

SHERIFF SALE SUPPLEMENT

Montgomery County Law Reporter - Compliments of the Montgomery Bar Association and Sean P. Kilkenny, Sheriff

June 30, 2021

CONDITIONS OF SALE

All properties are sold "AS IS," with NO expressed or implied warranties OR guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable for any loss or damage to the premises sold resulting from any cause whatsoever. In anticipation of participating in this auction and purchasing a property the bidder assumes all responsibility for "due diligence."

Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$10,000 deposit (plus a \$35.00 processing fee) to Bid4Assets before the start of the auction. This single deposit will be associated with a particular auction date and allows a bidder to bid on all of the auctions that close on that particular date.

The plaintiff's attorney may submit their "upset price" to Bid4Assets prior to the start of the auction. The "upset price" is the least amount the plaintiff will accept for a property and it will become the new minimum bid for the auction.

The successful bidder shall pay the exact amount of the remaining balance within **12 calendar days** of the sale. If the payment deadline falls on a federal holiday, payment deadline shall be close of business on the first business day after that date. Payment shall be made to Bid4Assets. **Failure to pay the balance by the due date will result in a default and the forfeiture of the deposit.** In the event of a default the next highest bidder may be notified by Bid4Assets. Sheriff may settle with the second bidder who has complied with all of the conditions of sale. The defaulting party shall be liable to the plaintiff and/or the Sheriff for any and all costs incurred for the resale of the property.

Winning bidder shall comply with all post-sale instructions required by the Sheriff's Office and Bid4Assets. Buyer shall be responsible for the cost of preparing the deed poll and such other costs that are imposed by law. Payment extensions are uncommon. If one is necessary the decision will be made by the plaintiff's attorney once the Sheriff's Office is notified and provides consent.

In the event an overpayment is received of the balance due no funds less than \$15 will be refunded.

The Plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the sale after the auction closes for reasons of bankruptcy and any other reason that may arise.

It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or additional mortgages that may be held against the property and may not be satisfied by the post-sale Schedule "A" distribution. The bidder assumes all responsibility for "due diligence" in anticipation of participating in this auction and purchasing a property.

The Schedule "A" distribution will be completed, within approximately 30 days after the sale by the sheriff's title company, for all properties sold to third party bidders.

The Schedule "A" distribution directs how the purchase price of the property will be disbursed and which liens will be satisfied. Disbursement payments are listed in priority order. Our title company follows the Pennsylvania Rules of Civil Procedure when determining these payments.

Once we receive and review the distribution we will email a copy to the third party bidder and all parties involved.

The Schedule "A" Distribution is available for 10 days at the Sheriff's Office. It is also posted on the website <https://www.montcopa.org/397/Sheriff-s-Office> and is made part of the case history at the Prothonotary's office.

Distribution payments will be made in accordance with the proposed Schedule "A" unless exceptions are filed on or before the tenth day of the distribution date. Pending litigation will delay processing the distribution and deed.

The sheriff's deed is the last step in the distribution process.

Deed processing will begin approximately 15 days after the distribution date, provided no legal actions are pending against the purchase.

Winning bidder must comply with all post-sale instructions required by Bid4Assets and the Sheriff's Office. The Sheriff's office must receive your vesting instructions and two completed and signed Pennsylvania Realty Transfer Tax Statement of Value forms, with original signatures on both, to process the sheriff's deed. Once recorded the deed cannot be emailed to you. A 6x9 self-addressed stamped envelope is required to mail you your recorded deed.

Important points to remember:

