

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, May 20th @ 11 AM

ADDENDUM

CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, May 20, 2021 are as follows:

1. The highest bidder, by a fair and open bid at or above the announced upset price, shall be the purchaser.

2. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff at the time of sale.

3. The balance of the purchase amount shall be paid at the Sheriff's Office in the Justice Center in West Chester within 21 days after the date of the sale without any additional demand made by the Sheriff.

4. If the purchaser does not pay 10% of the purchase amount to the Sheriff at the time of sale, the property will be re-announced for sale at the end of the day's sale list.

5. If the purchaser does not pay the balance of the purchase amount within 21 days after the date of the sale, the bidder will forfeit the sale and forfeit the 10% sale deposit. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.

6. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.

7. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff at the time of sale.



By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, May 20th, 2021 at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, June 21st, 2021. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 PM.

FREDDA L. MADDOX, SHERIFF

SALE NO. 19-11-546**Writ of Execution No. 2018-06543****DEBT \$2,573.93**

All that certain lot or piece of ground, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 29-4-184.3

PLANTIFF: West Brandywine Township

VS

DEFENDANT: **Maxie E. Evans & Faye S. Evans**

SALE ADDRESS: 192 Springton Road, West Brandywine, PA 19343

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 19-11-548****Writ of Execution No. 2017-00567****DEBT \$1,756.20**

All that certain property known as 358 Walnut Street, City of Coatesville, Pennsylvania.

TAX PARCEL NO. 16-5-345.1

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Monica Denise Brandon & Kenneth Huggins**

SALE ADDRESS: 358 Walnut Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 19-11-552****Writ of Execution No. 2017-01946****DEBT \$2,321.57**

ALL THAT CERTAIN lot or piece of ground upon which is erected the West house of a block of two brick dwelling houses, designated as No. 257 East Chestnut Street, Hereditaments and Appurtenances, Situated in the 3rd Ward of the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-5-77

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Michael Wagoner**

SALE ADDRESS: 257 E. Chestnut Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 20-1-6****Writ of Execution No. 2016-08555****DEBT \$2,539.95**

ALL THOSE FOUR CERTAIN lots of land designated as Lots Nos. 54, 55, 56 and 57 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

TAX PARCEL NO. 38-2Q-39

PLANTIFF: Township of Valley

VS

DEFENDANT: **Elnora T. Chikaka & United States of America**

SALE ADDRESS: 977 W. Lincoln Highway, Valley Township, PA 19320

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 20-4-202

Writ of Execution No. 2017-08001

DEBT \$452,853.89

All that certain lot or piece of ground situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Windsor Ridge made by Horizon Engineering Associates, LLC, dated August 14, 2002, last revised May 20, 2005 and recorded in Chester County as Plan # 17585 as follows, to wit:

Beginning at a point in the Northeasterly side of Elmhurst Drive, a corner of Lot 402 on said Plan; thence extending from the beginning point along Elmhurst Drive South 26 degrees 48 minutes 20 seconds East 55.00 feet to a corner of Lot 400 on said Plan; thence extending along Lot 400 North 63 degrees 11 minutes 40 seconds East 102.00 feet to a point in line of Lane B. thence extending along Lane B North 26 degrees 48 minutes 20 seconds West 55.00 feet to a corner of aforementioned Lot 402; thence extending along Lot 402 South 63 degrees 11 minutes 40 seconds West 102.00 feet to the first mentioned point of beginning.

Being Lot 401 on said Plan.

Being UPI No. 32-2-417

TITLE TO SAID PREMISES VESTED IN Selester Robinson, Jr. and Melvinia Robinson, Husband and Wife by deed from Pulte Homes of PA, Limited Partnership dated 7/28/2006 and recorded 8/18/2006 in Book 6930 Page 1905

PLAINTIFF: U.S. Bank Trust National Association, As Trustee of Chalet Series III Trust

VS

DEFENDANT: **Selester Robinson, Jr. & Melvinia Robinson & United States of America**

SALE ADDRESS: 334 Elmhurst Drive,

Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **PARKER MC-CAY PA 856-596-8900**

SALE NO. 20-4-221

Writ of Execution No. 2019-03462

DEBT \$46,265.46

Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 39-5A-308

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Ditech Financial LLC f/k/a Green Tree Servicing LLC

VS

DEFENDANT: **Carlos E.L. Arayata a/k/a Carlos Edward L. Arayata & Maria Teresa Arayata a/k/a Teresa D. Arayata**

SALE ADDRESS: 500 Lancaster Court, Downingtown, PA 19335-4210

PLAINTIFF ATTORNEY: **PHELAN HAL-LINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 20-8-330

Writ of Execution No. 2018-12403

DEBT \$386,920.13

All that certain lot or piece of ground with the building and improvements thereon erected, situate in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania. described in accordance with a plan of property of James H. Perry and Ethelyn A. Perry (deceased), made by Howard L. Robertson, civil engineer and surveyor, Wilmington, Delaware dated November 30, 1985 as follows:

