

Sheriff Sale of Real Estate

SALE NO.

DEBT- 80,862.55

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 01-08259 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 Unit in the Property known, named and identified in the Declaration Plan referred to below as Village Walk Condominium, Village Avenue, Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania which has heretofore been submitted to the Uniform Condominium Act by the recording in the Office for the Recording of Deeds in and for the County of Chester of a Declaration dated 9-29-1981 and recorded 11-13-1981 in Misc. Deed Book 534 page 251 and an Amendment thereto dated 5-20-1983 and recorded 5-25-1983 in Misc. Deed Book 592 page 133, a Second Amendment thereto dated 11-23-1983 and recorded 12-07-1983 in Misc. Deed Book 618 page 105 and a Third Amendment thereto recorded 10-19-1984 in Misc. Deed Book 657 page 498, and a Declaration Plan recorded 11-13-1981 in Misc. Deed Book 534 page 251 and an Amended Declaration Plan recorded 5-25-1983 in Misc. Deed Book 592 page 133, a Second Amended Declaration Plan recorded 12-07-1983 in Misc. Deed Book 618 page 105 and a Third Amendment recorded 10-19-1984 in Misc. Deed Book 657 page 498, being and designated on said Declaration Plan as Unit No. 213, as more fully described in such Declaration Plan, Declaration and their respective Amendments, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) as set forth in said Declaration and Amendments.

UNDER AND SUBJECT to Terms, Conditions, Covenants, Restrictions and Easements as set forth in the Declaration of Condominium of Village Walk Condominium recorded in Misc. Deed Book 534 Page 151, a First Amendment thereto recorded in Misc. Deed Book 592 page 133, and Second Amendment thereto recorded in Misc. Deed Book 618 page 105 and a Third Amendment thereto recorded in Misc. Deed Book 657 page 498.

BEING Chester County Tax Parcel Number 33-04H-0325.

BEING the same premises which Francette G. Moore by Deed dated July 11, 2000 and recorded in the Chester County Recorder of Deeds Office on July 20, 2000 in Deed Book 4787 Page 2067, granted and conveyed unto David M. Spangler.

PLAINTIFF: Mortgage Electronic Registration Systems, Inc.
VS

DEFENDANT: **David M. Spangler**

SALE ADDRESS: 213 Village Walk, Exton, Township of Uwchlan PA 19341

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