

SHERIFF SALE SUPPLEMENT

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

**January 26, 2022
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
- 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.

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

Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber
4	2013-06601	Cheltenham Township	Betesh, Marvin (Dec'd), Helen Jeri Betesh and United States of America	\$15,708.94	31-00-2428-00-7
5	2013-09920	Jenkintown Borough	White, Joseph and Jennifer	\$232,164.25	10-00-00832-00-4
6	2013-21502	Whitemarsh Township	Cupo, Natalie, Executrix of the Estate of Eric Kenworthy	\$562,021.20	65-00-11476-00-6
7	2013-28484	Upper Providence Township	Bertino, Carolyn L.	\$1,422,639.13	61-00-03370-07-3
8	2013-35851	Lower Merion Township	Peta Jr., Frank J. and Anna Marie	\$111,988.40 (plus interest and costs)	40-00-33872-00-9
9	2014-11568	Upper Pottsgrove Township	Leader, Gary Stephen, Sandra A. and United States of America	\$24,504.31	60-00-02836-00-2
10	2014-18473	Pottstown Borough	Laws Sr., Daniel, Executor of the Estate of Frances Marie Laws (Dec'd)	\$12,389.55	16-00-19016-00-3
11	2014-21128	Pottstown Borough	Faison, Erica L.	\$10,417.06	16-00-01408-00-7
12	2014-24970	Upper Providence Township	Fazio, Robert Bruce and Upper Indian Head Road Development, LLC, Real Owner	\$1,117,858.66 (plus interest to Sale date)	61-00-02653-01-3
13	2014-27788	West Pottsgrove Township	Brant, Shannell	\$138,665.86	64-00-01069-00-1
14	2015-09106	Cheltenham Township	Ricci, Emil T. and Barbara	\$8,879.05	31-00-15787-00-4
15	2015-09360	Cheltenham Township	Harris Jr., Alexander and Cathedral from Heaven Cogic, Real Owner	\$1,767.38	31-00-09499-00-1
16	2015-09609	Upper Moreland Township	Kerr, John	\$307,256.21	59-00-00485-14-9
17	2015-12866	Lower Providence Township	Chung, Julie I. and Joshua I.	\$189,193.43	43-00-00954-09-2
18	2015-20205	Lower Merion Township	Baker, Donnamarie	\$114,818.87	40-00-24780-00-2
19	2015-23571	Lower Merion Township	Kovolski, William B. and Kathleen C.	\$571,832.07	40-00-09460-00-4
20	2015-24845	Hatboro Borough	Oliver, Rena; Timothy Brian; and Renaissance Trust of Hatboro	\$692,028.27	08-00-05719-00-6
21	2016-00798	Cheltenham Township	Ackridge, Vernon D.	\$95,559.60	31-00-13825-00-4
22	2016-04774	Pottstown Borough	Ludy, Karen L.	\$3,597.01	16-00-11748-00-8
23	2016-04840	Cheltenham Township	613 Sonada Associates, LLC	\$572,462.70	31-00-05488-00-7(A) 31-00-05491-00-4(B)
24	2016-04960	Abington Township	Lee, Tommie Maree Carey	\$294,014.61	30-00-14184-00-6
25	2016-05689	Norristown Borough	Lindsey, Marilyn B. and Curtis Charles	\$91,630.04	13-00-11640-00-2
26	2016-07460	Pottstown Borough	Lloyd, Jemal	\$7,709.96	16-00-25244-00-3
27	2016-09921	Pottstown Borough	Ray, Donna	\$3,168.47	16-00-30028-00-7
28	2016-12708	Pottstown Borough	Ludy, Karen L.	\$7,880.43	16-00-11808-00-2
29	2016-13608	Horsham Township	Randel, William H. and Linda M. Hell, a/k/a Linda Hell, a/k/a Linda M. Showaker, a/k/a Linda Showaker	\$264,623.74	36-00-04642-00-2
30	2016-14191	Lower Merion Township	Didio, James and Marla J. Green	\$2,023,853.32	40-00-37892-00-3
31	2016-26197	Abington Township	Millar, Kimberly Spaid and Shirley Millar (Dec'd)	\$3,044.03	30-00-47544-00-9
32	2016-27132	Hatfield Township	Hong, Myung Shin and Jay Y. Yum	\$405,565.37	35-00-02890-23-8
33	2016-27514	Lower Merion Township	Jackson, Eric and Michele Jackson	\$432,257.26	40-00-04916-00-3
34	2016-29569	Abington Township	Discavage, George W. and Jean Ann	\$1,962.24	30-00-52808-00-1
35	2017-01630	Norristown Borough	Organtini, Christopher A. and Dawn M.	\$86,413.19	13-00-21644-00-6
36	2017-02042	Cheltenham Township	Davis Jr., James R., as Sole Owner	\$590,848.11	31-00-23074-00-7
37	2017-05789	North Wales Borough	Abbagnaro, David J. and Michele	\$267,352.74	14-00-00468-00-4
38	2017-09457	Upper Pottsgrove Township	Hess, Melissa D.	\$2,170.77	60-00-01231-00-5
39	2017-09517	Upper Moreland Township	Hurley, Megan A.; Kathleen Marco; and Steven G. Hurley	\$346,657.77	59-00-11749-00-9

