

## SHERIFF SALE SUPPLEMENT

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

### December 1, 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 falls on a federal holiday, the payment deadline shall be the close of business the first 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. You will also be banned from participating in future auctions.** 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, to process your deed, along with two completed and signed Pennsylvania Realty Transfer Tax Statement of Value forms, with original signatures on both. The deed cannot be emailed to you. Our office must receive a self-addressed standard business envelope with approximately .75 postage, to mail one 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](http://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](http://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](http://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.**

Updated 7-1-2021

Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber
1	2013-01849	Pottstown	Reichert, Stephen J. and Deborah A.	\$2,714.33	16-00-29244-00-8
2	2013-01952	Pottstown	Christie, Joseph B. and Kathleen M.	\$9,067.25	16-00-29380-00-7
3	2013-05620	Upper Merion	Alexaki, Scott M. and Scott	\$1,000,418.07 (plus costs)	58-00-19471-62-2

Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber
4	2013-09920	Jenkintown	White, Joseph and Jennifer	\$232,164.25	10-00-00832-00-4
5	2013-21502	Whitemarsh	Natalie Cupo, Executrix of the Estate of Eric Kenworthy	\$562,021.20	65-00-11476-00-6
6	2013-28484	Upper Providence	Bertino, Carolyn L. Peta Jr., Frank J. and	\$1,422,639.13 \$111,988.40	61-00-03370-07-3
7	2013-35851	Lower Merion	Anna Marie Leader, Gary Stephen; Sandra A.; and	plus interest and costs	40-00-33872-00-9
8	2014-11568	Upper Pottsgrove	United States of America	\$24,504.31	60-00-02836-00-2
9	2014-21128	Pottstown	Faison, Erica L.	\$10,417.06	16-00-01408-00-7
10	2014-27788	West Pottsgrove	Brant, Shannell	\$138,665.86	64-00-01069-00-1
11	2015-09609	Upper Moreland	Kerr, John Chung, Julia I. and	\$307,256.21	59-00-00485-14-9
12	2015-12866	Lower Providence	Joshua I.	\$189,193.43	43-00-00954-09-2
13	2015-20205	Lower Merion	Baker, Donnamarie Kovolski, William B. and	\$114,818.87	40-00-24780-00-2
14	2015-23571	Lower Merion	Kathleen C. Oliver, Rena; Timothy and;	\$571,832.07	40-00-09460-00-4
15	2015-24845	Hatboro	Renaissance Trust of Hatboro Knause, Tabitha L. and	\$692,028.27	08-00-05719-00-6
16	2015-25451	New Hanover	Scott A. Thomas	\$299,660.05	47-00-04972-00-3
17	2015-30745	Lower Merion	Blay-Miezah, Jeannine	\$239,153.35	40-00-10472-00-9
18	2016-00798	Cheltenham	Ackridge, Vernon D.	\$95,559.60	31-00-13825-00-4
