

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, July 16, 2015 @ 11 AM

### ADDENDUM

#### CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 16th day of July 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, JULY 16th, 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, AUGUST 17th, 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 CAROLYN B. WELSH, SHERIFF

### INDEX

Location	Defendant	Page
Borough of Atglen	Daniel R. Umble	52
Borough of Elverson	Charles H. Ziegler	11
Borough of Honeybrook	Rorece Johnson and Erica Eckman	56
Borough of Kennett Square	Samuel C. Broomrll, Jr. and Sherry B. Bromell	75
Borough of Parkesburg	John Alexander, Jr.	66
Borough of Parkesburg	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, Surviving Heir of Deborah Lambert, Deceased Mortgagor and Real Owner	.50

Continued

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Borough of Parkesburg	Rhonda Zeiders and Richard Zieders	29
Borough of Phoenixville	Richaaaard Brian Mashman a/k/a Richard B. Mashman	26
Borough of Phoenixville	Dewayne C, Williams	27
Borough of South Coatesville	Andre Figueroa and Tia M. Lawson	49
Borough of Spring City	Catherine Bliss a/k/a Catherine M. Bliss and John V. McLaughlin	55
Borough of West Chester	Maria S. Chapis and Andrew Chapis	45
Birmingham Township	John Oebbecke a/k/a John M. Oebbecke	15
Caln Township	Lori W. Brubaker	6
East Bradford Township	Dana Brinton	13
East Bradford Townshi	Rachel L. Tennyson a/k/a Rachel Tennyson a/k/a Rachel L. Tennyson a/k/a Rachel L. Thatcher	24
East Brandywine Township	John R. Anthony and Barbara A. Anthony	41
East Brandywine Township	Joanne D. Kratz	53
East Brandywine Township	Joanne D. Kratz	74
East Caln Township	Gustave C. Meyer, III	8
East Coventry Township	Anthony Dustin Locklear	46
East Coventry Township	Stephanie A. Zdrzil	62
East Fallowfield Township	Kristin Gorgo a/k/a Kristin N. Gorgo and Richard Gorgo a/k/a Richard Charles Gorgo, Jr. a/k/a Richard C. Gorgo, Jr.	71
East Fallowfield Township	Nikkisha M. Morris	10
East Fallowfield Township	Joseph A. Whitenite`	37
East Goshen Township	Richard L. Jackson and Diane K. Jackson	34
East Goshen Township	Anna M. Kyle and William J. Kyle	42
East Pikeland Township	Le-Jo Properties, LP	16
East Vincent Township	Sherry A. Ibach	76
East Whiteland Township	Donna L. Favata	64
Lower Oxford Township	Donald F. Leo	61
New Garden Township	Cindy Bhan and Ajay K. Bhan	72
North Coventry Township	Arlan R. Albright and Diane Albright and United States of America	69
North Coventry Township	Geoffrey J. Cross and Lori J. Cross	58
PennTownship	Karen Klemaszewski a/k/a Karen L.Klemaszewski and Michael Klemaszewski a/k/a Michael P. Klemaszewski	14
Sadsbury Township	John D. Hanaway	5
Sadsbury Township	Shirley E. Lucci and Robert M. Lucci	63
Sadsbury Township	James W. Shute, Jr.	12
Sadsbury Township	Francis M. Trader a/k/a Francis Trader and Marie E. Trader a/k/a Marie Trader	21
Tredyffrin Township	Timothy Lent and Louise Lent	47
Tredyffrin Township	Joseph Livezey a/k/a Joseph Livezey, III a/k/a Joseph C. Livezey a/k/a Joseph C. Livezey, III	33
Tredyffrin Township	Patrick McFadden a/k/a P. McFadden amd Sheila A. McFadden a/k/a S.A. McFadden a/k/a S. McFadden	19
Uwchlan Township	James H, Rizzo	70
Valley Township	Thomas J. Adams	68
Valley Township	Kelly L. & Tammy L. Butler	4
Valley Township	Shakia Butterfird	9
Valley Township	Ethel Louise Ellerbe	30
Valley Township	Lillian R. Kett	23
Valley Township	Paul D. Savage a/k/a P. S. and Tanya R. Savage	48
Valley Township	Rodney Senter and Mereda Senter	39
Valley Township	The Unknown Heirs, Successors or Assigns of Thelma Green, Deceased, and All Persons, Firms or Associations Claiming Right, Title or Interest From ot Under Thelma Green, Deceased, Owner, Reputed Owner or Whoever May be the Owner	57

