

# Sheriff Sale of Real Estate

SALE NO.

DEBT- \$76,213.94

**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 04-04002 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 OF LAND KNOWN AS LOT #13 OF THE STERLING HILL DEVELOPMENT WITH HOUSE THEREON ERECTED IN THE BOROUGH OF KENNETT SQUARE BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN SET IN THE NORTH STREET LINE OF SCARLETT AVENUE AS THE SAME IS NOW LAID OUT AND OPENED 60 FEET WIDE SAID PIN BEING A CORNER OF LOT #14 THENCE BY THE NORTH STREET LINE OF SCARLETT AVENUE NORTH 80 DEGREES 14 MINUTES EAST 60 FEET TO AN IRON PIN A CORNER OF LOT #12 THENCE ALONG LOT #12 NORTH 0 DEGREES 48 MINUTES WEST 130 FEET TO AN IRON PIN SET IN A LINE OF LAND OF MARY E. NILAU THENCE ALONG SAID NILAU LAND SOUTH 89 DEGREES 14 MINUTES WEST 60 FEET TO AN IRON PIN THENCE ALONG AFORESAID LOT #14 NORTH 0 DEGREES 46 MINUTES EAST 130 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

UPI #3-4-236

PLAINTIFF: Deutsche Bank National Trust Company, Trustee for the registered holders of Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC1, Mortgage Pass-Through Certificates, Series NC1

VS

DEFENDANT: **Erminio Bugliani**

SALE ADDRESS: 209 Scarlett Avenue, Kennett Square, PA 19348, Borough of Kennett Square 19348

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**