE ADDRESS: 903 Cherry Hill Lane, Pottstown, Pennsylvania 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-344**

DEBT-**\$1,586.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04920 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT lot or piece of ground, hereditaments and appurtenances, situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania  
TAX Parcel No. 50-8-34

PLAINTIFF: West Bradford Township  
VS

DEFENDANT: **MARVIN STEWART and PHYLLIS STEWART**

SALE ADDRESS: 730 Shagbark Drive, West Bradford Township, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-346**

DEBT- **\$1,682.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10252 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Bradford Township, Chester County, PA  
TAX Parcel No. 50-5D-63

PLAINTIFF: West Bradford Township  
VS

DEFENDANT: **TODD M. SOCKET and KIMBERLY SOCKET**

SALE ADDRESS: 1219 Delaware Lane, West Bradford, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-348**

DEBT- **\$114,050.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2008-01046 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL its interest in the following described real estate situated in the County of Chester, State of Pennsylvania, 706 West 8th Avenue, Parkesburg, Pennsylvania, to wit:  
TAX I.D. #: 8-7-16

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **UNKNOWN SURVIVING HEIRS OF DEBORAH LAMBERT, DECEASED MORTGAGOR AND REAL OWNER, EUGENE H. LAMBERT, KNOWN SURVIVING HEIR OF DEBORAH LAMBERT, DECEASED MORTGAGOR AND REAL OWNER AND KEITH LAMBERT, KNOWN SURVIVING HEIR OF DEBORAH LAMBERT, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 706 West 8th Avenue, Parkesburg, Pennsylvania 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-349**

DEBT- **\$189,660.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11224 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan of Bradford Glen made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA, dated July 28, 1977, last revised December 2, 1977 and recorded May 24, 1978 at West Chester, in Plan File No. 1680 (erroneously cited as 1778), as follows, to wit:

BEGINNING at a point on the southwesterly side of Lawson Lane (36 feet wide) said point being a corner of Lot No.28; thence extending from said beginning point along Lot No. 28, south 33 degrees 15 minutes 48 seconds west, 100 feet to a point in line of land designated as Non Dedicated Open Space; thence extending along the same the two following courses and distances: (1) north

56 degrees 44 minutes 12 seconds west, 61.88 feet to a point and (2) north 42 degrees 17 minutes 2 seconds east, 101.25 feet to a point on the southwesterly side of Lawson Lane; thence extending along the same south 56 degrees 44 minutes 12 seconds east 46 feet to the first mentioned point and place of beginning.

BEING Lot No. 29, Phase I.

BEING UPI #50-5A-28

BEING Parcel #50-50A-0028

BLR# 50-5A-28

BEING the same premises which Frederick C. Braun, Jr. and Suzanne Braun, Executrix of the Estate of Christopher Braun a/k/a Christopher T. Braun, deceased, granted and conveyed unto Suzanne M. Braun by Deed dated November 5, 2003 and recorded November 25, 2003 in Chester County Record Book 5991, Page 339 for the consideration of \$1.00.

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **SUZANNE M. BRAUN**

SALE ADDRESS: 1314 Lawson Lane, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-350**

DEBT- **\$214,166.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10954 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot of land situate in the Borough of Kennett Square shown as Lots No. \_\_\_ and No. \_\_\_ on Plan of Building Lots of "Kennett Heights" as recorded in the Recorder's Office of Chester County and being bounded and described as follows:

BEGINNING at a point on the southerly side of Richard Road as originally laid out, said point of beginning being a corner of Parcel B and being marked by the following 2 courses and distances, from an iron marking the intersection of the northerly side of Richards Road (45 feet wide) with the westerly side of Bloomfields Avenue (50 feet wide) to wit: (1) south 18 degrees 42 minutes 00 seconds east 43.10 feet (2) north 71 degrees 18 minutes 00 seconds east 50 feet to said point of beginning and along the southerly side of Richards Road as originally laid out north 71 degrees 18 minutes 00 seconds east 50 feet to a point in a common driveway marking a corner of the lands of Donald R. and Patricia A. Farmer, thence along the same south 18 degrees 42 minutes 00 seconds east 1.90

feet to a point on the southerly side of Richards Road as presently laid out; thence continuing along the lands of Donald R. and Patricia A. Farmer leaving Richards Road passing through the aforementioned common drive and passing through a garage 148.10 feet to a point in line with the lands of Marvin B. and Willa Mae Claycomb; thence along same north 18 degrees 42 minutes 00 seconds west 148.10 feet to an iron pin on the southerly side of Richards Road as presently laid out thence continuing along Parcel B north 18 degrees 42 minutes 00 seconds west 1.90 feet to the first mentioned point and place of beginning.

