

Sheriff Sale of Real Estate

SALE NO.

DEBT- 110332.40

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 04-06548(1) 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 or tenement of land, situate in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania, on the East side of Commerce Bank, bounded as follows, viz:

BEGINNING at an iron pin in the East side of Commerce Street and running thence by land late of Charles C. Harley deceased, South 78 Ω degrees East 156 feet 3 inches to an iron pin thence by the land now or late of Walter H. Franklin, North 6 Ω degrees East 24 feet to an iron pin, thence by land of Ruben D. More, North 29 degrees West 76 feet 6 inches and North 79 Ω degrees West passing through the center of the double frame building along the partition wall dividing the building the adjoining premises on the North about 80 feet 6 inches to an iron pin set in the East line of said Commerce Street, thence along the East line of said Street South 14 Ω degrees West 24 feet to the place of beginning.

CONTAINING 3,800 square feet, more or less.

BEING known as 273 COMMERCE STREET, OXFORD, PA 19363

BEING the same premises which Gary S. Chandler, by Indenture dated August 31, 1999 and recorded September 15, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4635, Page 1632, granted and conveyed unto Andrew Barnett and Joan M. Barnett, husband and wife.

BEING CHESTER COUNTY TAX PARCEL 6-8-96.

IMPROVEMENTS: Residential property.

SUBJECT TO MORTGAGE.

PLAINTIFF: US Bank National Association, as Trustee for the Green Tree Home Loan Grantor Trust 2003-A
VS

DEFENDANT: **Andrew Barnett and Joan Barnett, husband and wife**

SALE ADDRESS: 273 Commerce Street, Oxford, Borough of Oxford PA 19363

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