*Continued*

# INDEX

<b>Location</b>	<b>Defendant</b>	<b>Page</b>
Valley Township	Unknown Surviving Heirs of Bonnie Calhoun a/k/a Bonnie Fromm, Deceased Mortgagor and Real Owner and Beverly A. Fromm a/k/a Beverly A. Mowrer, Only Known Surviving Heir of Bonnie Calhoun a/k/a Bonnie Fromm, Deceased Mortgagor and Real Owner	59
Wallace Township	Diane T. Clement and Walton Clement	20
Wallace Township	Robert C. Gulick a/k/a Robert Charles Gulick	64
Warwick Township	Jean S. Flaxenburg and Eric M. Flaxenburg	73
West Bradford Township	Margaaret Lombertino and Michael Lombertino	54
West Bradford Township	Marianne Schilling	36
West Bradford Township	Adella Simpson	40
West Brandywine Township	Lena Maria McKim and Joseph P. McKim a/k/a Joseph Paul McKim	25
West Brandywine Township	Jerry V. Mead and Jerry K. Mead	22
West Caln Township	Robert R. Groves and Carol A. Buckel	51
West Caln Township	Robert Hoffman	31-32
West Caln Township	Willard H. Yarnall and Amy K. Thompson	43
West Goshen Township	George Hagan a/k/a Geprge M. Hagan	38
West Goshen Township	John A. Salvaggio	18
West Goshen Township	Michael C. Zeminski and Amy P. Zeminski	67
Westtown Township	Peter E. Aleszczyk aand Mary Kathleen	77
Westtown Township	Robert S. Tara Calabrese	7
Westtown Township	Mark V. Ciarrochi and United States of America	28
West Whiteland Township	Richard J. Ennis, Jr. and Anne Marie Waxman	60
West Whiteland Township	Constance M. Windschmitt	44
Willistown Township	Patricia M. Halsey	35
Willistown Township	Alan W. Thompson and Jayne A. Thompson	17

# Sheriff's Sale of Real Estate

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

DEBT- **\$1,972.54**

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

# Thursday, November 15, 2012

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

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

ALL THAT CERTAIN lot or piece of ground with the stone message and improvements thereon erected, situated in the Valle Township, Chester County, Pennsylvania, bounded and described, as follows, to wit:

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

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

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

PLAINTIFF: Of Valley Township

VS

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

SALE ADDRESS: 1005 Manor Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **13-9-735**

DEBT- **\$82,044.53**

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

# Thursday, September 19, 2013

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 21, 2013. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

BEING Lot B as shown on said Plan.

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

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

BEING Tax Parcel #37-1-33.1A

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

UPI #37-1-33.1A

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

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

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

VS

DEFENDANT: **JOHN D. HANAWAY**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **13-9-746**

DEBT- **\$1,225.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No 09-07659 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, September 19, 2013

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 21, 2013. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

PLAINTIFF: Township of Caln  
VS

DEFENDANT: **LORI W. BRUBAKER**

SALE ADDRESS: 3513 Humpton Road, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **13-11-910**

DEBT- **\$1,956.56**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12-11934 DIRECTED TO CAROLYN B. 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 21, 2013

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 23, 2013. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 67-2M-50

PROPERTY address: 1523 Johnnys Way, Westtown Twp., Pennsylvania

PLAINTIFF: Westtown Township

VS

DEFENDANT: **ROBERT & TARA CALABRESE**

SALE ADDRESS: 1523 Johnnys Way, West Chester, PA 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$50,307.34**

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

# Thursday, February 20, 2014

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

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

UPI #40-2-647

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

PLAINTIFF: Phoenixville Federal Bank & Trust  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$1,449.05**

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

# Thursday, March 20, 2014

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

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

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

PLAINTIFF: Township of Valley  
VS

DEFENDANT: **SHAKIA BUTTERFIELD**

SALE ADDRESS: 61 Gap Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **14-3-205**

DEBT- **\$1,384.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-02986 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, March 20, 2014

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the  
Township of East Fallowfield, County of Chester and  
Commonwealth of Pennsylvania.  
TAX Parcel No. 47-5-237

PLAINTIFF: East Fallowfield Township  
VS

DEFENDANT: **NIKKISHA M. MORRIS**

SALE ADDRESS: 123 Bellevue Drive, E. Fallowfield, Pennsylvania

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$5,275.32**

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

## Thursday, April 17, 2014

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

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

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

PLAINTIFF: Municipal Authority of Borough of Elverson  
VS

DEFENDANT: **CHARLES H. ZIEGLER**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$140,955.43**

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

# Thursday, September 18, 2014

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

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

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

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

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

CONTAINING 2,992 square feet more or less.

