

Chester County, Pennsylvania
Sheriff Sale of Real Estate

Thursday, May 21, 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 21st day of May, 2015 at 11 AM.

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

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

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

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, MAY 21, 2015 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, JUNE 22, 2015 IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

INDEX		
Location	Defendant	Page
Borough of Downingtown	Krzysztof J. Markowski and Malgorzata A. Markowski	60
Borough of Parkesburg	Robert J. Norwood	81
Borough of Parkesburg	Rhonda Zeiders and Richard Zieders	50
Borough of Phoenixville	Richaaaard Brian Mashman a/k/a Richard B. Mashman	44
Borough of Phoenixville	John C. Schaffer and Jamie S. Schaffer	21
Borough of Phoenixville	Dewayne C, Williams	45
Borough of West Chester	Susan Bray-Magnall a/k/a Sue Magnall	66
Borough of West Chester	Renee Karen Washington, United States of America	29

Continued

INDEX

Location	Defendant	Page
City of Coatesville	Monique Artis	48
City of Coatesville	Barry, Harry, Michael Cummings and Christine McClaskey and Christopher Horninger	6
City of Coatesville	Lena Maria McKim and Joseph P. McKim a/k/a Joseph Paul McKim	43
Caln Township	Lori W. Brubaker	5
Caln Township	Timothy Corcoran and Wanda I. Rodriguez	76
Caln Township	Tahirah McClanahan and Cornelius A. McClanahan	23
Charlestown Township	Francis Scott Folcarelli and Lisa J. Folcarelli	13
East Brandywine Township	Brian McDaid	39
East Caln Township	Gustave C. Meyer, III	8
East Caln Township	Gustave C. Meyer, III	9
East Coventry Township	Deborah Bari	20
East Fallowfield Township	Larry Bernstein and Sharon Bernstein	15
East Fallowfield Township	Nikkisha M. Morris	10
East Fallowfield Township	Joseph A. Whitenite`	64
East Goshen Township	Anne A. Dewese a/k/a Anne Dewese and United States Attorney for the Eastern District of Pennsylvania	71
East Goshen Township	Richard L. Jackson and Diane K. Jackson	59
East Goshen Township	Anna M. Kyle and William J. Kyle	73
East Marlborough Township	Shirley Hickman	41
East Nottingham Township	Gary D. Fairman and Janice E. Fairman	14
East Nottingham Township	Leland S. Thomas and Sharon D. Thomas	82
Easttown Township	Rocco Desiderio and Paula Desiderio	65
Easttown Township	Karen J. Grozinski	33
Easttown Township	Donald Rose and Kim Rose	58
East Vincent Township	David Kulp	17
East Whiteland Township	Walter Lynn and Virginia D. Lynn	69
Franklin Township	James R. Brown & Elisa E. Brown h/w	11
Franklin Township	Mary V. McVeigh	40
Honey Brook Township	Jason A. Martin	22
Kennett Township	Amy M. Hetrick a/k/a Katherine Amy Hetrick and Mark W. Hetrick a/k/a Mark William Hetrick	24
Lower Oxford Township	Jessica L. Peryea	36
New Garden Township	James P. Ferver	4
Newlin Township	Norman C. Wheeler	19
North Coventry Township	Barbara G. Bartchak	18
North Coventry Township	Charles J. Vaszily, Jr. and Bobbi-Joi Vaszily	32
PennTownship	Karen Klemaszewski a/k/a Karen L.Klemaszewski and Michaael Klemaszewski a/k/a Michael P. Klemaszewski	30
Pennsbury Township	Daniel A. Labes a/k/a Daniel A. Labes, Sr. and Olga M. Labes	26
Schuylkill Township	Dianne M. Melvin & John T. Melvin, Jr.	67
Schuylkill Township	Louise Symington	77
Tredyffrin Township	Rebecca G. Leigh	62
Tredyffrin Township	Patrick McFadden a/k/a P. McFadden amd Sheila A. McFadden a/k/a S.A. McFadden a/k/a S. McFadden	38
Tredyffrin Township	Althea Siefert and Richard Siefert	75
Tredyffrin Township	Valley Forge Center for Advanced Reproductive Tech., L.:P.	72
Upper Uwchlan Township	Jacques E. Hasbani & Rima Hasbani	52
Upper Uwchlan Township	Joseph T. Piccoli and Margaret Mary Piccoli	47
Upper Uwchlan Township	Madalene F. Rohde and John R. Rohde	78
Uwchlan Township	Thadeus J. Picklo and Danielle Picklo	31
Valey Township	Emily Doyle	35
Valley Township	Debra D. Ellzy	51
Valley Township	Jay R. Jacks	27
Valley Township	Rodney Senter and Mereda Senter	70
Valley Township	Timothy J. Shearn and Jodi G. Shearn	54
Wallace Township	Diane T. Clement and Walton Clement	42