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40	2017-14831	Hatboro Borough	Humphreys, Richard L.; Richard B.; Christine V., et al.	\$300,126.93	08-00-05467-00-6
41	2017-15303	Lower Merion Township	Pollitt, Anthony	\$204,571.67	40-00-47948-00-9
42	2017-15792	Lower Pottsgrove Township	Watson, Shawn D. and United States of America	\$9,507.53	42-00-02521-00-2
43	2017-16525	Lower Pottsgrove Township	Wezel, Steven J. and Mary Beth	\$2,342.76	42-00-01254-21-3
44	2017-16755	Cheltenham Township	Miller, Yvonne O.	\$17,809.41	31-00-05686-00-7
45	2017-19170	Lower Merion Township	Heyward, Isiah and Roslyn	\$33,793.97 (\$53,527.21- \$19,733.24 (credit)	40-00-11150-62-7
46	2017-19310	Upper Moreland Township	Gwin, Carolyn and Barbara W. (Dec'd)	\$10,512.35 (\$14,512.35 less \$4,000.00 credit)	59-00-19898-14-9
47	2017-19678	Cheltenham Township	Sims, Duane M., Executor of the Estate of Armita B. Sims	\$19,165.21	31-00-08482-00-1
48	2017-21585	Upper Moreland Township	O'Donnell, Joseph	\$94,047.76	59-00-09886-00-9
49	2017-26296	Lower Gwynedd Township	Montague, Scott D. (Mortgagor) and Twyla Morgan-Montague (Property Owner)	\$295,870.26	39-00-00545-00-2
50	2017-27118	Abington Township	Sion, Frances S.; Robert J.; and United States of America, et al.	\$322,165.46	30-00-57140-00-7
51	2017-28513	Norristown Borough	Lawson, Lance and Yvonne S.	\$224,472.24	13-00-06416-00-6
52	2018-00992	Lower Pottsgrove Township	White, Alex L.	\$2,208.43	42-00-05119-52-7
53	2018-02125	Norristown Borough	Norris, Leon and Loretta	\$285,733.17	13-00-29184-03-5
54	2018-03527	Upper Hanover Township	Beale, Howard	\$102,134.26	57-00-03700-00-5
55	2018-06621	Bridgeport Borough	Williams, David C.	\$240,360.81	02-00-03224-08-6
56	2018-07270	Abington Township	Chandler, Eric L. and Cynthia Y.	\$372,995.31	30-00-06472-00-5
57	2018-07703	Worcester Township	Quarles, James F. and Michelle R.	\$325,216.97	67-00-02133-00-5
58	2018-07902	Abington Township	Nguyen, Lisa	\$150,209.25	30-00-35728-00-8
59	2018-08721	Whitpain Township	Kenworthy-Ward, Kelley, Executrix of the Estate of Jane M. Kenworthy, et al.	\$377,947.39	66-00-00763-00-8
60	2018-08801	Cheltenham Township	Blue, Raymond and Veronica I.	\$462,979.03	31-00-22401-00-5
61	2018-13286	Upper Dublin Township	Fulton Jr., Robert J., a/k/a Robert J. Filton, Jr.	\$233,469.00	54-00-12445-00-2
62	2018-14017	Hatfield Township	Perry, Kathleen and Melissa Sirianni	\$236,611.00 (plus interest and attorney's fees)	35-00-02662-00-3
63	2018-14118	Lower Pottsgrove Township	Glaeser, Elizabeth	\$1,868.38	42-00-01253-39-7
64	2018-14288	Abington Township	Whitney, Barry D., a/k/a B. D. Whitney, a/k/a Barry Whitney, et al.	\$135,284.17	30-00-15552-00-6
65	2018-15559	Horsham Township	Rivelli, Nicholas	\$173,239.81	36-00-11669-68-8
66	2018-16196	Springfield Township	Snowden, Calvin R., a/k/a Calvin R. Snowden, Jr.; and Mei Ling Dan	\$275,435.13	52-00-02461-00-7
67	2018-16642	Cheltenham Township	Newton, Gene R. and Maeonia D.	\$9,931.64	31-00-07147-00-4
68	2018-17288	Pottstown Borough	Mock, Carolyn L.	\$6,226.51	16-00-11980-10-9
69	2018-18118	Abington Township	Eckert, Edward G. and Shana M., as Tenants by the Entirety	\$291,112.50	30-00-21768-00-9
70	2018-19090	Trappe Borough	Mann, Matthew S. and Melissa A. Lavery	\$244,626.03	23-00-00425-39-8
71	2018-20410	Lower Gwynedd Township	Carfi, Joseph and Kelly Malloy	\$213,190.67	39-00-03061-00-5
72	2018-21655	Salford Township	Murray, Michael, a/k/a Michael Murray, III; Mary T. Carbone, et al.	\$153,267.00	44-00-00636-30-1
73	2018-22163	Plymouth Township	Nordberg, Nicole M., a/k/a Nicole Nordberg	\$128,901.29	49-00-07300-00-4