- The Sheriff's Office highly recommends that you seek the advice of an attorney to review the pros and cons of a Sheriff Sale purchase.
- The Sheriff's Office does not guarantee clear title to any property being sold.
- The winning bidder may be responsible for additional liens; your due diligence is required.
- The winning bidder may be responsible for completing an eviction. Seek legal advice for all matters related to the eviction process.
- The Sheriff's Office and Bid4Assets do not have keys to any of the properties.
- Prospective bidders cannot inspect the interior of any property listed for sale.
- Each purchase is unique; situations and issues will vary from case to case.
- The Sheriff's Office complies with the Pennsylvania Rules of Civil Procedure.
- The Montgomery Bar Association, *Law Reporter*, publishes an on-line list of properties being offered for sale. Visit their website or subscribe at www.montgomerybar.org
- Properties are advertised in the local newspaper or the Philadelphia Inquirer bi-monthly.
- Handbills are posted on each property and also posted outside of the Sheriff's Office at the Montgomery County Courthouse.
- The full listing of properties is available on the Sheriff's website under Real Estate Sheriff's Sales www.montcopa.org/397/Sheriff-s-Office or you can also stay up-to-date by downloading the Montgomery County PA Sheriff App in the iOS App store or in Android's Goggle Play Store.
- Sales are typically scheduled for the last Wednesday of every month. A calendar of dates is published on the sheriff's office website.
- The sales are open to the public via an on-line format at www.Bid4Assets.com/MontcoPASheriff - registration is required.
- Deeding instruction packet for properties Sold for Costs to the Plaintiff must include;
 - The law firms cover letter stating plaintiffs vesting instructions.
 - Two completed Pennsylvania Realty Transfer Tax Statement of Value forms with original signatures on both.
 - One copy of the complete mortgage and assignment of mortgage; both should include the official county cover page or the commissioner's registry stamp.
 - A 6x9 self-addressed stamped envelope for the return of the recorded deed.
 - Open invoices must be paid prior to the recording of the deed.
 - Case refunds will be mailed with the cost sheet after the deed has been recorded.

If you wish to participate in the auction and do not have access to a computer one is available for public use at the front counter of the sheriff's office. However, the Bid4Assets website can be accessed on mobile devices and tablets. An "offline" bid packet can be obtained by contacting Bid4Assets.

Terms and conditions are subject to change by the Sheriff and Bid4Assets.