19	2016-04774	Pottstown	Ludy, Karen L.	\$3,597.01	16-00-11748-00-8 31-00-05488-00-7 (A); 31-00-05491-00-4 (B)
20	2016-04840	Cheltenham	613 Sonada Associates, LLC	\$576,462.70	
21	2016-04960	Abington	Lee, Tommie Maree Carey	\$294,014.61	30-00-14184-00-6
22	2016-09921	Pottstown	Ray, Donna	\$3,168.47	16-00-30028-00-7
23	2016-12708	Pottstown	Ludy, Karen L. Randel, William H. and	\$7,880.43	16-00-11808-00-2
24	2016-13608	Horsham	Linda M. Hell Eric Jackson and	\$264,623.74	36-00-04642-00-2
25	2016-27514	Lower Merion	Michele Jackson Organtini, Christopher A. and	\$432,257.26	40-00-04916-00-3
26	2017-01630	Norristown	Dawn M.	\$86,413.19	13-00-21644-00-6
27	2017-02042	Cheltenham	Davis Jr., James R.	\$590,848.11	31-00-23074-00-7
28	2017-09457	Upper Pottsgrove	Hess, Melissa D. Humphreys, Richard L.; Richard B.;	\$2,170.77	60-00-01231-00-5
29	2017-14831	Hatboro	Christine V., et al. Watson, Shawn D. and	\$300,126.93	08-00-05467-00-6
30	2017-15792	Lower Pottsgrove	United States of America Wezel, Steven J. and	\$9,507.53	42-00-02521-00-2
31	2017-16525	Lower Pottsgrove	Mary Beth	\$2,342.76	42-00-01254-21-3
32	2017-16755	Cheltenham	Miller, Yvonne O.	\$17,809.41 \$10,512.35 (\$14,512.35	31-00-05686-00-7
33	2017-19310	Upper Moreland	Gwin, Carolyn Sims, Duane M., Executor (Est. Armita B. Sims)	less \$4,000.00 credit)	59-00-19898-14-9
34	2017-19678	Cheltenham		\$19,165.21	31-00-08482-00-1
35	2017-21585	Upper Moreland	O'Donnell, Joseph	\$94,047.76	59-00-09886-00-9
36	2017-28513	Norristown	Lawson, Lance and Yvonne S. Norris, Leon and	\$224,472.24	13-00-06416-00-6
37	2018-02125	Norristown	Loretta	\$285,733.17	13-00-29184-03-5
38	2018-06621	Bridgeport	Williams, David C. Quarles, James F. and	\$240,360.81	02-00-03224-08-6
39	2018-07703	Worcester	Michelle R.	\$325,216.97	67-00-02133-00-5
40	2018-07717	Norristown	Estate of Patricia Rogers	\$56,974.40	13-00-35560-00-4
41	2018-07902	Abington	Nguyen, Lisa White, Nancy Marie and	\$150,209.25	30-00-35728-00-8
42	2018-07947	Upper Pottsgrove	Derrick Andrew White, Sr.	\$412,179.00	60-00-02039-11-5
43	2018-08721	Whitpain	Kenworthy-Ward, Kelley, Executrix Blue, Raymond and	\$377,947.39	66-00-00763-00-8
44	2018-08801	Cheltenham	Veronica I.	\$462,979.03	31-00-22401-00-5
45	2018-13286	Upper Dublin	Fulton Jr., Robert J.	\$233,469.00 \$236,611.00	54-00-12445-00-2
46	2018-14017	Hatfield	Perry, Kathleen and Melissa Sirianni Whitney, Barry D. and	plus interest and attorney's fees	35-00-02662-00-3
47	2018-14288	Abington	Kim	\$135,284.17	30-00-15552-00-6
48	2018-14442	Pottstown	Clifford, Gary P. Snowden Jr., Calvin R. and	\$3,424.31	16-00-30208-00-7
49	2018-16196	Springfield	Mei Ling Dan	\$275,435.13	52-00-02461-00-7

