

Sheriff Sale of Real Estate

SALE NO.

DEBT- 158266.12

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 04-05042 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 the Borough of Malvern, County of Chester and State of Pennsylvania, bounded and described according to Subdivision Plan for Arthur L. Tillman, made by Consolidated Engineers and Consultants, Inc., Berwyn, Pennsylvania, dated 10/23/1987 last revised 11/30/1987 and filed in Chester County as Plan No. 9596 as follows, to wit:

BEGINNING at a point on the Northeast side of Old Lancaster Avenue, said point being a corner of Lot No. 2 as shown on said Plan; thence extending from said point of beginning along the Northeast side of Old Lancaster Avenue on the arc of a circle curving to the right, having a radius of 400 feet, the arc distance of 47.26 feet to a point, a corner of land now or late of Elmer W. and Alice Lawrence; thence extending along the same, the 2 following courses and distances: (1) North 40 degrees 23 minutes 0 seconds East, 42 feet; and (2) North 4 degrees 37 minutes 0 seconds West, 234 feet to a point, a corner of land now or late of Joseph P. Morelli; thence extending along the same, South 37 degrees 7 minutes 0 seconds East, 15.40 feet to a point, a corner of Lot No. 2 aforesaid; thence extending along the same, the 2 following courses and distances: (1) South 22 degrees 11 minutes 54 seconds East, 216.95 feet; and (2) South 37 degrees 45 minutes 46 seconds West, passing through the center of an existing garage, 108 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

CONTAINING 12,503 square feet of land, more or less.

TAX PARCEL: #2-4-5.4

BEING the same premises which ILENE M. FOX, by Indenture bearing date MARCH 30, 1998 and recorded APRIL 8, 1998 in the Office of the Recorder of Deeds, in and for the County of CHESTER in RECORD BOOK 4329 page 1391 etc., granted and conveyed unto William T. Grier, Jr., Co-Administrator of the Estate of Alphonso Eugene Grier, Deceased Mortgagor and Real Owner and Veronica C. Grier, Co-Administrator of the Estate of Alphonso Eugene Grier, Deceased Mortgagor and Real Owner, in fee.

PLAINTIFF: Mortgage Electronic Registration Systems, Inc., as Nominee for Household Finance Corporation
VS

DEFENDANT: **William T. Grier, Jr., Co-Administrator of the Estate of Alphonso Eugene Grier, Deceased Mortgagor and Real Owner & Veronica C. Grier, Co-Administratrix of the Estate of Alphonso Eugene Grier, Deceased Mortgagor and Real Owner**

SALE ADDRESS: 101 Old Lincoln Hwy., Malvern, Borough of Malvern PA 19355

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