

# Sheriff Sale of Real Estate

SALE NO.

DEBT- \$12,907.08

**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 99-03522 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 the hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, being bounded and described in accordance with a plan of lots of "Tanglewood" made by Harris, Henry and Potter, Inc., Consulting Engineers, Chester, Pennsylvania, on July 3, 1962 and last revised July 31, 1965 and said plan being recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pennsylvania in Plan Book #21 Page 20 on August 6, 1965 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Tanglewood Lane (fifty feet wide) a corner of Lot #11, said point of beginning being measured by the four following courses and distances from a point of curve on the Northeasterly side of Summit Road, (1) leaving Summit Road on the arc of a circle curving to the right, having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the Northeasterly side of Tanglewood Lane, (2) North one degree, six minutes, twenty seconds East along the said side of Tanglewood Lane forty feet and forty-eight one-hundredths of a foot to a point of curve in the same, (3) Northwestwardly along the Northeasterly side of Tanglewood Lane on the arc of a circle curving to the left, having a radius of three hundred five feet the arc distance of one hundred twenty-seven and seventy-six one-hundredths feet to a point of tangent in the same and (4) North twenty-two degrees, fifty-three minutes, forty seconds West along the Northeasterly side of Tanglewood Lane one hundred eight and thirty-seven one-hundredths feet to the point of beginning; thence extending from said point of beginning North twenty-two degrees, fifty-three minutes, forty seconds West, along the Northeasterly side of Tanglewood Lane, seventy-five feet to a point a corner of Lot #9; thence extending North sixty-seven degrees, six minutes, twenty seconds East along Lot #9, two hundred forty-one and five one-hundredths feet to a point; thence extending South twenty-three degrees, twenty-four minutes, thirty seconds East, seventy-five feet to a point a corner of Lot #11; thence extending South sixty-seven degrees, six minutes, twenty seconds West along Lot #11, two hundred forty-one and seventy-two one-hundredths feet to the first mentioned point and place of beginning.

(Tax Parcel #42-4P-10)

TITLE TO SAID PREMISES IS VESTED IN Gaspar E. Rodriguez and Maxine B. Rodriguez, husband and wife by Deed from Maxine B. Hill dated 5/27/1988 and recorded 6/1/1988 in Record Book 1162, Page 6.

PLAINTIFF: Banc One National Association, as Trustee, Use Plaintiff  
VS

DEFENDANT: **Gaspar E. Rodriguez and Maxine B. Rodriguez**

SALE ADDRESS: 7 Tanglewood Lane, Malvern, East Whiteland Township PA 19335

PLAINTIFF ATTORNEY: **Terrence McCabe, Esq.**

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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**