Sale No.	WritNumber	Locality	Name	ParcelNumber	Debt
1	2006-12254	Norristown	Grimm Brothers Realty Company	13-00-07748-00-6	\$8,551.42
2	2006-12259	Norristown	Grimm Brothers Realty Company	13-00-08228-00-3	\$21,148.93
3	2006-12262	Norristown	Grimm Brothers Realty Company	13-00-36448-00-7	\$12,393.79
4	2006-12265	Norristown	Grimm Brothers Realty Company	13-00-36456-00-8	\$11,910.82
5	2011-03058	Lower Pottsgrove	Kohalmi, Paul	42-00-03268-00-2	\$11,600.11
6	2012-23521	Lower Pottsgrove	Leck, Michael J. and Geri L.	42-00-04321-00-2	\$21,059.08
7	2012-30168	Lower Merion	Mill Creek Road Associates, L.P.	40-00-37672-00-7	\$515,040.54
8	2013-01849	Pottstown	Reichert, Stephen J. and Deborah A.	16-00-29244-00-8	\$2,714.33
9	2013-01952	Pottstown	Christie, Joseph B. and Kathleen M.	16-00-29380-00-7	\$9,067.25
10	2013-04430	Worcester	Skalecki, Michael A. and Terri L.	67-00-00445-00-1	\$977,932.59
11	2013-05620	Upper Merion	Alexaki, Scott M. and Scott	58-00-19471-62-2	\$1,000,418.07 plus costs
12	2013-10236	Abington	Williams, Sheila	30-00-70112-00-4	\$323,749.33
13	2013-21502	Whitemarsh	Natalie Cupo, Executrix of the Estate of Eric Kenworthy	65-00-11476-00-6	\$562,021.20
14	2013-21738	West Norriton	Stayton, Elisabete	63-00-09446-07-6	\$253,613.51
15	2013-28484	Upper Providence	Bertino, Carolyn L.	61-00-03370-07-3	\$1,422,639.13
16	2013-29473	Lower Salford	Henderson, David and CECIAL Nicole	50-00-00428-06-2	\$577,813.90
17	2013-35851	Lower Merion	Peta, Frank J. Jr. and Anna Marie	40-00-33872-00-9	\$111,988.40 plus interest and costs
18	2014-07260	Royersford	James, Kelly N.	19-00-03936-00-5	\$102,719.31
19	2014-10357	Limerick	Siles, Paul R., Sharon R. and USA	37-00-00095-49-8	\$475,914.17
20	2014-10357	Limerick	Siles, Paul R., Sharon R. and USA	37-00-00095-49-8	\$475,914.17
21	2014-12147	Whitpain	Knox, Frances Page	66-00-06406-96-2	\$77,213.43
22	2014-21128	Pottstown	Faison, Erica L.	16-00-01408-00-7	\$10,417.06
23	2014-24970	Upper Providence	Fazio, Robert Bruce and Upper Indian Head Road Development, LLC, Real Owner	61-00-02653-01-3	\$1,232,735.72
24	2014-29149	Upper Gwynedd	Dahlquist, Grace L.	56-00-07984-10-5	\$173,221.93
25	2014-29707	Horsham	Eble, Mark P. and Michele A.	36-00-11272-00-5	\$379,631.30
26	2015-09609	Upper Moreland	Kerr, John	59-00-00485-14-9	\$307,256.21
27	2015-12866	Lower Providence	Chung, Julia I. and Joshua I.	43-00-00954-09-2	\$189,193.43
28	2015-20887	Skippack	Nolan IV, John J. and Gwen L.	51-00-03888-00-3	\$4,003.51
29	2015-23571	Lower Merion	Kovolski, William B. and Kathleen C. Oliver, Rena, Timothy and Renaissance Trust of Hatboro	40-00-09460-00-4	\$571,832.07
30	2015-24845	Hatboro	of Hatboro	08-00-05719-00-6	\$692,028.27
31	2015-25424	Lower Salford	Owens, Susan A.	50-00-01159-00-6	\$190,943.62
32	2015-30745	Lower Merion	Blay-Miezah, Jeannine	40-00-10472-00-9	\$239,153.35
33	2016-00408	Abington	Jackson, Andrea and David, et al.	30-00-04376-00-4	\$212,687.43
34	2016-00798	Cheltenham	Ackridge, Vernon D.	31-00-13825-00-4	\$95,559.60
35	2016-01731	Perkiomen	Homa, Andrew W. and Sharon A.	48-00-01672-00-8	\$234,647.81
36	2016-04840	Cheltenham	613 Sonada Associates, LLC	31-00-05488-00-7 (A) 31-00-05491-00-4 (B)	\$576,462.70
37	2016-08971	East Greenville	Mumma, Kimberly A. and Michael D.	06-00-01384-00-5	\$154,966.90
38	2016-09921	Pottstown	Ray, Donna	16-00-30028-00-7	\$3,168.47
39	2016-12690	Cheltenham	Young, Efelda M.	31-00-07885-00-4	\$266,411.72
40	2016-13608	Horsham	Randel, William H. and Linda M. Hell	36-00-04642-00-2	\$264,623.74
41	2016-13818	Skippack	Cassari, Jack R., Jr. and Leah	51-00-01814-02-5	\$15,136.56
42	2016-15277	Upper Moreland	Bridges, John Lawrence	59-00-18406-00-3	\$363,256.17
43	2016-27514	Lower Merion	Eric Jackson and Michele Jackson	40-00-04916-00-3	\$432,257.26
44	2017-00646	Montgomery	Stevens, Louis B. and Kim D.	46-00-00009-05-3	\$755,921.60
45	2017-03858	Lower Moreland	Vasserman, Ilya and Elena Atochina	41-00-01479-00-1	\$654,063.91
46	2017-09457	Upper Pottsgrove	Hess, Melissa D.	60-00-01231-00-5	\$2,170.77
47	2017-09471	Souderton	Fluck, Warren W., Karen A. Fluck and USA	21-00-00908-00-7	\$4,272.59
48	2017-14831	Hatboro	Humphreys, Richard L., Richard B., Christine V., et al.	08-00-05467-00-6	\$300,126.93
49	2017-15172	Cheltenham	Kowit, Richard S., et al.	31-00-30107-00-3	\$199,004.98
50	2017-15303	Lower Merion	Pollitt, Anthony	40-00-47948-00-9	\$204,571.67
51	2017-15326	Towamencin	Huey, Cheryl A., Individually and as Executrix	53-00-03316-00-6	\$291,916.40
52	2017-16755	Cheltenham	Miller, Yvonne O.	31-00-05686-00-7	\$17,809.41
53	2017-17618	Marlborough	Pearl Jr., Sidney J.	45-00-01847-00-7	\$4,906.98
54	2017-19678	Cheltenham	Sims, Duane M., Executor (Est. Armita B. Sims)	31-00-08482-00-1	\$19,165.21
55	2017-20762	Pottstown	Covington, Samuel	16-00-23244-00-5	\$4,628.00

