

Sheriff Sale of Real Estate

SALE NO.

DEBT- 14026.55

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 04-01451 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 situate in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania.

Title is vested in: Michael S. Allen and Karen R. Allen by deed from S. Burl Hayworth and Jean W. Hayworth, his wife dated 11/15/1985 and recorded on 11/21/1985 in Book/Volume 140, Page 77.

BEGINNING at a point in the center line of US Route #1 the Southeasterly corner of Lot #4, now of Hayworth, said point of beginning being the following three (3) courses and distances measured along the center line of US Route #1, from the intersection of the center line of US Route #1, with Township Road #312, viz; (1) North 58 degrees 52 minutes East 280.70 feet to a nail; (2) North 61 degrees 56 minutes East 100 feet to a nail, and (3) North 65 degrees 35 minutes East 86 feet to the point of BEGINNING; thence leaving US Route #1 and by Lot #4 now of Hayworth, passing through a utility pole sent in the Northerly side thereof, North 21 degrees 29 minutes West 269.50- feet to a stake in the line of land now or late of Raymond C. Patrick; thence by land now or late of Raymond C. Patrick and Charles Crouten, North 67 degrees 42 minutes East 120.35 feet to a stake in the Northwester corner of Lot #6 now of Paul Groff; thence by land of Lot #6, now of Paul Groff, South 21 degrees 57 minutes East 264.96 feet passing over a stake set in the Northerly side of the first mentioned road to a point in the center line of US Route #1, the Southwester corner of Lot #6 aforesaid; thence along the center line of US Route #1, South 65 degrees 35 minutes West 123.46 feet to the first mentioned point and place of beginning.

Tax Parcel#: 69-5-50

PLAINTIFF: Wachovia Bank, N.A. s/i/i/t First Union National Bank, s/i/i/t Corestates Bank, N.A., s/i/i/t Meridian Bank VS

DEFENDANT: **Michael S. Allen and Karen R. Allen**

SALE ADDRESS: 2613 Baltimore Pike, Oxford, East Nottingham PA 19363

PLAINTIFF ATTORNEY: **Terrence McCabe, 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