BLR# 37-4M-4

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 19 Helen Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$203,590.17**

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

# Thursday, November 20, 2014

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

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

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

PLAINTIFF: Beal Bank S.S.B.

VS

DEFENDANT: **DANA BRINTON**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$517,763.29**

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

# Thursday, February 19, 2015

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

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

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

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

VS

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

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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: **15-2-111**

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

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

# Thursday, February 19, 2015

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

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

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

PLAINTIFF: South Eastern Economic Development Co. of PA  
VS

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

SALE ADDRESS: 765 Pike Springs Road, Phoenixville, PA

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$133,824.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03520 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, February 19, 2015

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

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

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

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

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

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

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

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

BEING UPI No. 54-8E-7

PLAINTIFF: Citadel Federal Credit Union  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$423,889.67**

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

# Thursday, February 19, 2015

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

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

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

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

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

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

BEING Lot No. 4 as shown on said Plan.

BEING UPI Number 52-002-0011.0300

PARCEL No.: 52-002-0011.0300

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

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

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

DEFENDANT: **JOHN A. SALVAGGIO**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-151**

**\$958,618.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07677 DIRECTED TO CAROLYN B. 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 Tredyffrin Township, Chester  
County, Pennsylvania  
UPI# 43-4-37  
Improvements thereon: Residential Dwelling

PLAINTIFF: Hudson City Savings Bank FSB  
VS

DEFENDANT: **PATRICK McFADDEN a/k/a P. McFADDEN and SHEILA A. McFADDEN a/k/a S.A. McFADDEN a/k/a S. McFADDEN**

SALE ADDRESS: 1535 Yellow Springs Road, Malvern, PA 19355-9750

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: **15-3-155**

DEBT- **\$126,496.29**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06754 DIRECTED TO CAROLYN B. 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 Wallace Township, Chester  
County, Pennsylvania  
BLR# 31-2-21.1A  
Improvements thereon: Residential Dwelling.

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.  
VS

DEFENDANT: **DIANE T. CLEMENT and WALTON CLEMENT, III**

SALE ADDRESS: 10 Lowell Lane, Glenmoore, PA 19343-1821

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$338,514.79**

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

## Thursday, March 19, 2015

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

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

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

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

Being Lot No. 4 on said Plan.

Being UPI No. 37-2-18.10

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

PLAINTIFF: Capital One, N.A.

VS

DEFENDANT: **Francis M. Trader a/k/a Francis Trader and Marie E. Trader a/k/a Marie Trader**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$119,366.67**

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

# Thursday, March 19, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-159**

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: **15-3-162**

DEBT- **\$208,154.52**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05551 DIRECTED TO CAROLYN B. 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 City of Coatesville  
TAX PARCEL #29-7-155.53  
Improvements: A residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **LENA MARIA McKIM and JOSEPH P. McKIM a/k/a JOSEPH PAUL McKIM**

SALE ADDRESS: 110 North Hawthorne Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KLM 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: **15-3-163**

DEBT- **\$127,335.78**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00985 DIRECTED TO CAROLYN B. 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 ACERTAIN Messuage and Lot of Land with the dwelling thereon erected, situate in the Third Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, being known as 133 Lincoln Avenue, bounded and described according to a survey made by Earl R. Ewing, R.S. no. 6015, under date of July 2, 1947 as follows o wit:

BEGINNING at a point in the easterly side of Lincoln Avenue (50 feet wide) being 17.31 feet northerly from the northerly side of Walnut Street (37 feet wide) and opposite the division wall between no. 133 and no.135 Lincoln Avenue; thence along the easterly side of Lincoln Avenue, north 01 degree 55 minutes west 20.70 feet to a point; thence along other lands now or late of Seymour B. Pierce, along the southerly face of a building north 88 degrees 05 minutes east 51.17 feet to an iron pipe in line of land now or late of Alexander Razci; thence along these lands, south 01 degree 55 min-

utes east 20.70 feet to an iron pipe, a corner of other lands now or late of Seymour B. Pierce; thence along these lands and through the above-mentioned partition wall, south 88 degrees 05 minutes west 51.17 feet to the place of beginning.

CONTAINING L.059.22 square feet of land, be the same more of less.

BEING UPI NUMBER 15-9-472

BLR NO.: 15-9-472

BEING KNOWN AS: 133 Lincoln Avenue, Phoenixville, PA 19460-3526

BEING THE SAME PREMISES which Betty R.