Sale No.	WritNumber	Locality	Name	ParcelNumber	Debt
56	2017-24262	New Hanover	Baumgartner, Thomas K. and Shelly L. Griffith	47-00-07080-00-1	\$310,495.52
57	2017-24431	Upper Pottsgrove	Gentile, Margaret	60-00-01628-15-7	\$1,379.02
58	2017-28513	Norristown	Lawson, Lance and Yvonne S.	13-00-06416-00-6	\$224,472.24
59	2018-00431	Limerick	Lewis, Nicole L. and Shawn C.	37-00-00657-07-3	\$332,621.65
60	2018-00829	Norristown	Cianciulli & Sons Investments, L.L.C.	13-00-34996-00-1	\$1,368.18
61	2018-02125	Norristown	Norris, Leon and Loretta	13-00-29184-03-5	\$285,733.17
62	2018-02295	Norristown	Haines, Bruce	13-00-20780-00-6	\$4,218.17
63	2018-02844	Abington	Paik, Young Joo and James H.	30-00-41768-00-7	\$371,339.22
64	2018-03443	Upper Merion	Riley, Rose Marie R.	58-00-17473-00-1	
65	2018-03791	Whitemarsh	Forster, Scott C.	58-00-17470-00-4	\$3,948,460.38
66	2018-04557	Cheltenham	Nichols, Barbara Louise	65-00-12187-00-6	\$248,053.85
67	2018-06307	Springfield	Reese, D'Mont D.	31-00-09871-00-7	
68	2018-07902	Abington	Nguyen, Lisa	52-00-03526-00-4	\$484,530.16
69	2018-07947	Upper Pottsgrove	White, Nancy Marie and Derrick Andrew White, Sr.	30-00-35728-00-8	\$150,209.25
70	2018-08592	Upper Merion	Laffredo, Michael	60-00-02039-11-5	\$398,959.98
71	2018-08721	Whitpain	Kenworthy-Ward, Kelley, Executrix	58-00-15119-00-6	\$130,464.72
72	2018-08801	Cheltenham	Blue, Raymond and Veronica I.	66-00-00763-00-8	\$377,947.39
73	2018-13180	Norristown	Culbreath-Walton, Deirdre L.	31-00-22401-00-5	\$462,979.03
74	2018-13203	Montgomery	Zonies, Stuart	13-00-01816-00-7	\$141,784.85
75	2018-14017	Hatfield	Perry, Kathleen and Melissa Sirianni	46-00-00002-93-3	\$142,775.18
76	2018-14288	Abington	Whitney, Barry D. and Kim	35-00-02662-00-3	\$236,611.00 plus interest and attorney's fees
77	2018-14442	Pottstown	Clifford, Gary P.	30-00-15552-00-6	\$135,284.17
78	2018-15216	Upper Hanover	Pirnik, Jason	16-00-30208-00-7	\$3,424.31
79	2018-16149	Cheltenham	Johnstone, Lance	57-00-03439-00-5	\$4,110.99
80	2018-16196	Springfield	Snowden Jr., Calvin R. and Mei Ling Dan	31-00-20260-00-4	\$9,779.20
81	2018-16387	Lower Frederick	Long, Harry	52-00-02461-00-7	\$275,435.13
82	2018-17102	Cheltenham	Leonard, John W. and Shawna	38-00-00265-00-3	\$5,183.58
83	2018-17918	Lower Moreland	Yeung, Hua, Yuk S. Cheng and USA	31-00-06298-00-7	\$623,639.13
84	2018-18118	Abington	Eckert, Edward G. and Shana M.	41-00-05888-06-5	\$611,605.55
85	2018-18315	Lower Merion	Abramson, Gilbert, Ilene J. and USA	30-00-21768-00-9	\$291,112.50
86	2018-18986	Upper Dublin	Murton, Kelly M.	40-00-64004-00-9	\$702,501.46