Continued

INDEX

Location	Defendant	Page
West Bradford Township	Marianne Schilling	63
West Brandywine Township	Stanley R. Pitner and Gizella H. Pitner	28
West Caln Township	Bryan D. Bendowdki and Karen E. Bendowski	55
West Caln Township	Robert Hoffman	56-57
West Caln Township	Bernice Lawson and Eugene Lawson	79
West Caln Township	Carlette D. Miller	53
West Caln Township	Lydia B. Shelton f/k/a Lydia Bacon	46
West Caln Township	Seath E. Weaver	80
West Goshen Township	George Hagan a/k/a George M. Hagan	68
West Goshen Township	John A. Salvaggio	37
West Nottingham Township	William J. Goldsmith and Christina R. Goldsmith f/n/a Christina R. Hall	16
West Pikeland Township	Janet S. Edgette and John H. Edgette	25
West Sadsbury Township	Deborah L. King	12
Westown Township	Robert & Tara Calabrese	7
Westown Township	Mark V. Ciarrochi and United States of America	49
West Whiteland Township	Constance M. Windschmitt	74
Willistown Township	Patricia M. Halsey	61
Willistown Township	Alan W. Thompson and Jayne A. Thompson	

Sheriff's Sale of Real Estate

SALE NO: **12-10-704**

DEBT- **\$146,842.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.11-00435 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 18, 2012

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday November 19, 2012. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit in the property known, named and identified as Goshen Valley-Condominium Two, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July, 1963, P.L. 196, by the recording on Nov. 1, 1977, in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration dated Oct. 31, 1977, in Miscellaneous Book 390, Page 479; a Declaration Plan so identified by Declaration dated Oct. 31, 1977, and recorded under recorder's receipt No. 76077; and code of regulations dated Oct. 31, 1977, and recorded under Recorder's Receipt No. 76077; and Code of Regulations dated Oct. 31, 1977, and recorded in Miscellaneous Book 390, Page 508, being and designated on said Declaration Plan as Unit No. 1610 and more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such declaration) of 1.38884 (repeating decimal) per centum, subject to reduction pursuant to said.

BEING known as: 1610 Valley Drive, West Chester, PA 19382

PROPERTY ID No.: 53-06-0392

TITLE to said premises is vested in Geraldine F. Elisio by Deed from Geraldine F. Elisio, who erroneously acquired the property as Geraldine P. Elisio dated 12/19/2007 recorded 01/03/2008 in Deed Book 7339 Page 1924.

PLAINTIFF: Saxon Mortgage Services Inc
VS

DEFENDANT: **GERALDINE F. ELISIO**

SALE ADDRESS: 1610 Valley Dr, West Chester, PA 19382

PLAINTIFF ATTORNEY: **PAIGE MARIE BELLINO, 856-669-5400**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **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: **13-9-780**

DEBT- **\$1,594.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.11-10877 DIRECTED TO CAROLYN B. 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. 11-10877

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Caln Township, Chester County, Pennsylvania
TAX Parcel No. 39-4C-176
PROPERTY ADDRESS: 16 Lynn Boulevard, Caln Township, Pennsylvania

PLAINTIFF: Township of Caln

VS

DEFENDANT: **BARRY, HARRY, MICHAEL CUMMINGS and CHRISTINE McCLASKEY and CHRISTOPHER HORNINGER**

SALE ADDRESS: 16 Lynn Boulevard, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 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: **14-2-129**

DEBT- **\$119,224.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07734 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 20, 2014

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

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

PREMISES A – UPI #40-2-505

ALL THAT CERTAIN unit, designated as Unit A-6, being a unit in Woodmont North, a condominium, located at the intersection of Winding Way and Route 113, in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, submitted to the Pennsylvania Uniform Condominium Act, 1980, 68 P.S.A. Sec. 3101 et. seq. as designated in the Declaration of Condominium Ownership of Woodmont North, a condominium. BEING the same premises which Carolyn B. Welsh, Sheriff of Chester County, by Sheriff's Deed dated 1/11/2002, and recorded 3/13/2002, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Book 5225, Page 2379, granted and conveyed unto Gustave C. Meyer, III, in fee.

IMPROVEMENTS consist of a residential condominium unit.