Mashman, by deed dated May 10, 1996 and recorded May 14, 1996 in and for Chester County, Pennsylvania in Deed Book volume 4031, Page 1650, granted and conveyed unto Richard Brian Mashman.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RICHARD BRIAN MASHMAN a/k/a RICHARD B. MASHMAN**

SALE ADDRESS: 133 Lincoln Avenue, Phoenixville, PA 19460-3526

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: **15-3-164**

DEBT- **\$202,608.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2011-13918 DIRECTED TO CAROLYN B. 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 stone and brick dwelling thereon erected situate on the north side of and known as No. 473 Emmett Street, in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Win, Magarity, Jr., CE., 6/7/1930. As follows:

BEGINNING at a point on the north side of Emmett Street (laid out 50 feet wide); said point being 50 feet distant from Fairview Street (laid out 50 feet wide); thence along the north side of Emmett Street north 84 degrees 42 minutes east 25 feet to a point a corner of other land of the grantors; thence along said land and through the partition wall of the adjoining dwelling and the herein conveyed dwelling north 05 degrees 18 minutes west 150 feet to a corner, south 84 degrees 42 minutes west 25 feet to a point a corner of land of John Shoemaker, thence along the latter land south 05

degrees 18 minutes east 160 feet to the place of beginning.

SUBJECT, however, to the creation of a 10 feet wide alley or right of way at the rear or the above described premise said alley to be forever kept open for the ingress and egress of the occupants and the adjoining property owners and tenants and to be maintained jointly by the occupants and adjoining owners.

BEING UPI NUMBER 15-5-95

BEING KNOWN AS: B473 Emmett Street, Phoenixville, PA 19460-3020

BEING THE SAME PREMISES which Daniel J. Fenys and Kathleen J. Fenys, by deed dated March 1, 2007 and recorded March 7, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7100, Page 553, granted and conveyed unto Sonja L. Williams and Dewayne C. Williams, wife and husband.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DEWAYNE C. WILLIAMS**

SALE ADDRESS: 473 Emmett Street, Phoenixville, PA 19460-3020

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: **15-3-175**

DEBT- **\$4,701.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012--9826 DIRECTED TO CAROLYN B. 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 situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania being known and designated as Lot 1.

TAX Parcel No. 67-4-88

DOCKET No. 12-09826

PLAINTIFF: Westtown Township

VS

DEFENDANT: **MARK V. CIARROCCHI and UNITED STATES OF AMERICA**

SALE ADDRESS: 911 S. Concord Road, Westtown Township, Pennsylvania 19382

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-182**

**\$177,966,04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09405 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, March 19, 2015

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

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

ALL THAT CERTAIN lot of land situate in Borough of  
Parkesburg, Chester County, Pennsylvania  
TAX Parcel No.: 08-05-0150

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2007-1

VS

DEFENDANT: **RHONDA ZEIDERS and RICHARD ZEIDERS**

SALE ADDRESS: 515 West 2nd Avenue, Parkesburg, PA 19365

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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: **15-3-197**

**\$178,784.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-009008 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, March 19, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Caln, County of Chester and State of Pennsylvania bounded and described according to a final subdivision plan for Belderman Acres made by John D. Stapleton, III, Registered Surveyor Coatesville, PA, dated 7/8/1978 and last revised 6/13/1983 and recorded as Plan No. 4638, as follows, to wit:

BEGINNING at a point on the southeasterly side of a (50.00 feet wide) private right-of-way, a corner of Lot 1 on said Plan; thence from beginning extending along said Lot south 56 degrees 10 minutes 30 seconds east 328.97 feet to a point in line of lands now or late of Hatfield Estate; thence extending along said lands and along lands now or late of Charles H. Thompson, Jr., south 49 degrees 28 minutes 00 seconds west 280.38 feet to a point, a corner of Lot 3 on said Plan; thence extending along said Lot north 56 degrees 10 minutes 30 seconds west 253.36 feet to a point on the southeasterly side of said (50.00 feet wide) private right-of-way; thence extending along same north 33 degrees 49 minutes 30 seconds east 270.00 feet to the first mentioned point and place of beginning.

BEING Lot 2 on said Plan.

TOGETHER with a 1/6 interest as tenants in common with the present and future owners of Lots 1, 2, 3, 4, 5 and 6 and together with an easement and right-of-way for ingress, egress, regress and utility service at all times hereafter, forever in common with the present and future owner and tenants and occupiers of Lots 1, 2, 3,

4, 5 and 6 in and to a certain 50.00 feet wide private right-of-way described as follows:

ALL THAT CERTAIN 50.00 feet wide strip of land.

