

Sheriff Sale of Real Estate

SALE NO.

DEBT- \$156,897.88

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 03-03152 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 lot or piece of ground with buildings and improvements thereon erected, Situate partly in the Borough of Honeybrook and partly in the Township of Honeybrook, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan known as "Eden on Walnut" made by Harry Stone Eng. & Land Surveyors, dated 1/12/1998, last revised 6/10/1998 and recorded as Plan File No. 14486, as follows, to wit:

BEING UPI# 12-2-236

BEING the same premises which Russell C. Jany and Michal A. Jany, husband and wife, by Deed dated May 18, 2001 and recorded in the Chester County Recorder of Deeds Office on July 11, 2001 in Deed Book 5006 page 282, granted and conveyed unto Lee Wilson and Carmen Wilson.

BEGINNING at a point in the title line in the bed of Walnut Street at a corner of lands now or late of Jonas S. and Malinda Stolfus on said Plan, thence extending from said beginning point along the title line in the bed of Walnut Street South 54 degrees 30 minutes West, 74.94 feet to a point a corner of Lot No. 3; thence extending along the same the two following courses and distances (1) North 31 degrees 24 minutes 00 seconds West crossing the line dividing the Township of Honeybrook and Borough of Honeybrook, 140.25 feet to a point and (2) North 54 degrees 30 minutes 00 seconds East, recrossing said line dividing the Township of Honeybrook and the Borough of Honeybrook, 74.94 feet to a point in line of land now or late of Jonas S. and Malinda Stolfus, aforesaid, thence extending along the same South 31 degrees 24 minutes 00 seconds East, recrossing the line dividing the Township of Honeybrook and the Borough of Honeybrook, 140.25 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

PLAINTIFF: Mortgage Electronic Registration Systems, Inc., as nominee for North American Mortgage Company
VS

DEFENDANT: **Lee Wilson & Carmen D. Wilson a/k/a Carmen Wilson**

SALE ADDRESS: 413 Walnut Street, Honey Brook, Township of Honeybrook PA 19344

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