

# Sheriff Sale of Real Estate

SALE NO.

DEBT- 257919.32

**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 02-04875 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 Township of Tredyffrin, Chester County, Pennsylvania, bounded and described according to a Plan of the Quarters West, made by Yerkes and Associates, Inc., dated 4/12/1984 and last revised 4/30/1984 and recorded in Chester County as Plan No. 4926 as follows, to wit:

BEGINNING at a point on the Northwest side of an unnamed roadway at a corner of Lot No. 7 on said Plan; thence extending from the beginning point along Lot No. 7 North 64 degrees 07 minutes 20 seconds West, 181.38 feet to a point on the Northeast side of Bradford Road; thence extending along the same, North 19 degrees 07 minutes 20 seconds West, 9.52 feet to a point a corner of Parcel No. 21-4; thence extending along the same, North 70 degrees 52 minutes 40 seconds East, 30.06 feet to a point a corner of Lot No. 9; thence extending along the same, South 64 degrees 07 minutes 20 seconds East, 164.41 feet to a point on the Northwest side of the unnamed roadway, aforesaid; thence extending along the same on a line curving to the left, having a radius of 64.50 feet, the arc distance of 28.33 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 on said Plan.

BEING Parcel No. 43-4-568.

BEING Known as 8 Militia Hill Drive, Wayne, PA 19087.

BEING the same premises which William M. Shockley and Dorothy A. Shockley, husband and wife, by Indenture dated December 8, 1997 and recorded December 31, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4281, Page 1796 granted and conveyed unto Stephen P. Donato and Deborah A. Donato, husband and wife.

IMPROVEMENTS: Residential property.

PLAINTIFF: The Chase Manhattan Bank, as Trustee of IMC Home Equity Loan 1998-4 Under the Pooling and Servicing Agreement dated as of June 1, 1998

VS

DEFENDANT: **Stephen P. Donato & Deborah A. Donato & Deborah A. Donato**

SALE ADDRESS: 8 Militia Hill Drive, Wayne, Tredyffrin Township PA 19087

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**