87	2018-19090	Trappe	Mann, Matthew S. and Melissa A. Laverty	54-00-05410-72-8	\$135,377.42
88	2018-20454	Lower Frederick	Raftogianis, Michael J.	23-00-00425-39-8	\$244,626.03
89	2018-22163	Plymouth	Nordberg, Nicole M.	38-00-02472-01-9	\$599,797.27 plus interest to Sale date
90	2018-23559	Pennsburg	Hinkle, Aaron	49-00-07300-00-4	\$128,901.29
91	2018-24439	East Greenville	Glebe, Justin D. and Michelle K. Walsh	15-00-02458-22-7	\$167,692.72
92	2018-25976	Upper Moreland	Cosentino, Amy E.	06-00-01092-00-9	\$139,981.21
93	2018-27307	Norristown	Peru Partners, L.P.	59-00-06016-00-9	\$235,052.03
94	2018-27628	Norristown	Long, Robert R. and Jane T. Vogel	13-00-29476-00-4	\$170,277.75
95	2018-28670	Lower Merion	Robbins, Holly Sue and Michael Edwards	13-00-10964-00-3	\$31,147.01
96	2018-29035	Whitemarsh	Blackmore, Joseph	40-00-26484-00-8	\$1,436,198.35
97	2019-00174	Cheltenham	Miller, Calvin and Annette	65-00-02596-00-3	\$331,593.54
98	2019-00619	Upper Moreland	Milks, Thomas J. and Corinne Ann	31-00-21991-00-1	\$405,977.09
99	2019-00625	Upper Dublin	Creedon, Michael P. and Regina A.	59-00-19898-95-9	\$111,730.37
100	2019-01081	East Norriton	DiPaul, Victoria Marie, Kenneth Sherbert, et al.	54-00-13860-52-2	\$566,252.66
101	2019-01326	Upper Hanover	Hazzard III, Thomas C. and Courtney A.	33-00-08398-00-2	\$117,980.92
102	2019-01989	Pottstown	Wright, Moshe D., et al.	57-00-01016-60-1	\$281,944.23
103	2019-02653	Upper Providence	Henshaw, Joseph S. and Barbara A.	16-00-02648-00-9	\$75,073.02
104	2019-03187	Horsham	Deleone, Theodore M.	61-00-01010-22-5	\$73,613.01
105	2019-04584	Cheltenham	Morris, Rena Alice	36-00-02602-02-6	\$346,276.83
106	2019-05043	Upper Providence	Henshaw, Jsoeph S. and Barbara A. and The United State of America	31-00-27688-00-1	\$45,078.70
107	2019-05303	Upper Providence	Burns, Timothy D. and Claire E.	61-00-01010-22-5	\$238,839.03
108	2019-05614	Lower Merion	Rosen, Craig B. and Deborah M. and The United States of America	61-00-03370-05-5	\$331,758.20 plus interest and costs through the date of Sale
109	2019-05776	Pottstown	Edith L. Johns, Deceased, Unknown Heirs	40-00-55449-05-9	\$97,491.06
110	2019-07257	Montgomery	House, Albert and USA	16-00-30436-00-4	\$61,495.21
111	2019-07421	Horsham	Garon, Daniel W.	46-00-03175-00-1	\$289,208.72
112	2019-07825	Abingt	Bradley, Ciente	36-00-06604-00-2	\$186,006.54
113	2019-08565	Lansdale	Thompson, Catherine M.	30-00-54620-00-7	\$215,350.17
114	2019-12387	Abington	Liles, Herbert	11-00-02416-00-3	\$142,202.56
115	2019-12772	Abington	Luber, Justin K. and Danielle	30-00-57008-00-4	\$245,554.36
				30-00-21508-00-8	\$193,930.52

