

Sheriff Sale of Real Estate

SALE NO.

DEBT- 76605.56

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 04-00645 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 those two certain lots or parcels of land, with the buildings and improvements thereon erected, Situate in Lower Oxford Township, Chester County, Pennsylvania, known and designated as Lots No. 6 and 7 on Plan of Lots of Oxford Heights, which Plan is of record in the Office of the Recorder of Deeds in and for Chester County in Plan Book I, at page 273, said Lots fronting fifty (50) feet on the East side of the Limestone Road being bounded on the North by lands now or late of Harry Thompson and on the South by lands now or late of S.B. McNeil and running back between parallel lines, a distance of two hundred (200) feet. (Mistakenly mentioned 150 feet in prior deeds).

Title to said premises is vested in Thomas C. Fromal by deed from John L.M. Roberts and Irene C. Roberts, his wife, dated 6/15/1984 and recorded 6/20/1984 in Deed Book P63, Page 263.

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

DEFENDANT: **Thomas C. Fromal**

SALE ADDRESS: 182 Limestone Road, Oxford, Lower Oxford Township PA 19636

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