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50	2018-18118	Abington	Eckert, Edward G. and Shana M.	\$291,112.50	30-00-21768-00-9
51	2018-18315	Lower Merion	Abramson, Gilbert; Ilene J.; and United States of America	\$702,501.46	40-00-64004-00-9
52	2018-19090	Trappe	Mann, Matthew S. and Melissa A. Laverty	\$244,626.03 \$599,797.27 plus interest to	23-00-00425-39-8
53	2018-20454	Lower Frederick	Raftogianis, Michael J. Murray, Michael; Mary T. Carbone; and	Sale date	38-00-02472-01-9
54	2018-21655	Salford	United States of America	\$153,267.00	44-00-00636-30-1
55	2018-22163	Plymouth	Nordberg, Nicole M. Sandler, David and	\$128,901.29	49-00-07300-00-4
56	2018-22347	Cheltenham	Karen J.	\$95,902.97	31-00-19330-00-7
57	2018-27628	Norristown	Long, Robert R. and Jane T. Vogel	\$31,147.01	13-00-10964-00-3
58	2019-00174	Cheltenham	Miller, Calvin and Annette	\$405,977.09	31-00-21991-00-1
59	2019-00619	Upper Moreland	Milks, Thomas J. and Corinne Ann	\$111,730.37	59-00-19898-95-9
60	2019-01326	Upper Hanover	Hazzard III, Thomas C. and Courtney A.	\$281,944.23	57-00-01016-60-1
61	2019-01989	Pottstown	Wright, Moshe D., et al. Henshaw, Joseph S.; Barbara A.; and	\$75,073.02	16-00-02648-00-9
62	2019-05043	Upper Providence	United States of America	\$238,839.03 \$331,758.20, plus interest and costs	61-00-01010-22-5
63	2019-05303	Upper Providence	Burns, Timothy D. and Claire E.	through the date of sale	61-00-03370-05-5
64	2019-07764	West Norriton	Marsh, Christopher J.	\$7,631.13	63-00-00881-26-2
65	2019-12387	Abington	Liles, Herbert	\$245,554.36	30-00-57008-00-4
66	2019-14408	Cheltenham	Jones, Marlo	\$7,950.58	31-00-29434-00-1
67	2019-16329	Collegeville	Boccutto, Thomas W. and Jennifer A. McFarland	\$268,336.32 plus interest to sale date	04-00-00809-10-5
68	2019-16747	New Hanover	Forsyth, Bruce Leonard	\$275,161.70	47-00-07832-40-1
69	2019-17217	Upper Dublin	Dimitri, Arthur J. and Ellen M.	\$12,483.70	54-00-00127-02-6
70	2019-17778	Whitemarsh	Freedenberg, Helen K.	\$251,577.33	65-00-00185-08-3
71	2019-17978	Perkiomen	Penn Wood Partners Wyatt, Danny and	\$8,443.80	23-00-01057-00-9
72	2019-18088	Pottstown	Chrystale	\$387,042.60	16-00-15856-38-1
73	2019-18309	Upper Dublin	Burnetta Jr., Thomas E. Kolea Jr., John and	\$67,203.46	54-00-02380-10-4
74	2019-18434	Upper Merion	Stephanie	\$359,761.70	58-00-18969-31-3
75	2019-18737	Lower Frederick	Heitz, Howard Lyndsay M. Morgan a/k/a Lyndsey M. Morgan,	\$8,024.89	38-00-01282-00-3
76	2019-19461	Cheltenham	in Her Capacity as Executor	\$209,539.88	31-00-30106-21-1
77	2019-19528	Royersford	Pukowsky, Alison	\$282,489.41	19-00-00584-00-9
78	2019-20002	Norristown	Davis, Roslyn	\$204,644.28	13-00-27636-00-8
79	2019-20336	Hatfield	Boyle, John F.	\$374,010.41	35-00-02284-00-3
80	2019-20525	Montgomery	Stellato, Jennifer F.	\$321,860.82	46-00-00941-14-7
81	2019-20698	West Norriton	Obermiller, Joseph	\$70,074.29	63-00-00881-19-9
82	2019-20780	Upper Providence	Rankin, Maria A.	\$549,503.89	61-00-00723-00-1
83	2019-21083	Pottstown	Savage, Janie M. Beatty, Kenneth and	\$107,112.51	16-00-09028-00-1
84	2019-21475	Upper Providence	Loretta	\$207,185.44	61-00-01660-16-9
85	2019-21552	West Norriton	Hinds-Toussaint, Paula Mauger, Lawrence and	\$279,241.28	63-00-06613-26-3
86	2019-21591	Pottstown	Patty	\$15,594.39	16-00-05288-00-6
87	2019-21628	Pottstown	Galamba, Matthew J. Berntson, Angela T. and	\$106,977.61	16-00-29116-00-1
88	2019-22314	Abington	Timothy J. Garlick Wang, Hui and	\$190,500.14	30-00-66556-00-5
89	2019-22899	Montgomery	Robert Benz Graves Jr., Joseph C. and	\$329,048.10	46-00-03151-05-2
90	2019-23254	Plymouth	Jacqueline N.	\$159,937.92	49-00-04108-64-9
91	2019-23406	Abington	Estate of Joseph A. Gaskin	\$188,858.58	30-00-66776-00-1
92	2019-23809	Cheltenham	Johnson, Diane C. Rudolph, Isaac L. and	\$7,967.04	31-00-24598-00-4
93	2019-23833	Souderton	Jessica L.	\$230,255.99	21-00-06856-00-8
94	2019-24473	Narberth	Rice, Thomas G.	\$410,880.19	12-00-01174-00-2
95	2019-25158	Cheltenham	Johnson, Eric	\$7,793.86	31-00-04444-00-7
96	2019-25298	Upper Pottsgrove	Davidheiser, Thomas	\$194,699.28	60-00-02335-00-8