SITUATE in West Caln Township, Chester County, Pennsylvania being shown as a 50.00 feet wide private right-of-way on a final subdivision plan for Beideman Acres dated 7/8/78 and last revised 6/13/83 by John D. Dtapleton, III, Registered Surveyor (recorded as Plan No. 4638 in Chester County) and being more fully described along the sidelines thereof as follows: beginning at a point in the title line in Telegraph Road T-435 existing right-of way 33.00 feet wide at the northeast corner of land of William P. Jameson;

THENCE along the title line in Telegraph Road north 86 degrees 41 minutes 40 seconds east 50.00 feet to the way line of Telegraph Road, partly along the west line of land of Vernon J. Ferguson, Jr. and partly along the west line of Lot 1, south 03 degrees 18 minutes 20 seconds east 516.79 feet to an angle point in the west line of land of Vernon J. Ferguson, Jr. and partly along the west line of Lot 1, south 03 degrees 18 minutes 20 seconds east 516.79 feet to an angle point in the west line of Lot 1; thence along the remainder of Lot 1 and Lot 2 and portion of Lot 3 south 33 degrees 49 minutes 30 seconds west 541.80 feet to the northeast corner of Lot 4; thence along a portion of the north line of Lot 4 being along the southerly terminus of herein described 50.00 feet wide strip, north 56 degrees 10 minutes 30 seconds west 50.00 feet to the southeast corner of Lot 5; thence along the east line of Lot 5

PLAINTIFF: U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ROBERT HOFFMAN**

SALE ADDRESS: 104 Beidiman 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: **15-3-197X**

DEBT- **\$178,784.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09008 DIRECTED TO CAROLYN B. 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.

and Lot 6 north 33 degrees 49 minutes 30 seconds east 525.00 feet to the northeast corner of Lot 5 being the southeast corner of land of William P. Jameson; thence along the east line of said land of William P. James and crossing the south right-of-way of Telegraph Road north 03 degrees 18 minutes 20 seconds west 500.00 feet to the point of beginning.

SUBJECT to the easement and right-of-way for ingress, egress, regress and utility service at all time hereafter, forever for the present and future owners, tenants and occupiers of Lots 1, 2, 3, 4, 5 and 6 in and to the above described 50.00 feet wide private right-of-way. And also subject to the duty to pay 1/6 of the cost of maintenance of the above described 50.00 feet wide private right-of-way, as mentioned in not 6B on above mentioned plan. Said maintenance shall include, but not limited to maintenance, repair, reconstruction and snow removal.

PREMISES being: 104 Beidiman Drive, Coatesville, PA 19320

BEING the same premises which Joseph E. Toner, III, by Deed dated April 29, 2005 and recorded May 16, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6492 Page 1376, granted and conveyed unto Robert Hoffman, as sole owner.

PARCEL NO. 28-2-84,10F

PLAINTIFF: U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ROBERT HOFFMAN**

SALE ADDRESS: 104 Beidiman 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: **15-3-203**

**\$542,412.48**

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

# Thursday, March 19, 2015

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

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

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

PLAINTIFF: Onewest Bank, FSB

VS

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

SALE ADDRESS: 107 Darby Road, Paoli, PA 19301

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-204**

DEBT- **\$244,072.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08928 DIRECTED TO CAROLYN B. 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 East Goshen Township, Chester  
County, Pennsylvania  
BLR # 53-6A-56.I  
Improvements thereon: Residential Dwelling.

PLAINTIFF: CitiMortgage, Inc. Successor by Merger with Citifinancial Mortgage Company, Inc.  
VS

DEFENDANT: **RICHARD L. JACKSON and DIANE K. JACKSON**

SALE ADDRESS: 1333 East Strasburg Road, West Chester, PA 19380-6254

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: **15-3-208**

DEBT- **\$135,703.31**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2003-04081 DIRECTED TO CAROLYN B. 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# 54-1P-299  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lasalle Bank National Association as Trustee for Certificateholders of Bear Stearns  
Asset Backed Securities, Inc., Series 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**

SALE ADDRESS: 3 Bryan Ave, Malvern, PA 19355-0000

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: **15-3-214**

DEBT- **\$1,624.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10058 DIRECTED TO CAROLYN B. 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, hereditaments and appurtenances, Situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 50-5A-14

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **MARIANNE SCHILLING**

SALE ADDRESS: 1312 Kerwood Lane, 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: **15-3-220**

DEBT- **\$1,634.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08515 DIRECTED TO CAROLYN B. 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 piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania.  
TAX Parcel No. 47-4-212

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **JOSEPH A. WHITENITE**

SALE ADDRESS: 107 Danbury 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: **15-3-229**

DEBT- **\$406,894.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-08308 DIRECTED TO CAROLYN B. 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 hereditaments and appurtenances, thereon.