PREMISES B – UPI #40-2-562

ALL THAT CERTAIN unit, designated as Unit C-13, being a unit in Woodmont North, a condominium, located at the intersection of Winding Way and Route 113, in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Ownership Act, 1980, 68 P.S.A. Sec. 3101 et seq as designated in the Declaration of Condominium Ownership of

Woodmont North, a condominium. BEING the same premises which Carolyn B. Welsh, Sheriff of Chester County, by Sheriff's Deed dated 1/21/2002, and recorded 2/11/2002, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Book 5197, Page 440, granted and conveyed unto Gustave C. Meyer, III, in fee.

IMPROVEMENTS consist of a residential condominium unit.

PREMISES C – UPI #40-2-709

ALL THAT CERTAIN unit, designated as Unit H-30, being a unit in Woodmont North, a condominium, located at the intersection of Winding Way and Route 113, in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Ownership Act, 1980, 68 P.S.A. Sec. 3101 et seq as designated in the Declaration of Condominium Ownership of Woodmont North, a condominium. BEING the same premises which Elizabeth Colanero, by Deed dated 10/8/1998, and recorded 10/26/1998, in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Book 4442, Page 791, granted and conveyed unto Gustave C. Meyer, III, in fee.

IMPROVEMENTS consist of a residential condominium unit.

PLAINTIFF: Phoenixville Federal Bank & Trust
VS

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

SALE ADDRESS: 100 Winding Way Unit #A-6, 400 Winding Way Unit C-13, and 500 Campbell Drive, Unit H-30, Downingtown, PA 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$50,307.34**

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

Thursday, February 20, 2014

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

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

UPI #40-2-647

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

PLAINTIFF: Phoenixville Federal Bank & Trust
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **14-4-353**

DEBT- **\$1,667,976,79**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00773 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 17, 2014

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

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

ALL THAT CERTAIN lot or piece of ground; situate in the Township of Franklin, Chester County, Pennsylvania, bounded and described according to a Final Major Subdivision Plan of the Strawberry property made by Hillcrest Associates Inc., dated July 30, 1997, last revised November 17, 1998 and recorded in Plan No. 14423, as supplemented by Plan Sheets IB, IC and ID filed on March 15, 1999 as Plan #14849, as follows to wit:

BEGINNING at a point on the easterly right of way line of Strawbridge Lane (now known as Fairview Lane) (50 feet wide private right of way), said point being the northwesterly corner of Lot 5; thence by said right of way line, by the arc of a circle curving to the left having radius of 50.00 feet an arc length of 135.81 feet, with a chord of north 32 degrees 42 minutes 39 seconds west, 97.75 feet to a point and corner of Lot 3 in the center of a 20 feet wide utility easement; thence by Lot 3 and partly by the center of said easement, the following 3 courses and distances: (1) north 20 degrees 31 minutes 28 seconds west, 521.14 feet to a point; (2) north 47 degrees 44 minutes 35 seconds west, 352.04 feet to a point; (3) north 15 degrees 57 minutes 57 seconds west, 654.68 feet to a point in line of lands of the Brothers Riding Subdivision; thence by said land and by the northerly side of a 10 feet wide utility easement, south 76 degrees 06 minutes 58 seconds east, 810.26 feet to a point and cor-

ner of Lot 10; thence partly by Lots 10 through 6 and by the easterly side of a 10 feet wide utility easement the 4 following courses and distances: (1) south 14 degrees 59 minutes 59 seconds west, 494.44 feet to a point; (2) south 03 degrees 24 minutes 03 seconds east, 150.26 feet to a point; (3) south 35 degrees 02 minutes 23 seconds east, 302.14 feet to a point; (4) south 77 degrees 08 minutes 41 seconds east, 131.01 feet to a point and corner of Lot 5, thence by Lot 5 and by the center of a 20 feet wide utility easement the following 2 courses and distances; (1) south 12 degrees 51 minutes 19 seconds west, 294.97 feet to a point; (2) south 77 degrees 29 minutes 39 seconds west, 232.44 feet to the first mentioned point and place of beginning.

BEING Lot 4 on said Plan.

CONTAINING 13.700 acres more or less.

PARCEL #72-07-0004.040

UPI #72-7-4.4

BEING the same premises which Charles L. Wilkinson and Ellen E. Wilkinson, husband and wife by Indenture dated 11/16/2000 and recorded 12/7/2000 in Chester County in Record Book 4863, Page 35 granted and conveyed unto James R. Brown, Sr. and Elisa E. Brown, husband and wife, as tenants by the entireties.