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	74	2018-22347	Cheltenham Township	Sandler, David and Karen J.	\$95,902.97	31-00-19330-00-7	
	75	2018-22526	Pottstown Borough	O'Connor, Timothy J. and Barbara G.	\$3,916.29	16-00-18364-00-7	
	76	2018-22528	Pottstown Borough	O'Connor, Timothy J. and Barbara G.	\$3,441.82	16-00-15864-00-5	
	77	2018-27628	Norristown Borough	Long, Robert R. and Jane T. Vogel	\$31,147.01	13-00-10964-00-3	
	78	2019-00174	Cheltenham Township	Miller, Calvin and Annette Miller	\$405,977.09	31-00-21991-00-1	
	79	2019-00619	Upper Moreland Township	Milks, Thomas J. and Corinne Ann	\$111,730.37	59-00-19898-95-9	
	80	2019-01326	Upper Hanover Township	Hazzard III, Thomas C. and Courtney A.	\$281,944.23	57-00-01016-60-1	
	81	2019-01989	Pottstown Borough	Wright, Moshe D., Executor of the Estate of Joseph L. Carroll, et al.	\$75,073.02	16-00-02648-00-9	
	82	2019-04825	Cheltenham Township	East Coast Investors, LLC (Mortgagor) and AnnaBella W. Wood (Property Owner)	\$294,645.58	31-00-04075-00-7	
	83	2019-06411	Cheltenham Township	Rudakewych, Lee and Oksana M. Korzeniowski (Dec'd)	\$364,605.36	31-00-27382-00-1	
	84	2019-07045	Whitemarsh Township	Martin, Tracey E., a/k/a Tracey Martin	\$195,567.92	65-00-09976-25-5	
	85	2019-07764	West Norriton Township	Marsh, Christopher J.	\$7,631.13	63-00-00881-26-2	
	86	2019-12387	Abington Township	Liles, Herbert	\$245,554.36	30-00-57008-00-4	
	87	2019-14393	Norristown Borough	Perry, Stacey M.	\$172,385.34	13-00-09284-00-9	
	88	2019-14408	Cheltenham Township	Jones, Marla	\$7,950.58	31-00-29434-00-1	
	89	2019-14436	East Norriton Township	Smith, Thomas	\$235,041.54	33-00-03862-00-2	
	90	2019-14592	Pottstown Borough	Deegan, Gregory P.	\$5,135.24	16-00-29124-00-2	
	91	2019-15521	Pottstown Borough	Bergey Jr., James F.	\$4,153.19	16-00-07620-00-5	
	92	2019-16437	Souderton Borough	Trout, Patricia A. and James R. (Dec'd)	\$2,503.62	21-00-06732-00-6	
	93	2019-16747	New Hanover Township	Forsyth, Bruce Leonard	\$275,161.70	47-00-07832-40-1	
	94	2019-17217	Upper Dublin Township	Dimitri, Arthur J. and Ellen M.	\$12,483.70	54-00-00127-02-6	
	95	2019-17778	Whitemarsh Township	Freedenberg, Helen K., a/k/a Helen Freedenberg	\$251,577.33	65-00-00185-08-3	
	96	2019-18088	Pottstown Borough	Wyatt, Danny, a/k/a Danny Wyatt, Jr., a/k/a Danny Ray Wyatt, Jr., et al.	\$387,042.60	16-00-15856-38-1	
	97	2019-18309	Upper Dublin Township	Burnetta Jr., Thomas E.	\$67,203.46	54-00-02380-10-4	
	98	2019-18434	Upper Merion Township	Kolea Jr., John and Stephanie	\$359,761.70	58-00-18969-31-3	
	99	2019-18737	Lower Frederick Township	Heitz, Howard	\$8,024.89	38-00-01282-00-3	
	100	2019-19351	Pottstown Borough	Wampole, Walter N. and Jean A.	\$4,736.45	16-00-23236-00-4	
	101	2019-19528	Royersford Borough	Pukowsky, Alison	\$282,489.41	19-00-00584-00-9	
	102	2019-20002	Norristown Borough	Davis, Roslyn	\$204,644.28	13-00-27636-00-8	
	103	2019-20336	Hatfield Township	Boyle, John F., a/k/a John Frederick Boyle	\$374,010.41	35-00-02284-00-3	
	104	2019-20698	West Norriton Township	Obermiller, Joseph	\$70,074.29	63-00-00881-19-9	
	105	2019-20738	Abington Township	Rector, Michael, Heir of Herbert Lee Rector, et al.	\$169,419.26	30-00-38384-00-7	
	106	2019-20780	Upper Providence Township	Rankin, Maria A.	\$549,503.89	61-00-00723-00-1	
	107	2019-21083	Pottstown Borough	Savage, Janie M.	\$107,112.51	16-00-09028-00-1	
	108	2019-21475	Upper Providence Township	Beatty, Kenneth and Loretta	\$20,185.44	61-00-01660-16-9	
	109	2019-21591	Pottstown Borough	Mauger, Lawrence, a/k/a Lawrence D.; and Patty Mauger, et al.	\$15,594.39	16-00-05288-00-6	
	110	2019-21628	Pottstown Borough	Galamba, Matthew J.	\$106,977.61	16-00-29116-00-1	
	111	2019-22314	Abington Township	Berntson, Angela T. and Timothy J. Garlick	\$190,500.14	30-00-66556-00-5	
	112	2019-23127	Upper Pottsgrove Township	Farkosh, Stephen and Carl L. (Dec'd)	\$5,711.21	60-00-02005-00-5	
	113	2019-23254	Plymouth Township	Graves Jr., Joseph C. and Jacqueline N.	\$15,937.92	49-00-04108-64-9	

