

Sheriff Sale of Real Estate

SALE NO.

DEBT- 313234.21

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 03-09223 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 West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for cStonewood Ridge, Section 1e for Christian E. Crane, Jr. and Elizabeth R. Crane, by N.M. Lake & Associates, Inc., Civil Engineers and Land Surveyors, dated May 26, 1992 and last revised December 7, 1992 and recorded April 28, 1993 in Chester County Plan File #12018, as follows, to wit:

BEGINNING at a point on the Northerly right of way line of Laurel Drive, said point being a mutual corner of Lot 12 and Lot 13 (the herein described lot); thence leaving Laurel Drive and along Lot #12 the two following courses and distances (1) North 09 degrees 18 minutes 28 seconds East 163.50 feet and (2) North 33 degrees 07 minutes 53 seconds East 139.40 feet to a point a corner of Lot 14; thence along Lot 14, the two following courses and distances (1) South 47 degrees 53 minutes 12 seconds East 186.47 feet and (2) South 09 degrees 18 minutes 28 seconds West 190.00 feet to a point on the Northerly right of way line of Laurel Drive; thence along said right of way, North 80 degrees 41 minutes 32 seconds West 213.04 feet to the first mentioned point and place of beginning.

BEING Lot #13 on said Plan.

BEING known as 111 Laurel Drive, Coatesville, PA 19320.

BEING THE SAME PREMISES which W & J Frankland, Equitable Owners and Christian E. Crane, Jr. and Elizabeth R. Crane, husband and wife, by Deed dated August 23, 1996 and recorded August 27, 1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4075, Page 1913, granted and conveyed unto Tyrone T. LaCato and Jeaneine D. LaCato, husband and wife.

PARCEL No. 28-6-102.18.

IMPROVEMENTS: Residential property.

PLAINTIFF: LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED 6/1/1997, SERIES 1997-2

VS

DEFENDANT: **Tyrone T. LeCato a/k/a Tyrone T. LaCato and Jeaneine B. LeCato a/k/a Jeaneine D. LaCato, husband and wife**

SALE ADDRESS: 111 Laurel Drive, Coatesville, Township of West Caln PA 19320

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