PLAINTIFF: First Priority Bank

VS

DEFENDANT: **JAMES R. BROWN & ELISA E. BROWN, H/W**

SALE ADDRESS: 102 Fairview Lane, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **KERRY S. SCHUMAN, ESQ., 215-635-7200**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$220,260.06**

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

Thursday, JUNE 19, 2014

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

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

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

UPI No. 36-4-37.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **DEBORAH L. KING**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-8-633**

DEBT- **\$721,490.49**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2012-09659 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 21, 2014

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

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

PROPERTY situate in the Township of Charlestown,
Chester County, Pennsylvania
BLR# 35-7-51
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC
VS

DEFENDANT: **FRANCIS SCOTT FOLCARELLI and LISA J. FOLCARELLI**

SALE ADDRESS: 42 Lady Kirby Lane, Malvern, PA 19355-1001

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **14-10-811**

DEBT- **\$41,434.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No .2014-03025 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

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

ALL THAT CERTAIN message and tract of land, with the buildings and improvements thereon erected, situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described as follows, to wit:
TAX I.D. #: 69-6-74

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$252,615.00**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12586 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 16, 2014

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a Plan of the Johnston Property, for ONB, LLC, made by DL Howell, Civil Engineering & Land Planning, dated 9/16/2005, last revised 7/18/2007 and recorded on 8/17/2007, as Plan #18233, as follows, to wit:

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

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LARRY BERNSTEIN and SHARON BERNSTEIN**

SALE ADDRESS: 2395 Strasburg Road, Coatesville, Pennsylvania 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$236,207.83**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04060 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, November 20, 2014

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

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

PROPERTY situate in West Nottingham Township, Chester
County, Pennsylvania
BLR# 68-5-29.9
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

HALL

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-4**

DEBT- **\$292,745.99**

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

Thursday, January 15, 2015

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

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

PREMISES "A"

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

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

CONTAINING 149 perches of land more or less.

PREMISES "B"

ALL THAT CERTAIN tract, piece or parcel of land.

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

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

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

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

PARCEL No. 2105 01970000

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

VS

DEFENDANT: **DAVID KULP**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$60,349.02**

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

Thursday, January 15, 2015

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

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

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

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

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

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

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

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

PARCEL Identification No: 17-3G-185

BLR# 17-3G-185

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

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

DEFENDANT: **BARBARA G. BARTCHAK**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$139,805.89**

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

Thursday, January 15, 2015

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

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

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

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

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

VS

DEFENDANT: **NORMAN C. WHEELER**

SALE ADDRESS: 2086 Strasburg Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-19**

DEBT- **\$232,649.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00857 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

ALL THAT CERTAIN tract or piece of land, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan prepared for Clarence E. Opperman and Mary Alice Opperman by Coventry Associates, drawing no. 108-1 (revised) dated 5/21/73 as follows, to wit:
TAX I.D. #: 18-01-0012.01K

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **DEBORAH BARI**

SALE ADDRESS: 70 Mark 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: **15-1-20**

DEBT- **\$27,474.85**

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

Thursday, January 15, 2015

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

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

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

PLAINTIFF: Santander Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$263,379.73**

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

Thursday, January 15, 2015

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

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

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

PLAINTIFF: OCWEN Loan Servicing, LLC
VS

DEFENDANT: **JASON A. MARTIN**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$433,520.33**

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

Thursday, January 15, 2015

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

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

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

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

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

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

SALE ADDRESS: 1112 Woodruff Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$260,189.57**

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

Thursday, January 15, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$416,549.68**

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

Thursday, January 15, 2015

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

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

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

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

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$226,346.75**

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

Thursday, January 15, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$238,623.99**

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

Thursday, January 15, 2015

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

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

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

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

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

BEING Unit #67 on the above mentioned Plan.

BEING UPI Number 38-2L-25

BLR No.: 38-2L-25

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

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

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

VS

DEFENDANT: **JAY R. JACKS**

SALE ADDRESS: 67 Oakmont Place, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-1-51**

DEBT- **\$285,041.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06564 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 15, 2015

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

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

PROPERTY situate in the West Brandywine Township,
Chester County, Pennsylvania
BLR# 29-4-178.1
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **STANLEY R. PITNER and GIZELLA H. PITNER**

SALE ADDRESS: 127 Culbertson Run Road, Downingtown, PA 19335-1133

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$252,136.60**

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

Thursday, January 15, 2015

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

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

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

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

BLR No. 1-9-523

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **15-2-99**

DEBT- **\$305,565.75**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11565 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 19, 2015

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

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

PROPERTY situate in the Uwchlan Township, Chester
County, Pennsylvania
BLR# 33-5N-67.5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THADDEUS J. PICKLO and DANIELLE PICKLO**

SALE ADDRESS: 400 Howell Road, Exton, PA 19341-1716

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$217,702.58**

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

Thursday, February 19, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$412,196.14**

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

Thursday, February 19, 2015

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

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

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

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

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

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

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

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

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

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

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

VS

DEFENDANT: **KAREN J. GROZINSKI**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$133,824.24**

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

Thursday, February 19, 2015

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

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

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

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

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

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

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

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

BEING UPI No. 54-8E-7

PLAINTIFF: Citadel Federal Credit Union
VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$218,998.69**

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

Thursday, February 19, 2015

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

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

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

PREMISES "A"

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

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

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

way is to be installed and maintained by utilizer.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land for Coatesville Plate Washer Company, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors dated 11/30/1987 and being more fully described as follows, to wit:

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

BEING Parcel "B" as shown on said Plan.