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114	2019-23377	Upper Frederick Township	Koestel, Walter, and Carole Ann Koestel, a/k/a Carole Koestel, h/w	\$410,088.54	55-00-00679-00-4
115	2019-23406	Abington Township	Rines, Joseph, Administrator of the Estate of Joseph A. Gaskin	\$188,858.58	30-00-66776-00-1
116	2019-23809	Cheltenham Township	Johnson, Diane C.	\$7,967.04	31-00-24598-00-4
117	2019-23833	Souderton Borough	Rudolph, Isaac L. and Jessica L.	\$230,255.99	21-00-06856-00-8
118	2019-24473	Narberth Borough	Rice, Thomas G.	\$410,880.19	12-00-01174-00-2
119	2019-24900	New Hanover Township	Shannon Burghardt	\$246,046.92	47-00-05020-58-1
120	2019-25088	Cheltenham Township	McCall, Martin W. and Nicole D. Swayze McCall	\$14,370.06	31-00-16684-00-7
121	2019-25158	Cheltenham Township	Johnson, Eric	\$7,793.86	31-00-04444-00-7
122	2019-25298	Upper Pottsgrove Township	Davidheiser, Thomas, Heir of Evelyn Davidheiser, Dec'd	\$194,699.28	60-00-2335-00-8
123	2019-26174	Hatboro Borough	Conard, Thomas	\$197,913.88	08-00-03028-00-6
124	2019-26473	Upper Gwynedd Township	Johnson, Louella M., a/k/a Louella Johnson	\$294,329.57	56-00-08770-00-3
125	2019-27320	Norristown Borough	Halpin III, Charles A.J., PR of the Estate of Sandra L. Jacoby	\$123,156.83	13-00-36892-00-4
126	2019-28214	Norristown Borough	Delisser, Lawton and United State of America	\$260,550.82	13-00-01140-00-8
127	2019-29517	Narberth Borough	Thompson, Abbott W. and Patricia J., a/k/a Patricia J. Sheridan-Thompson, Dec'd	\$562,655.30	12-00-03856-00-2
128	2020-00509	Abington Township	Klein, Karl H.	\$172,334.00	30-00-50904-00-6
129	2020-01353	East Norriton Township	Bateman, Kathleen J. and John G. (Dec'd)	\$242,416.33	33-00-09721-00-2
130	2020-02659	Horsham Township	Weisbaum, Adam, a/k/a Adam M.	\$965,140.62 (plus legal interest in the amount of \$125,337.04 for a subtotal of \$1,090,477.66)	36-00-037818-00-8 (Premises "A") 36-00-03835-00-8 (Premises "B")
131	2020-02775	Lansdale Borough	Islam, Ashraful and Dilruba	\$188,518.21 plus legal interest in the amount of \$16,763.56 for a subtotal of \$205,2813.57	11-00-09548-00-8 (Premises "A") 46-00-00811-00-7 (Premises "B")
132	2020-03630	Schwenksville Borough	Klotz, Lisa M., a/k/a Lisa	\$104,822.37	20-00-00059-03-8
133	2020-05167	Upper Moreland Township	Levy, Nicole, Heir of Arthur Burn, Dec'd, et al.	\$35,741.51	59-00-19898-53-6
134	2020-06329	Plymouth Township	Coccio, Damian, Heir of Helen A. Coccio, et al.	\$187,707.86	49-00-02827-00-4
135	2020-14312	Upper Dublin Township	Burns, Patricia L.	\$8,100.59	54-00-07855-00-2
136	2020-14689	Jenkintown Borough	Owens, David and Vanessa	\$587,831.38 (plus interest to Sale date)	10-00-04520-00-6
137	2020-15343	Lower Providence Township	House to Home Strategies, LLC and Trevor Krill Guarantor	\$945,957.20	43-00-11698-00-4
138	2020-15748	Upper Providence Township	Revocable Trust of Gerhard G. Malguth and Patricia Leisner Clements	\$18,826.27	61-00-01662-55-4 40-00-43360-00-7; 40-00-43360-20-5
139	2020-18771	Lower Merion Township	Old Gulph Farm Developers, LLC	\$1,424,381.70	40-00-43359-50-3; 40-00-43360-10-6
140	2020-18786	Lower Merion Township	Old Gulph Farm Developers, LLC	\$1,153,338.21	40-00-43360-10-6
141	2020-19045	Upper Gwynedd Township	Walters, Sylvannya C.	\$277,409.85	56-00-04556-20-3
142	2020-19197	Douglass Township	Fosnocht, Peggy S.	\$164,274.57	32-00-07852-00-9
143	2020-20729	Royersford Borough	Eberle, Timothy and Tamara	\$153,822.98	19-00-03528-00-8
144	2020-20747	Cheltenham Township	Clea, Frederick L. and Latiya Clea, Dec'd, et al.	\$259,069.45	31-00-12415-00-1

	Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber	
	145	2020-21449	West Norriton Township	Batchelder, Linda S. and Ralph T. Batchelder, a/k/a Ralph T. Batchelder, Jr.	\$233,046.15	63-00-04951-00-8	
	146	2021-00979	Bridgeport Borough	Construction Max, LLC	\$194,487.51	02-00-03072-00-4	
	147	2021-01872	Upper Providence Township	Revocable Trust of Gerhard G. Malguth and Patricia Leisner Clements, Trustee	\$5,353.92 (\$6,449.45 less \$1,095.51 credit)	61-00-01662-81-5	
	148	2021-02156	Lower Gwynedd Township	Unknown Heirs... Jean K. Forte, Trust, et al.	\$267,415.66	39-00-02197-00-5	
	149	2021-02563	Upper Providence Township	Gerhard Malguth Trust and Patricia Leisner Clements, Trustee, et al.	\$19,962.60	61-00-01660-30-4	
	150	2021-04917	Pottstown Borough	Estate of Kevin J. Young, c/o Cody J. Young, Administrator	\$141,415.03	16-00-25924-00-7	
	151	2021-05057	West Norriton Township	Comber, Joseph M., Diana C., Ryan C., et al.	\$406,910.08 plus interest at the default rate, fees and costs from March 30, 2021	63-00-01108-42-7	
	152	2021-06394	Limerick Township	Rodriguez, Joseph	\$13,188.07	37-00-00744-74-1	
	153	2021-06598	Franconia Township	Acoustics Plus, Inc.	\$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, attorney's fees, and collection costs	34-00-03760-00-4	
	154	2021-13392	Norristown Borough	Urban Renewal 1, LLC	\$106,097.21	13-00-14556-00-2	
	155	2021-13403	Norristown Borough	Urban Renewal 1, LLC	\$108,864.37	13-00-00700-00-7	
	156	2021-15872	Springfield Township	Pleasant Avenue, LLC & First Generation Millionaires, LLC	\$319,214.58	52-00-14251-00-7	