SITUATE in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Lots called "Caswallen" Section "A" made for Goshen Wood Development Corp., made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated January 19, 1960 and last revised May 6, 1960 as follows, to wit:  
TAX I.D. #: 52-02R-0026

PLAINTIFF: U.S. Bank National Association, as Trustee for the LXS 2006-10N  
VS

DEFENDANT: **GEORGE HAGAN a/k/a GEORGE M. HAGAN and CHRISTINE HAGAN**

SALE ADDRESS: 116 Caswallen Drive, West Chester, Pennsylvania 19380

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-3-231**

**\$1,669.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12042 DIRECTED TO CAROLYN B. 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 tract of land situated in Valley  
Township, Chester County, Pennsylvania.  
TAX Parcel No. 38-2-78

PLAINTIFF: Township of Valley

VS

DEFENDANT: **RODNEY SENTER and MEREDA SENTER**

SALE ADDRESS: 25 Country Club 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: **15-3-234**

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 hereditaments 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: **15-3-235**

DEBT- **\$247,231.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07593 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, March 19, 2015

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

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

ALL THAT CERTAIN lot or piece of ground, situate in  
East Brandywine Township, Chester County, PA  
UPI# 30-2-30.16

PLAINTIFF: Wilmington Savings Fund Society, FSB

VS

DEFENDANT: **JOHN R. ANTHONY and BARBARA A. ANTHONY**

SALE ADDRESS: 111 Grandview Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **WILLIAM J. LEVANT, ESQ., 610-941-2474**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-3-240**

DEBT- **\$874,878.09**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08384 DIRECTED TO CAROLYN B. 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 Goshen Township, Chester  
County, Pennsylvania  
BLR# 53-4-24.1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on Behalf of The Holders of The Cwabs, Inc., Asset-Backed Certificates, Series 2004-1

VS

DEFENDANT: **ANNA M. KYLE and WILLIAM J. KYLE**

SALE ADDRESS: 703 Hemlock Hill Lane, West Chester, PA 19380-5303

PLAINTIFF ATTORNEY: **PHELAN HALLINAN, LLP**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff 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: **15-4-250**

DEBT- **\$188,993.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-03304 DIRECTED TO CAROLYN B. 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 Township of West Caln, Chester  
County, Pennsylvania  
BLR# 28-5-109  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **WILLARD H. YARNALL and AMY K. THOMPSON**

SALE ADDRESS: 995 West Kings Highway, Coatesville, PA 19320-1751

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: **15-4-260**

DEBT- **\$88,722.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09416 DIRECTED TO CAROLYN B. 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 Whiteland  
TAX Parcel #41-5M-259  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, N.A., S/B/M Chase Home Finance LLC, S/B/M to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **CONSTANCE M. WINDSCHMITT**

SALE ADDRESS: 261 Walnut Springs Court, Unit #261, West Whiteland Township, 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: **15-4-279**

DEBT- **\$297,237.40**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07627 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, 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.

PROPERTY situate in the Borough of West Chester,  
Chester County, Pennsylvania  
BLR# 1-5-167  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **MARIA S. CHAPIS and ANDREW CHAPIS**

SALE ADDRESS: 124 East Biddle Street, West Chester, PA 19380-2618

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: **15-4-293**

DEBT- **\$278,204.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-06693 DIRECTED TO CAROLYN B. 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 East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Coventry Glen, prepared by Gilmore & Associates, Inc., consulting engineers and land surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan #17957, as follows to wit:

TAX I.D. #: 18-01-04-22-00000

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **ANTHONY DUSTIN LOCKLEAR**

SALE ADDRESS: 199 S Savanna Drive, Pottstown, Pennsylvania 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-4-321**

**\$257,478,61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10213 DIRECTED TO CAROLYN B. 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 Tredyffrin Township, Chester  
County, Pennsylvania  
UPI# 43-10B-8  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **TIMOTHY LENT and LOUISE LENT**

SALE ADDRESS: 465 Irish Road, Berwyn, PA 19312-1013

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: **15-4-329**

DEBT- **\$183,452.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09710 DIRECTED TO CAROLYN B. 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.