BEING UPI Numbers 38-2-35.1

BLR No.: 38-2-35.1

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

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

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

VS

DEFENDANT: **EMILY DOYLE**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-2-145**

DEBT- **\$215,633.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-01947 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 19, 2015

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

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

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

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **JESSICA L. PERYEA**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$423,889.67**

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

Thursday, February 19, 2015

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

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

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

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

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

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

BEING Lot No. 4 as shown on said Plan.

BEING UPI Number 52-002-0011.0300

PARCEL No.: 52-002-0011.0300

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

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

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

DEFENDANT: **JOHN A. SALVAGGIO**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

\$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: **15-3-152**

DEBT- **\$526,168.99**

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

Thursday, March 19, 2015

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

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

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

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **BRIAN MCDAID**

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-153**

DEBT- **\$422,575.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-12529 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

PROPERTY SITUATE in Township of Franklin, Chester
County, Pennsylvania
UPI# 72-7-37
Improvements thereon: Residential Dwelling

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

DEFENDANT: **MARY V. McVEIGH**

SALE ADDRESS: 3250 Appleton Road, Landenberg, PA 19350-1243

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: **15-3-154**

DEBT- **\$336,867.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07899 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

PROPERTY SITUATE in Township of East Marlborough.
TAX PARCEL #61-5-48
Improvements : A residential dwelling.

PLAINTIFF: Green Tree Servicing LLC
VS

DEFENDANT: **SHIRLEY HICKMAN**

SALE ADDRESS: 96 Violet Drive, East Marlborough, PA 19348

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-155**

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: **15-3-162**

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: **15-3-169**

DEBT- **\$175,176.37**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05669 DIRECTED TO CAROLYN B. 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 buildings and improvements, thereon erected, hereditaments and appurtenances situate in the Township of West Caln., County of Chester, and State of Pennsylvania, described according to final plan of lots of Albert A. and Anna Smith, by Howard H. Ranck, New Holland, Pennsylvania, dated January 4, 1974, bounded and described as Follows:

Beginning at the southeast corner, a point in Township Road leading from Compass to Martins Corner and being a corner between lands now or formerly of Albert and Anna F. Smith and David C. and Lydia Lapp; thence extending along the said road, south 87 degrees, 86 minutes west, 190.00 feet to a point in the road; thence by Tract 2A, property of now or formerly of Albert and Anna S. Smith, north 07 degrees, 02 minutes west 738.30 feet to an iron pin; thence by land now or formerly of David C. and Lydia Lapp, south 88 degrees, 07 minutes east, 190.00 feet to an iron pin; thence by land of the same, south 07 degrees, 27 minutes east, 223.50 feet to the place of beginning.

Containing 1 acre, be the same more or less.

Title to said premises vested in Lydia B. Shelton, formerly known as Lydia Bacon by Deed from Tammy Shelton dated 02/19/2005 and recorded 02/28/2005 in the Chester County Recorder of Deeds in Deeds in Book 6421, Page 1103.

PLAINTIFF: NationsCredit Financial Services Corporation
VS

DEFENDANT: **LYDIA B. SHELTON f/k/a LYDIA BACON**

SALE ADDRESS: 113 Leary Road, West Caln Township, PA 19344

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: **15-3-170**

DEBT- **\$441,687.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-07641 DIRECTED TO CAROLYN B. 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 Upper Uwchlan Township,
Chester County, Pennsylvania
BLR# 32-3Q-319
Improvements thereon: Residential Dwelling

PLAINTIFF: Pennymac Holdings, LLC

VS

DEFENDANT: **JOSEPH T. PICCOLI and MARGARET MARY PICCOLI**

SALE ADDRESS: 405 Carpenters Cove Lane, Downingtown, PA 19335-4540

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: **15-3-173**

DEBT- **\$85,473.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-01454 DIRECTED TO CAROLYN B. 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 5th Ward of the
City of Coatesville, Chester County, Pennsylvania
TAX Parcel No.: 16-2-171

PLAINTIFF: The Bank of New York Mellon Trust Company, NA, as Indenture Trustee for the IMC Home Equity Loan Owner Trust 1998-7

VS

DEFENDANT: **MONIQUE ARTIS**

SALE ADDRESS: 638 Coates Street, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-175**

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: **15-3-187**

DEBT- **\$221,040.99**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07112 DIRECTED TO CAROLYN B. 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 Valley Township, Chester County,
Pennsylvania
BLR# 38-2-315
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DEBRA D. ELLZY**

SALE ADDRESS: 41 Kimberly Circle, Coatesville, PA 19320-5907

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-188**

DEBT- **\$778,086.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00956 DIRECTED TO CAROLYN B. 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 Upper Uwchlan Township,
Chester County, Pennsylvania
BLR# 32-1-56
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: J.P. Morgan Mortgage Loan Trust 2007-A3, Mortgage Pass-Through Certificates, U.S. Bank National Association, as Trustee, by PHH Mortgage as Servicer with delegated authority under the transaction documents

VS

DEFENDANT: **JACQUES E. HASBANI and RIMA HASBANI**

SALE ADDRESS: 653 Collingwood Terrace, Glenmoore, PA 19343-9599

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: **15-3-191**

DEBT- **\$391,237.78**

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

Thursday, March 19, 2015

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

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

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

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

VS

DEFENDANT: **CARLETTE S. MILLER**

SALE ADDRESS: 115 Jacobs Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT- **\$242,838.46**

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

Thursday, March 19, 2015

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

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

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

PLAINTIFF: Weichert Financial Services

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-195**

DEBT- **\$324,043.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00943 DIRECTED TO CAROLYN B. 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 West Caln
Township, Chester County, Pennsylvania
TAX Parcel No.: 28-6-40.12

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2006-SD1,
Mortgage Pass-Through Certificates, Series 2006-SD1

VS

DEFENDANT: **BRYAN D. BENDOWSKI and KAREN E. BENDOWSKI**

SALE ADDRESS: 101 Mystic View 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: **15-3-197**

\$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: **15-3-202**

DEBT- **\$196,219.11**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2013-09971 DIRECTED TO CAROLYN B. 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 message and lot of land situate in the Village of Berwyn, Township of Easttown, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of Walnut Avenue at a corner of land belonging to Mary A. Wilson; thence leaving Walnut Avenue and by the Wilson Land south 64 degrees 8 minutes west 110.6 feet to an iron pin in a line of land belonging to Annie W. Miller; thence by the same north 24 degrees 43 minutes west, 26.4 feet to a corner of other land belonging to the Grantor; thence by the same and passing through the middle of the division wall dividing the message on the herein described premises from that on the north, north 63 degrees 26 minutes east, 110.05 feet to the middle of Walnut Avenue aforesaid; thence along the middle of the same south 25 degrees 52 minutes east, 27.75 feet to the first mentioned point and place of beginning.

PARCEL No. 55-2L-18

BEING the same premises which Carolyn A. Eaton, by Deed dated May 31, 2006 and recorded in the Chester County Recorder of Deeds Office on June 16, 2006 in Deed Book 6873, Page 337, granted and conveyed unto Ronald Rose and Kim Rose, husband and wife.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Series MLCC 2007-1

VS

DEFENDANT: **RONALD ROSE and KIM ROSE**

SALE ADDRESS: 36 Walnut Avenue, Berwyn, PA 19312

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

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: **15-3-206**

DEBT- **\$261,658.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05630 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Borough of Downingtown, County of Chester, State of Pennsylvania, bounded and described according to a preliminary/final record plan of property for Shaffer Group, made by G.D. Houtman & Son, Inc., Media, PA, dated 9/6/2003, last revised 1/23/2004 and recorded 8/3/2004 as Plan #17133 as follows, to wit:

TAX I.D. #: 11-8-157.14

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **KRZYSZTOF J. MARKOWSKI and MALGORZATA A. MARKOWSKI**

SALE ADDRESS: 307 William Taft Avenue, Downingtown, Pennsylvania 19335

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-208**

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: **15-3-209**

DEBT- **\$133,995.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01932 DIRECTED TO CAROLYN B. 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
BLR# 43-6A-222
IMPROVEMENTS thereon: condominium unit

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **REBECCA G. LEIGH**

SALE ADDRESS: 22 Drummers Lane, a/k/a 22 Drummers Lane Unit 22, Wayne, PA 19087-1506

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 appur-
tenances 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: **15-3-225**

DEBT- **\$394,296.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-03757 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, March 19, 2015

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

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

PROPERTY situate in the Township of Easttown, Chester
County, Pennsylvania
UPI# 55-2-73
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROCCO DESIDERIO and PAULA DESIDERIO**

SALE ADDRESS: 330 Abbey Road, Berwyn, PA 19312-1873

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: **15-3-226**

DEBT- **\$290,813.80**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07657 DIRECTED TO CAROLYN B. 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 Borough of West Chester,
Chester County, Pennsylvania
BLR# 01-09-0534
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of Arlp Trust 2

VS

DEFENDANT: **SUSAN BRAY-MAGNALL a/k/a SUE MAGNALL**

SALE ADDRESS: 112 South Matlack Street, West Chester, PA 19382-3104

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: **15-3-228**

DEBT- **\$309,531.85**

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

Thursday, March 19, 2015

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

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

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

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

VS

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

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

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-3-229**

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: **15-3-230**

DEBT- **\$649,093.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-03434 DIRECTED TO CAROLYN B. 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 East Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan and survey thereof made by Thomas G. Colesworthy, County Surveyor, in October 1945 and revised on May 23, 1946, as follows, to wit:
TAX I.D. #: 42-4-340

PLAINTIFF: Wells Fargo Bank, N.A., as certificate trustee (not in its individual capacity but solely as certificate trustee), in trust for registered Holders of VNT Trust Series 2010-2

VS

DEFENDANT: **WALTER LYNN and VIRGINIA D. LYNN**

SALE ADDRESS: 346 North Warren Avenue, Malvern, Pennsylvania 19355

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

\$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: **15-3-238**

DEBT- **\$403,822.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-02991 DIRECTED TO CAROLYN B. 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 buildings and improvements thereon erected situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of "Clocktower Woods" dated 5/5/1986, last revised 11/3/95 and recorded as Chester County Plan #13253, as follows, to wit:
TAX I.D. #: 53-4-479

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ANNE A. DEWESE a/k/a ANNE DEWESE and UNITED STATES OF AMERICA, c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 1723 Towne Road, 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: **15-3-239**

DEBT- **\$24,411.28**

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

Thursday, March 19, 2015

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

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

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

PLAINTIFF: Tredyffrin/Easttown School District

VS

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

SALE ADDRESS: 945 Chesterbrook Boulevard, Wayne, Pennsylvania 19087

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

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

CAROLYN B. WELSH, SHERIFF

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: **15-4-260**

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: **15-4-261**

\$176,373.72

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08711 DIRECTED TO CAROLYN B. 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 Tredyffrin Twp
TAX Parcel #43-9L-124
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2003-1

VS

DEFENDANT: **ALTHEA SIEFERT and RICHARD SIEFERT**

SALE ADDRESS: 114 Biddle Road, Paoli, PA 19301

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: **15-4-271**

\$167,563.80

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02376 DIRECTED TO CAROLYN B. 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 Caln Township, Chester County,
Pennsylvania
BLR# 39-4E-256
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **TIMOTHY CORCORAN and WANDA I. RODRIGUEZ**

SALE ADDRESS: 2532 Clothier Street, Coatesville, PA 19320-2306

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: **15-4-276**

DEBT- **\$462,300.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-01861 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

ALL THAT CERTAIN lot or tract of land with the dwelling and other improvements thereon situate on the southeasterly side of State Road in the Township of Schuylkill, County of Chester, State of Pennsylvania bounded and described in accordance with a survey and plan dated December 18, 1978 made for Frank D. Showalter by Ralph E. Shaner & Son Engineering Co. Pottstown, Pa. as follows, to wit:

BEGINNING at a corner of other lands of the grantors, Frank Showalter, single man and Russell W. Showalter and Gertrude Showalter, his wife, said point being in the middle of State Road, Pennsylvania, Traffic Route #29 and Legislative Route #202, (legal width variable 33 feet to 50 said point being distant along and in State Road from a corner of others lands of the grantors and lands previously conveyed to Russell W. Showalter and Gertrude Showalter, his wife, at the centerline intersection of State Road and another public road known as Pothouse Road the following two courses and distances: (1) south 12 degrees 53 minutes west, 468.78 feet and (2) south 46 degrees 08 minutes west, 266.20 feet; thence

along other lands of the grantors the following four (4) courses and distances: (1) leaving State Road, south 38 degrees 49 minutes east, 506.25 feet to a corner; (2) south 53 degrees 28 minutes west, 223.50 feet to a corner; (3) north 38 degrees 49 minutes west, 489.93 feet to a point in the middle of the aforesaid State Road; and (4) along and in State Road, north 44 degrees 11 minutes east, 225.00 feet to the place of beginning.

CONTAINING 109,000 square feet or 2.502 acres of land, more or less.

BEING known as 1510 State Road, Phoenixville, PA 19460

BEING Parcel #27-05-0046.010

BEING UPI #27-5-46.1

BEING the same premises which James Baldwin and Jean Baldwin, husband and wife, granted and conveyed unto Louise Symington by Deed dated January 10, 2003 and recorded January 22, 2003 in Chester County Record Book 5542, Page 1932.

BLR# 27-05-0046.010

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **LOUISE SYMINGTON**

SALE ADDRESS: 1510 State Road, Phoenixville, PA 19460

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: **15-4-281**

\$291,809.93

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08545 DIRECTED TO CAROLYN B. 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 Upper Uwchlan Township, Chester
County, Pennsylvania
BLR# 32-1-9.6
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MADALENE F. ROHDE and JOHN R. ROHDE**

SALE ADDRESS: 2 East Indian Springs Drive, Glenmoore, PA 19343-8938

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

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

DEBT-**\$328,188.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08047 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday April 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.D

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

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

VS

DEFENDANT: **BERNICE LAWSON and EUGENE LAWSON**

SALE ADDRESS: 115 Brandywine Drive, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-4-322**

DEBT- **\$259,135.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02461 DIRECTED TO CAROLYN B. 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

BY virtue of a Writ of Execution No. 14-02461
OWNER of property situate in the Township of West Caln,
Chester County, Pennsylvania, being 175 Old Wilmington Road,
Parcel 1 on Plan No. 18622-1, Coatesville, Pennsylvania 19320.
UPI No. 28-4-122.1, now known as 28-4-122.010.
IMPROVEMENTS: residential dwellings.
JUDGMENT amount: \$259,135.65

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **SETH E. WEAVER**

SALE ADDRESS: 175 Old Wilmington Road, Coatesville, PA 19320

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

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-4-331**

\$78,884.89

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05907 DIRECTED TO CAROLYN B. 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

PARCEL NO. 8-5-159

ALL THAT CERTAIN lot or piece of land with the building thereon erected, situated on the north side of Second Avenue, in the Borough of Parkesburg, Chester County, Pennsylvania, being Lot No. 15 on a Plan of "Smith's Addition to Parkesburg Borough" as recorded in Chester County Miscellaneous Deed Docket No. 23, Page 51. Having thereon erected a dwelling house known as 424 Walnut Street, Parkesburg, PA 19365.

BEING UPI No. 8-5-159

REFERENCE Chester County Record Book 7894, Page 2180.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency

VS

DEFENDANT: **ROBERT J. NORWOOD**

SALE ADDRESS: 424 Walnut Street, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **LEON P. HALLER, ESQ., 717-234-4178**

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

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-4-339**

DEBT- **\$185,908.47**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03530 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, April 16, 2015

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, May 18, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, situated on the north-westerly side of Slate Hill Drive in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania as the same appears at Lot #91 on a Final Plan of "Wiltshire at Oxford" Subdivision numbered 404202 prepared by Lake Roeder Hillard & Beers, Civil Engineers & Land Surveyors, Oxford, PA and recorded in the Office of the Recorder of Deeds in and for Chester County, PA as Plan #14559, bounded and described as follows:

BEGINNING at a 3/4" rebar set at the northwesterly right-of-way line of Slate Hill Drive and southeasterly corner of Lot #90 of the above-references Plan; thence (1) along Lot #90, north 02 degrees 09 minutes 04 seconds west, 169.61 feet to a 3/4" rebar set in line of land of the Oxford Recreation Association at the north-easterly corner of Open Space of the above-references Plan; thence (2) along northeasterly corner of Open Space of the above-referenced Plan; thence (2) along the line of land of the Oxford

Recreation Association, south 73 degrees 09 minutes 15 seconds east, 140.61 feet to a 3/4" rebar set in the southwesterly corner of Lot #92; thence (3) along Lot #92, south 21 degrees 49 minutes 59 seconds west, 152.08 feet to a 3/4" rebar set on the northwesterly right of way line of Slate Hill Drive; thence (4) along the northwesterly right of way line of Slate Hill Drive, along the arc of a 175.00 feet radius curve to the left 73.26 feet to a 3/4" rebar, the point of beginning, said curve having a chord distance of 72.72 feet and bearing north 80 degrees 09 minutes 33 seconds west.

BEING the same premises which Oxford Land L.P., a Pennsylvania Limited Partnership, by Indenture dated 11/30/01 and recorded 12/14/01 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5142 Page 275, granted and conveyed unto Leland Thomas and Sharon Thomas, in fee.

BEING UPI No. 69-3-64.29

ASSESSMENT: \$202,740.00

PLAINTIFF: Citadel Federal Credit Union
VS

DEFENDANT: **LELAND S. THOMAS and SHARON D. THOMAS**

SALE ADDRESS: 724 Slate Hill Drive, Oxford, PA 19363

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 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