BEGINNING at a point in the Northeasterly side of the Kennett Pike, said point of Beginning being the Northeasterly end of a 20 foot radius intersection curve joining

the said Northeasterly side of the Kennett Pike with the northwesterly side of Byron Road (50 feet wide); Thence from said point of beginning by the said Northeasterly side of Kennett Pike Keeping Parallel to and 30 feet Northeasterly of the center line thereof the following two courses and distances (1) North 38 degrees 58 minutes, 50 seconds west 144.99 feet to a point of curve of a curve to the right having a radius of 1033.22; (2) in a northwesterly direction by said curve to the right an arc distance of 97.28 feet to a point, thence by line of lands now or formerly of Sarah P. Ogden a/k/a Sara R. Ogden, unmarried the following two courses and distances; (1) North 87 degrees 23 minutes 30 seconds East 292.33 feet to a point; (2) North 23 degrees, 14 minutes, 30 seconds west, 80.00 feet to a point; thence by lot No. 2 the following two courses and distances; (1) North 66 degrees 45 minutes 30 seconds East, 37.07 feet to a point; (2) South 50 degrees 56 minutes, 2 seconds East 271.22 feet to a point in the aforementioned northwesterly side of Byron road; Thence thereby the following two courses and distances (1) in a Southwesterly direction by an arc of a curve to the left having a radius of 380 feet; an arc distance of 60 feet to a point of tangency; (2) South 53 degrees, 1 Minute, 10 seconds west, 328.42 feet to a point of curve of a 20 foot radius intersection curve to the right; Thence in a southwesterly and northwesterly direction by said curve to the right an arc distance of 31.42 feet to the place of beginning. Being No. 1 Lot on said plan.

Tax ID: 62-2-48.3

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-26

VS

DEFENDANT: Victoria Perry Robinson and Michael Robinson

SALE ADDRESS: 1 Byron Court, Chadds Ford, PA 19317

PLANTIFF ATTORNEY: Parker McCay PA 856-596-8900

SALE NO. 20-11-347

Writ of Execution No. 2017-09612

DEBT \$140,835.99

PROPERTY SITUATE IN THE BOROUGH OF MALVERN

TAX PARCEL #02-02-0081

SOLD AS THE PROPERTY OF: ELIGIO BONELLI

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust

VS

DEFENDANT: Eligio Bonelli

SALE ADDRESS: 13 Landmark Drive, Malvern, PA19355

PLANTIFF ATTORNEY: KML LAW GROUP, P.C. 215-627-1322

SALE NO. 21-1-2

Writ of Execution No. 2015-02634 DEBT \$1,084,724.00

Property situate in the SCHUYLKILL TOWNSHIP, CHESTER County, Pennsylvania

BLR # 27-6-103.55

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee of Nrz Pass-Through Trust V

VS

DEFENDANT: **Daniel F. Cullen & Cecile M. Cullen**

SALE ADDRESS: 25 Spring Hill Lane,
Phoenixville, PA 19460-1721

PLANTIFF ATTORNEY: **PHELAN
HALLINAN DIAMOND & JONES,
LLP 215-563-7000**

SALE NO. 21-1-5

Writ of Execution No. 2019-03448

DEBT \$368,284.40

PROPERTY SITUATE IN THE TOWNSHIP OF PENNSBURY

TAX PARCEL # 64-1-212

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: New Residential Mortgage Loan Trust 2018-2

VS

DEFENDANT: **Perry Camerlengo, Jr. aka Perry J. Camerlengo, Jr. aka Perry Camerlengo & Zarouhi Sara Camerlengo**

SALE ADDRESS: 1608 Cheryl Lane,
Kennett Square, PA 19348

PLANTIFF ATTORNEY: **KML LAW
GROUP, P.C. 215-627-1322**

SALE NO. 21-3-22

Writ of Execution No. 2013-03428

DEBT \$30,249.33

ALL THAT CERTAIN tract or piece of ground, Situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 43-5-85

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Stephen W. Duncan, Administrator for the Estate of Evelyn S. Duncan**

SALE ADDRESS: 966 N. Valley Forge Road, Tredyffrin Township, PA 19333

PLAINTIFF ATTORNEY: **PORTNOFF
LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 21-3-23

Writ of Execution No. 2019-01307

DEBT \$241,276.05

PROPERTY SITUATE IN TOWNSHIP OF CALN

TAX PARCEL NO. 39-04-0359.0000

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: JOHN P. BOCCELLI

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, not individually but solely as Trustee for Bluewater Investment Trust 2017-1

VS

DEFENDANT: **John P. Boccelli**

SALE ADDRESS: 404 Country Edge Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **KML LAW
GROUP, P.C. 215-627-1322**

SALE NO. 21-4-35

Writ of Execution No. 2016-02178

DEBT \$394,419.83

71 Soldiers Square, Tredyffrin Township, Chesterbrook, PA 19087

Tax Parcel No. 43-5-3556

IMPROVEMENTS thereon: Residential
Dwelling

PLAINTIFF: Atlantica, LLC

VS

DEFENDANT: **Richard Waller**

SALE ADDRESS: 71 Soldiers Square,
Tredyffrin Township, Chesterbrook, PA
19087

PLAINTIFF ATTORNEY: **STERN &
EISENBERG 215-572-8111**

INDEX

Location	Defendant	Page
Borough of Malvern	Eligio Bonelli	4
Caln Township	Carlos E.L. Arayata a/k/a Carlos Edward L. Arayata & Maria Teresa Arayata a/k/a Teresa D. Arayata	3
Caln Township	John P. Boccelli	5
City of Coatesville	Monica Denise Brandon & Kenneth Huggins	2
City of Coatesville	Michael Wagoner	2
Kennett Township	Victoria Perry Robinson and Michael Robinson	3
Pennsbury Township	Perry Camerlengo, Jr. aka Perry J. Camerlengo, Jr. aka Perry Camerlengo & Zarouhi Sara Camerlengo	5
Schuylkill Township	Daniel F. Cullen & Cecile M. Cullen	4
Tredyffrin Township	Stephen W. Duncan, Administrator for the Estate of Evelyn S. Duncan	5
Tredyffrin Township	Richard Waller	5
Upper Uwchlan Township	Selester Robinson, Jr. & Melvinia Robinson & United States of America	3
Valley Township	Elnora T. Chikaka & United States of America	2
West Brandywine Township	Maxie E. Evans & Faye S. Evans	2