Sale No.	WritNumber	Locality	Name	ParcelNumber	Debt
116	2019-16053	Pottstown	Marion B. Ricketts a/k/a Marion B. Cristelli	16-00-04600-00-1	\$148,860.17
117	2019-16165	Lower Merion	Minissale, Anthony A. and USA	40-00-29184-00-8	\$437,532.03
118	2019-16180	Lower Salford	Coughlin Jr., Thomas M.	50-00-02956-00-9	\$239,884.94
119	2019-16329	Collegeville	Boccuto, Thomas W. and Jennifer A. McFarland	04-00-00809-10-5	\$268,336.32 plus interest to Sale date
120	2019-16538	Lower Moreland	Wilde-Wurtzbacher, Jacqueline M. and Gary J. Wurtzbacher	41-00-03946-00-9	\$7,759.10
121	2019-16747	New Hanover	Forsyth, Bruce Leonard	47-00-07832-40-1	\$275,161.70
122	2019-17217	Upper Dublin	Dimitri, Arthur J. and Ellen M.	54-00-00127-02-6	\$12,483.70
123	2019-17693	Horsham	Schuenemann, Paul	36-00-11089-00-8	\$243,544.45
124	2019-17778	Whitemarsh	Freedenberg, Helen K.	65-00-00185-08-3	\$251,577.33
125	2019-17870	West Norriton	Aurimedia, Diane L. and Ferruccio J., et al.	63-00-05519-39-4	\$282,713.65
126	2019-18234	East Norriton	Peciario, Michael D. and Beth A.	33-00-08677-00-2	\$112,177.65
127	2019-18309	Upper Dublin	Burnetta Jr., Thomas E.	54-00-02380-10-4	\$67,203.46
128	2019-18434	Upper Merion	Kolea Jr., John and Stephanie	58-00-18969-31-3	\$359,761.70
129	2019-18677	Upper Moreland	Mims, Nicholas	59-00-01585-00-3	\$119,651.97 plus interest to Sale date
130	2019-18828	Lower Gwynedd	Wagner Jr., Jerry H. and Ann E.	39-00-00728-34-9	\$175,188.38
131	2019-19461	Cheltenham	Lyndsay M. Morgan a/k/a Lyndsey M. Morgan, in Her Capacity as Executor	31-00-30106-21-1	\$209,539.88
132	2019-19528	Royersford	Pukowsky, Alison	19-00-00584-00-9	\$282,489.41
133	2019-20336	Hatfield	Boyle, John F.	35-00-02284-00-3	\$374,010.41
134	2019-20525	Montgomery	Stellato, Jennifer F.	46-00-00941-14-7	\$321,860.82
135	2019-20675	Upper Merion	Nason, Theodore and Giang Pham	58-00-04870-06-7	\$350,976.66
136	2019-20698	West Norriton	Obermiller, Joseph	63-00-00881-19-9	\$70,074.29
137	2019-20780	Upper Providence	Rankin, Maria A.	61-00-00723-00-1	\$549,503.89
138	2019-21475	Upper Providence	Beatty, Kenneth and Loretta	61-00-01660-16-9	\$207,185.44
139	2019-21552	West Norriton	Hinds-Toussaint, Paula	63-00-06613-26-3	\$279,241.28
140	2019-21628	Pottstown	Galamba, Matthew J.	16-00-29116-00-1	\$106,977.61
141	2019-22335	Upper Moreland	Brankovic., John, Heir of Teresa Brankovic, Deceased, et al.	59-00-11230-00-6	\$218,413.39
142	2019-22899	Montgomery	Wang, Hui and Robert Benz	46-00-03151-05-2	\$329,048.10
143	2019-23931	Abington	Winters, Francis T. and Katie A.	30-00-58316-00-1	\$500,441.56
144	2019-24184	Abington	MacElwee, Richard	30-00-19304-00-7	\$221,001.32
145	2019-24473	Narberth	Rice, Thomas G.	12-00-01174-00-2	\$410,880.19
146	2019-24517	Whitemarsh	Reinhart, Barry and Lizanne and USA Gomsj, Robin, Believed Heir and/or Administrator	65-00-01336-22-8	\$414,084.67