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97	2019-26174	Hatboro	Conard, Thomas	\$197,913.88	08-00-03028-00-6
98	2019-27320	Norristown	Halpin, Charles A.J., Esq., Personal Rep	\$123,156.83	13-00-36892-00-4
99	2019-27625	Worcester	Kelly III, James A. and Rebecca Kelly	\$331,494.29, plus interest at the default rate, fees and costs from February 6, 2019	67-00-00616-32-8
100	2020-00509	Abington	Klein, Karl H.	\$172,334.00	30-00-50904-00-6
101	2020-00964	Norristown	Sloan, Mary and James D. Bateman, Kathleen J. and	\$96,822.01	13-00-33408-00-5
102	2020-01353	East Norriton	John G. (dec'd)	\$242,416.33 \$965,140.62 plus legal interest in the amount of \$125,337.04 for a subtotal of	33-00-09721-00-2 36-00-037818-00-8 (Premises "A"); 36-00-03835-00-8 (Premises "B")
103	2020-02659	Horsham	Weisbaum, Adam	\$1,090,477.66 \$188,518.21 plus legal interest in the amount of	11-00-09548-00-8 (Premises "A"); and 46-00-00811-00-7 (Premises "B")
104	2020-02775	Lansdale	Islam, Ashraful and Dilruba	\$16,763.56 for a subtotal of \$205,281.57	20-00-00059-03-8
105	2020-03630	Schwenksville	Klotz, Lisa M. Nicole Levy, in her capacity, et al.	\$35,741.51	59-00-19898-53-6
106	2020-05167	Upper Moreland	Aycox, Stefanie	\$406,734.79	31-00-01441-00-4
107	2020-05194	Cheltenham		\$841,981.02, plus interest from 5/5/20 at \$124.33 per diem rate	43-00-14336-07-5
108	2020-06181	Lower Providence	Sheridan, Samuel A. and Christina N. Coccio, Damian,	\$187,707.86	49-00-02827-00-4
109	2020-06329	Plymouth	Heir of Helen Coccio, deceased Owens, David and	\$587,831.38	10-00-04520-00-6
110	2020-14689	Jenkintown	Vanessa House to Home Strategies, LLC and	plus interest to Sale date	
111	2020-15343	Lower Providence	Trevor Krill Guarantor Anita Y. Friday and	\$945,957.20 \$205,163.08, plus interest to Sale Date	43-00-11698-00-4 30-00-19244-00-4
112	2020-18926	Abington	Jerome W. Dean, Co-Executors		32-00-07852-00-9
113	2020-19197	Douglass	Fosnocht, Peggy S. Eberle, Timothy and	\$164,274.57	
114	2020-20729	Royersford	Tamara	\$153,822.98	19-00-03528-00-8
115	2020-20747	Cheltenham	Clea, Frederick L. Batchelder, Linda S. and	\$259,069.45	31-00-12415-00-1
116	2020-21449	West Norriton	Ralph T., Jr.	\$233,046.15	63-00-04951-00-8
117	2021-00979	Bridgeport	TVC Funding IV, LLC	\$194,487.51	02-00-03072-00-4
118	2021-01689	Bridgeport	Kern, Danielle K. Jean K. Forte Trust, Deceased	\$125,297.50	02-00-01576-00-6 39-00-02197-00-5
119	2021-02156	Lower Gwynedd	Mitchell, Richard, Guardian of the Estate of Doris Joyce	\$267,415.66	
120	2021-02667	Pottstown		\$105,361.09	16-00-28636-99-4
121	2021-04276	Lower Salford	Hufnagle, Patricia A.	\$223,425.01	50-00-02559-18-1
122	2021-04917	Pottstown	Estate of Kevin J. Young, et al.	\$141,415.03 \$406,910.08 plus interest at the default rate, fees and costs from March 30, 2021	16-00-25924-00-7 63-00-01108-42-7
123	2021-05057	West Norriton	Comber, Joseph M.; Diana C, Ryan C., et al.	\$248,573.39, together with interest at the rate of 4.00% per annum (\$23.54 per diem) and late charges from April 23, 2021 forward, attorneys' fees, and collection costs	34-00-03760-00-4
124	2021-06598	Franconia	Acoustics Plus, Inc.	\$156,352.15 plus interest at the default rate, fees and costs from May 19, 2021	08-00-06281-40-7
125	2021-07289	Hatboro	Pakman, Kenneth a/k/a Kenneth S. Pakman		