

Sheriff Sale of Real Estate

SALE NO.

DEBT- 94925.91

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 04-05417 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 message being #439 and lot or piece of ground, with the hereditaments and appurtenances, situate on the North side of West Gay Street, West of Wayne Street, in the Borough of West Chester, aforesaid, bounded and described as follows, to wit:

IMPROVEMENTS: Residential property.

BEGINNING at a point in the North Street line of West Gay Street opposite the middle of the division wall between this and the adjoining message of James F. Dooley on the west; thence in a Northerly direction passing through the middle of the said division wall, 160 feet to a point in the South side of a public alley; thence easterly along the same 16 feet 3 inches to a point a corner of message and lot of Michael Penrose, thence Southerly by the same through the division wall of this and adjoining message of Michael Penrose 160 feet to the North Street line of West Gay Street aforesaid; thence westerly along the same 16 feet 3 inches to the place of beginning.

CONTAINING about 2,608 square feet, be the same more or less.

BEING known as 439 WEST GAY STREET, WEST CHESTER, PA 19380.

PARCEL No. 1-8-326.

BEING THE SAME PREMISES which Harold R. Taylor, Jr. by Deed dated June 8, 2001 and recorded June 13, 2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4981, Page 879, granted and conveyed unto Barbara Ann Parrish.

PLAINTIFF: Wilmington Trust Company
VS

DEFENDANT: **Barbara Ann Parrish**

SALE ADDRESS: 439 West Gay Street, West Chester, Borough of West Chester PA 19380

PLAINTIFF ATTORNEY: **Gregory Javardian, Esquire**

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