147	2019-25526	Lower Merion	Administrator	40-00-12600-00-5	\$336,913.17
148	2019-25828	Souderton	Elsner, Erik and Amy	21-00-03184-00-8	\$359,238.33
149	2019-26174	Hatboro	Conard, Thomas	08-00-03028-00-6	\$197,913.88
150	2019-27158	Lower Pottsgrove	Bonewitz, William E. and Patricia C.	42-00-0017-16-6	\$208,785.42
151	2019-27320	Norristown	Halpin, Charles A.J., Esq., Personal Rep Lucas, Leroy S., Henry Maurice Lowery and Crystal Lowery	13-00-36892-00-4 30-00-01976-00-1 30-00-01980-00-6	\$123,156.83 \$269,837.18
152	2019-28460	Abington	Crystal Lowery	30-00-01980-00-6	\$269,837.18
153	2020-00896	Springfield	Watson, Roy C., as Administrator	52-00-03985-00-4 36-00-037818-00-8	\$208,271.98 \$965,140.62
154	2020-02659	Horsham	Weisbaum, Adam	(Premises "A") 36-00-03835-00-8 (Premises "B")	plus legal interest in the amount of \$125,337.04 for a subtotal of \$1,090,477.66
155	2020-02775	Lansdale	Islam, Ashraful and Dilruba	11-00-09548-00-8 (Premises "A") 46-00-00811-00-7 (Premises "B")	\$188,518.21 plus legal interest in the amount of \$16,763.56 for a subtotal of \$205,281.57
156	2020-03656	North Wales	Tri State Fund 02131983 LLC, Darrell Dorsey and Stephanie Lee	14-00-00584-00-5	\$144,729.42 plus legal interest of \$20,795.43 for a subtotal of \$165,524.85
157	2020-03790	Abington	Mueller, Kent L. and Alison M.	30-00-25804-00-5	\$276,743.55
158	2020-05194	Cheltenham	Aycox, Stefanie	31-00-01441-00-4	\$406,734.79
159	2020-05589	Hatfield	Heron, Melissa and Andrew C.	35-00-09769-00-6	\$270,531.74
160	2020-06680	Upper Merion	Risen, Jonathan G.	58-00-07015-00-1	\$173,503.48
161	2020-11688	Pottstown	Datesman, Dwayne	16-00-03004-00-4	\$78,228.83
162	2020-14279	Lower Pottsgrove	Cardamone III, Victor J.	42-00-04883-70-9	\$246,162.78 plus interest to Sale date
163	2020-14689	Jenkintown	Owens, David and Vanessa	10-00-04520-00-6	\$587,831.38 plus interest to Sale date
164	2020-14959	Pottstown	Bechtel, Stephanie and Bradley A.	16-00-23476-00-7	\$97,309.46
165	2020-15720	Lower Pottsgrove	Petty, Robert A.	42-00-04906-00-2 Tax Map No. 42019-068	\$104,606.61 plus interest
166	2020-18066	Lower Merion	Paramount Property Solutions, LLC	40-00-41680-00-4	\$750,206.31
167	2020-18130	Horsham	Bleiler, Russel and Sharon	36-00-06163-05-6	\$928,931.03

Sale No.	WritNumber	Locality	Name	ParcelNumber	Debt
168	2020-18926	Abington	Anita Y. Friday and Jerome W. Dean, Co-Executors	30-00-19244-00-4	\$205,163.08 plus interest to Sale Date
169	2020-18959	Cheltenham	Cronin, Catherine E. and Paul E.	31-00-26463-00-2	\$188,902.69
170	2020-18977	Whitpain	Dynda, Michael W.	66-00-06298-00-8	\$380,132.07
171	2020-19197	Douglass	Fosnocht, Peggy S.	32-00-07852-00-9	\$164,274.57
172	2020-20564	Pennsburg	Fischer, Susan and Bruce P.	15-00-00142-00-5	\$118,795.13
173	2021-00928	West Norriton	Gordon, Elizabeth W.	63-00-05671-00-8	\$173,852.78
174	2021-00929	Franconia	Harris, Kathleen M.	34-00-02024-57-9	\$32,533.58