BEING UPI #3-3-111

BLR# 3-3-111

BEING the same premises which Gary R. Clark and Suzanne J. Clark, husband and wife, granted and conveyed unto Teresa Mitchell by Deed dated August 30, 2004 and recorded September 3, 2004 in Chester County Record Book 6272, Page 416 for the consideration of \$197,200.00

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **TERESA MITCHELL**

SALE ADDRESS: 530 Richards Road, Kennett Square, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-351**

DEBT- **\$342,399.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09697 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN Unit designated as Unit No. 18 in the Condominium known as Hunters Run at Willistown Condominium situate in Upper Uwchlan Township, Chester County, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the recording in the Chester County Recorder of Deeds Office which Unit is designated on the Declaration of Condominium of Hunters Run at Willistown Condominium dated December 3, 2002 and recorded in the Office of the Recorder of Deeds in and for Chester County in Record Book 5483 Page 2264 and as in unrecorded Bylaws of hunters Run at Willistown Condominium filed as Plan No. 16427

TOGETHER with a percentage interest in the Common Elements (as defined in said Declaration of Condominium of Hunters Run at Willistown Condominium and any future amendments thereto).

PREMISES known as 12 Fawn Court  
BEING UPI Number 54-8-2153

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record and current taxes and to the

provisions easements and covenants contained in the Declaration of Condominium.

THE grantees, for and on behalf of the Grantees and the Grantees heirs, personal representatives, successors and assigns by the acceptance of this Deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacements of and expenses in connection with the Common Elements as may be assessed from time to time by the Executive Board in accordance with the Uniform Condominium Act of Pennsylvania and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that this covenant shall run with and bind the Unit hereby and all subsequent owners thereof.

BLR# 54-8-2153

BEING the same premises which Eve S. Chin granted and conveyed unto Joseph Degnan and Deborah B. Willis, as joint tenants with right of survivorship and not as tenants in common, by Deed dated August 19, 2005 and recorded September 1, 2005 in Chester County Record Book 6605, Page 1066 for the consideration of \$450,000.00.

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **JOSEPH DEGNAN and DEBORAH B. WILLIS**

SALE ADDRESS: 12 Fawn Court, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-4-352**

DEBT-**\$165,874.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12629 DIRECTED TO CAROLYN B. 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 16, 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, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THOSE TWO CONTIGUOUS lots or pieces of land, known as Lots #9 and 10 on the Plan of Lots laid out by John Latshaw, with the buildings and improvements thereon erected, located on the north side of Pikeland Avenue, in the Borough of Spring City, County of Chester and Commonwealth of Pennsylvania, being known as 329 Pikeland Ave, Spring City, PA 19475

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **KATHERINE E. GLOWACKI and MARK A. GLOWACKI**

SALE ADDRESS: 329 Pikeland Ave., Spring City, PA 19475

PLAINTIFF ATTORNEY: **ROBERT W. CUSICK, ESQ., 215-886-8790**

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

**\$296,535.55**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

SALE ADDRESS: 353 Yorklyn Road, Oxford, PA 19363

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-357**

DEBT- **\$111,307.75**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

**PREMISES A:**

ALL THAT CERTAIN lot of land, situate in New Garden Township, Chester County, PA bounded and described by survey of Manley N. White, surveyors, on 2/13/1956, as follows:

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

CONTAINING 0.7282 acres of land, more or less.

**PREMISES B:**

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

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

CONTAINING 0.258 acres of land, more or less.

BEING Parcel No. 60-2-21

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

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

VS

DEFENDANT: **JAMES E. MILLER**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-362**

DEBT- **\$189,130.83**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

UPI # 28-2-84.3

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-376**

DEBT-**\$368,491.59**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in East Vincent  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 21-05-0102.020

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$126,709.21**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: M&T Bank

VS

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

SALE ADDRESS: 2981 Honeymead Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

**\$356,711.60**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN WOOD and KRISTA WOOD**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT-**\$275,650.74**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SHERI L. BALUT**

SALE ADDRESS: 108 Elizabeth Court, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$243,925.46**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Thornbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Timberline, made by Robert F. Harsch and Associates, Inc., Consulting Engineers of West Chester, PA, dated 3/28/1978 last revised 9/27/1978 as follows, to wit:

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

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

BEING Lot 15 as shown on said Plan.

BEING Parcel Number 66-4-18.5

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$201,057.02**

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

## Thursday, May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Sun West Mortgage Company, Inc.  
VS

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

SALE ADDRESS: 1306 Rachel Lane, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$209,777.09**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

BEING Lot No. 10 on said Plan.

CONTAINING 1.551 acres of land, more or less.

BEING UPI Number 73-6-12.12

BLR No.: 73-6-12.12

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

19350.

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

BEING UPI #42-3-232

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

PLAINTIFF: TD Bank, N.A.

VS

DEFENDANT: **ANNA CHAMNESS**

SALE ADDRESS: 536 Lancaster Avenue, Malvern, PA

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$329,726.46**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

BEING PARCEL NO.: 65-4-5.1

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

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

BLR/Parcel No.: 65-4-5.1

THE improvements thereon are: residential dwelling

SEIZED and taken in execution as the property of: Arlene

Discala

REAL debt: \$338,486.04

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

DEFENDANT: **ARLENE DISCALA**

SALE ADDRESS: 1060 W. Street Road, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$191,929.82**

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

## Thursday, May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheritt's Sale of Real Estate

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

**\$2,078.37**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **RICHARD GORGO and KRISTIN GORGO**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$102,476.96**

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

## Thursday May 21, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

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

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

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

PREMISES being: 747 Coates Street, Coatesville, PA 19320

PARCEL No.16-2-97.1.

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

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

VS

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

SALE ADDRESS: 747 Coates Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF