

Sheriff Sale of Real Estate

SALE NO.

DEBT- \$129,228.38

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 04-02390 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, SHERIFF'S OFFICE, 17 N. CHURCH STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Friday, January 21, 2005

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Courthouse Annex, 17 N. Church Street, a Schedule of Distribution on February 22, 2005 Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tracts 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, more particularly bounded and described as follows, to wit:

TRACT #1

ALL THOSE TWO CERTAIN lots of land together with the single frame dwelling house erected thereon, situate in the Township of Valley, County of Chester and State of Pennsylvania, designated as Lots #32 and #33 on a Tract called "Poplar Terrace", a map or plan of which is recorded in the Office for the Recording of Deeds, in and for Chester County, aforesaid, in Plan Book #1 page 87, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Valley Road at a corner of Lot #31 now or formerly owned by Harry Casey; thence measuring along the center line of Valley Road eastwardly 50 feet and extending back southwardly between parallel lines of that width at right angles to Valley Road a distance of 187 feet to the center line of a 15 feet wide alley.

BOUNDED on the North by the center line of Valley Road; on the east by Lot #34 now or formerly owned by William J. Smith and brother; on the south by the center line of a 15 feet wide alley and on the west by Lot #31 now or formerly owned by Harry Casey.

TRACT #2

ALL THOSE THREE CERTAIN lots of land situate in the Township of Valley, County of Chester, State of Pennsylvania, designated as Lots #34, 35, and 36 on a Tract called "Poplar Terrace" a map or plan of which is recorded in the Office for the Recording of Deeds, in and for Chester County, Pennsylvania, in Plan Book #1, page 87, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Valley Road at a corner of Lot #33; thence along the center line of Valley Road North 70 degrees 42 minutes East, 98 feet to a corner of land now or late of Cassell G. Martin; thence by the same South 08 degrees 37 minutes East, 190 feet more or less to the center line of a 15 feet wide alley; thence by the same South 70 degrees 42 minutes West, 62.70 feet to another corner of Lot #33; thence by the same North 19 degrees 18 minutes West, 187 feet to the center of Valley Road, the place of BEGINNING.

EXCEPTING AND RESERVING for the use of the public for a side walk, a strip of land south of and abutting the south line of Valley Road of the width of 11 feet and in length the entire width of the lots of land herein conveyed.

BEING Parcel Number 38-05F-0043

BEING the same premises which Doris Habecker by Deed dated August 30, 2000 and recorded in the Chester County Recorder of Deeds Office on September 7, 2000 in Deed Book 4813 Page 1737 granted and conveyed unto Jennie E. Boynes and Johnnie T. Stevens, wife and husband.

PLAINTIFF: Mortgage Electronic Registration Systems, Inc., as nominee for Homeside Lending, Inc.
VS

DEFENDANT: **Jennie E. Boynes & Johnnie T. Stevens**

SALE ADDRESS: 1594 Valley Road, Coatesville, Township of Valley PA 19320

PLAINTIFF ATTORNEY: **David Fein, Esq.**

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

Sheriff Carolyn B. Welsh