PROPERTY situate in Valley Township, Chester County,  
Pennsylvania  
BLR# 38-5F-101  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **PAUL D. SAVAGE a/k/a P. S. and TANYA R. SAVAGE**

SALE ADDRESS: 1312 Valley Road, Coatesville, PA 19320-2877

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: **15-4-337**

DEBT- **\$160,919.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00548 DIRECTED TO CAROLYN B. 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 lot or tract of land being situate in the Borough of South Coatesville County of Chester and the Commonwealth of Pennsylvania said tract being shown as Lot 5S on a Final Subdivision/Land Development Plan prepared for Coatesville Area Hope VI Project Cambria Park prepared by D C Gohn Associates Inc on 5/24/2001 and last revised 11/21/2002 bounded and described as follows to wit:

BEGINNING at a point on the north right of way line of Montclair Avenue at the intersection with the west line of Cambria Heights Lane as shown on the above references Final Subdivision/Land Development Plan thence along the same on a line curving to the left having a radius of 3,492.32 feet and an arc length of 60.95 feet to a point at the southeast corner of lands of now or formerly Nickolas and Lena Dematteo thence along the same north 33 degrees 59 minutes 53 seconds west 127.06 feet to a point in the south line of Lot 10S thence along same and along Lot 11S north 56 degrees 00 minutes 07 seconds east 60.86 feet to a point in the west line of Cambria Heights Lane thence along same south 33 degrees 59 minutes 53 seconds east 123.89 feet to a point on the north side of Montclair Avenue at the intersection with the west line of Cambria Heights Lane the point or place of beginning.

BEING Lot 5S on said Plan

BEING UPI Number 9-2-78.1F

BLR No.: 9-2-78.1F

BEING known as: 38A Montclair Avenue (a/k/a 38 Montclair Avenue), Coatesville, PA 19320.

BEING the same premises which CJD Group, LLC, by Deed dated November 8, 2011 and recorded March 29, 2012 in and for Chester County, Pennsylvania, in Deed Book Volume 8390, Page 1328, granted and conveyed unto Andre Figueroa and Tia M. Lawson.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ANDRE FIGUEROA and TIA M. LAWSON**

SALE ADDRESS: 38A Montclair Avenue (a/k/a 38 Montclair Avenue), Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

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: **15-5-362**

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: **15-5-368**

DEBT- **\$104,116.53**

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

## Thursday May 21, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **DANIEL R. UMBLE**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$154,334.97**

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

## Thursday May 21, 2015

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

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

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

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

BEING UPI #30-6-59

PLAINTIFF: Citizens Bank of Pennsylvania  
VS

DEFENDANT: **JOANNE D. KRATZ**

SALE ADDRESS: 85 Hilltop Drive, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-378**

DEBT- **\$339,830.94**

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

## Thursday May 21, 2015

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

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

ALL THAT CERTAIN lot of land situate in West Bradford  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 50-5A-343

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

VS

DEFENDANT: **MARGARET LOMBERTINO and MICHAEL LOMBERTINO**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$74,133.31**

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

## Thursday May 21, 2015

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

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

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

PLAINTIFF: Countrywide Home Loans, Inc.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-384**

DEBT- **\$190,026.38**

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

## Thursday May 21, 2015

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

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

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

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

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

BEING UPI Number 12-4-213

BLR No.: 12-4-213

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

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

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **RORECE JOHNSON and ERICA ECKMAN**

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-5-388**

DEBT- **\$3,157.01**

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

## Thursday May 21, 2015

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

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

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

PLAINTIFF: Township of Valley

VS

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

SALE ADDRESS: 905 Lafayette Street, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-398**

DEBT- **\$140,807.81**

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

## Thursday May 21, 2015

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

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

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

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

BEING Lot No. 37 on said Plan.

AND the said Road A is known as Wendler Circle

BEING County Parcel No. 17-3-280.40.

BLR# 17-3-280.40

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

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

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

SALE ADDRESS: 1155 Wendler Circle, Pottstown, PA 19465

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-399**

DEBT- **\$77,465.69**

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

## Thursday May 21, 2015

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

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

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

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

VS

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

SALE ADDRESS: 1502 Valley Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$217,216.71**

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

## Thursday May 21, 2015

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

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$280,970.48**

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

## Thursday May 21, 2015

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

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

PROPERTY situate in Lower Oxford Township, Chester  
County, Pennsylvania  
BLR# 56-4-11.17  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **DONALD F. LEO**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$336,754.84**

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

## Thursday May 21, 2015

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

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

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

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

VS

DEFENDANT: **STEPHANIE A. ZDRAZIL**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$226,983.11**

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

## Thursday May 21, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$348,903.86**

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

## Thursday May 21, 2015

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

DEBT- **\$259,937.92**

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

## Thursday May 21, 2015

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **DONNA L. FAVATA**

SALE ADDRESS: 56 Carol Lane, Malvern, PA 19355

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

**\$183,160.66**

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

## Thursday May 21, 2015

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **JOHN ALEXANDER, JR.**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$355,566.19**

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

## Thursday May 21, 2015

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

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

PROPERTY situate in West Goshen Township, Chester  
County, Pennsylvania  
BLR# 52-6E-52  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association not in its individual capacity, but solely as legal title trustee for Lvs Title Trust I

VS

DEFENDANT: **MICHAEL C. ZEMINSKI and AMY P. ZEMINSKI**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$264,919.91**

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

## Thursday May 21, 2015

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

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

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

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

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

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

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THOMAS J. ADAMS**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-419**

DEBT- **\$93,423.35**

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

## Thursday May 21, 2015

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

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

ALL THAT CERTAIN tract or place of land situate on the north side of St. Peter's Road, LR 15130, and being Lot #5 of the Northwood Subdivision, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Land Surveyor, designed 77-19-86, as follows, to wit:

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

CONTAINING 2.05 acres.

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

THIS property is wholly assessed in North Coventry Township

PLAINTIFF: Diamond Credit Union

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$266,600.96**

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

## Thursday, May 21, 2015

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **JAMES H. RIZZO**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

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

DEBT- **\$513,468.70**

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

## Thursday May 21, 2015

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

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

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

PLAINTIFF: Green Tree Servicing LLC  
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-430**

DEBT- **\$444,644.46**

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

## Thursday May 21, 2015

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of New Garden, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Brittany Hills, made by Hillcrest Associates, Inc., dated 9/27/2000, last revised 11/20/2000 and recorded in Plan #90-15749 and Final Subdivision Plan of Brittany Hills, dated 5/30/2001, last revised 6/11/2001 and recorded in Plan #90-15866, as follows, to wit:  
TAX I.D. #: 60-4-324

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

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

**\$923,609.30**

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

## Thursday May 21, 2015

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

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

PROPERTY situate in the Chester County, Pennsylvania  
BLR# 19-02-0052  
IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-5-436**

DEBT-**\$258,884.58**

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

## Thursday May 21, 2015

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **JOANNE D. KRATZ**

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

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

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

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-477**

DEBT- **\$128,879.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00505 DIRECTED TO CAROLYN B. 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 18, 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, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land known as Lot #44 of South View Development, situate in the Borough of Kennett Square, Chester County, Pennsylvania, being bounded and described according to a survey of George E. Regester, Jr., Surveyor, dated July 5, 1952, as follows:

BEGINNING at a stone set in the east street line of Park Avenue (formerly Race Street) as the same is now laid out 47 feet wide, at its intersection with the south street line of Chestnut Street as the same is now laid out 50 feet wide; thence along the east street line of said Park Avenue, south 2 degrees, 06 minutes west 65 feet to a stone; thence along Lot #43 south 88 degrees, 45 minutes east 125 feet to a stake a corner of Lot #43; thence along Lot #43 north 3 degrees, 06 minutes east 65 feet to a stake in the south street line of aforesaid Chestnut Street; thence along the south street line of Chestnut Street north 88 degrees, 45 minutes west 125 feet to the first mentioned point and place of beginning.

CONTAINING 8,133.75 square feet of land, be the same more or less.

BEING Chester County Tax Parcel #3-5-203

BEING the same premises which Nalcoln N. Lonoenecker and Antothette G. Lonoenecker, his wife by Deed dated 12/19/1994 and recorded 12/27/1994 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3845, Page 1212, granted and conveyed unto Alvin A. Brown and Brwa A. Brown, his wife

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-NC1

VS

DEFENDANT: **SAMUEL C. BROOMELL, JR. and SHERRY B. BROOMELL**

SALE ADDRESS: 801 Park Avenue, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-778-6800**

**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: **15-6-489**

DEBT- **\$93,456.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00457 DIRECTED TO CAROLYN B. 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 18, 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, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of East Vincent  
TAX Parcel #21-1-93.5  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **SHERRY A. IBACH**

SALE ADDRESS: 14 Tracy Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.W., 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: **15-6-513**

DEBT- **\$395,011.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08636 DIRECTED TO CAROLYN B. 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 18, 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, July 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, hereditaments and appurtenances, situate in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Pleasant Grove made by Robert F. Harsch and Associates, Inc., Consulting Engineers, West Chester, PA, dated 10/2/1978 and last revised 4/3/1981 and recorded in Plan File #2271, as follows, to wit:  
TAX I.D. #: 67-4L-11

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1

VS

DEFENDANT: **PETER E. ALESZCZYK and MARY KATHLEEN**

SALE ADDRESS: 113 Piedmont Road, West Chester, Pennsylvania 19382

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