

SHERIFF SALE SUPPLEMENT

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

February 23, 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	12-29217	Pottstown Borough	Gibbons, Lakisha D.	\$17,552.95	16-00-01452-00-8
2	13-01849	Pottstown Borough	Reichert, Stephen J. & Deborah A.	\$2,714.33	16-00-29244-00-8
3	13-01952	Pottstown Borough	Christie, Joseph B. & Kathleen M.	\$9,067.25	16-00-29380-00-7
4	13-06601	Cheltenham Township	Betesh, Helene Jeri & The USA	\$15,708.94	31-00-24289-00-7
5	13-09920	Jenkintown Borough	White, Joseph & Jennifer	\$232,164.25	10-00-00832-00-4

	Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber	
	6	13-21502	Whitemarsh Township	Cupo, Natalie, Executrix (Est. of Eric Kenworthy, dec'd)	\$562,021.20	65-00-11476-00-6	
	7	13-28484	Upper Providence Township	Bertino, Carolyn L.	\$1,422,639.13	61-00-03370-07-3	
	8	13-35851	Lower Merion Township	Peta Jr., Frank J. & Anna Marie	\$111,988.40 plus interest & costs	40-00-33872-00-9	
	9	14-11568	Upper Pottsgrove Township	Leader, Gary Stephen, Sandra A. & The USA	\$24,504.31	60-00-02836-00-2	
	10	14-18473	Pottstown Borough	Laws Sr., Daniel B., Executor (Est. Frances Marie Laws)	\$12,389.55	16-00-19016-00-3	
	11	14-21128	Pottstown Borough	Faison, Erica L.	\$10,417.06	16-00-01408-00-7	
	12	14-24970	Upper Providence Township	Fazio, Robert Bruce & Upper Indian Head Rd. Dev., LLC	\$1,117,858.66 plus interest to Sale date	61-00-02653-01-3	
	13	14-27788	West Pottsgrove Township	Brant, Shannell	\$138,665.86	64-00-01069-00-1	
	14	15-09106	Cheltenham Township	Ricci, Emil T. & Barbara	\$8,879.05	31-00-15787-00-4	
	15	15-09360	Cheltenham Township	Harris Jr., Alexander & Cathedral from Heaven Cogic, Real Owner	\$1,767.38	31-00-09499-00-1	
	16	15-09609	Upper Moreland Township	Kerr, John	\$307,256.21	59-00-00485-14-9	
	17	15-12866	Lower Providence Township	Chung, Julia I. & Joshua I.	\$189,193.43	43-00-00954-09-2	
	18	15-24845	Hatboro Borough	Oliver, Rena, Timothy Brian Oliver, Dec'd. & Renaissance Trust	\$692,028.27	08-00-05719-00-6	
	19	16-00798	Cheltenham Township	Ackridge, Vernon D.	\$95,559.60	31-00-13825-00-4	
	20	16-04774	Pottstown Borough	Ludy, Karen L.	\$3,597.01	16-00-11748-00-8	
	21	16-04840	Cheltenham Township	613 Sonada Associates, LLC	\$576,462.70	31-00-05488-00-7 (A); 31-00-05491-00-4 (B)	
	22	16-04960	Abington Township	Lee, Tommie Maree Carey	\$294,014.61	30-00-14184-00-6	
	23	16-05689	Norristown Borough	Lindsey, Marilyn B. & Curtis Charles	\$91,630.04	13-00-11640-00-2	
	24	16-07460	Pottstown Borough	Lloyd, Jemal	\$7,709.96	16-00-25244-00-3	
	25	16-09602	Cheltenham Township	Tischler, John	\$309,421.81	31-00-20845-00-4	
	26	16-09921	Pottstown Borough	Ray, Donna	\$3,168.47	16-00-30028-00-7	
	27	16-12708	Pottstown Borough	Ludy, Karen L.	\$7,880.43	16-00-11808-00-2	
	28	16-13608	Horsham Township	Randel, William H. & Linda M. Hell, et al.	\$264,623.74	36-00-04642-00-2	
	29	16-26197	Abington Township	Millar, Kimberly Spaid	\$3,044.03	30-00-47544-00-9	
	30	16-29569	Abington Township	Discavage, George W. & Jean Ann	\$1,962.24	30-00-52808-00-1	
	31	17-01630	Norristown Borough	Organtini, Christopher A. & Dawn M.	\$86,413.19	13-00-21644-00-6	
	32	17-02042	Cheltenham Township	Davis Jr., James R.	\$590,848.11	31-00-23074-00-7	
	33	17-09457	Upper Pottsgrove Township	Hess, Melissa D.	\$2,170.77	60-00-01231-00-5	
	34	17-09517	Upper Moreland Township	Hurley, Megan A., Kathleen Marco & Steven G. Hurley	\$346,657.77	59-00-11749-00-9	
	35	17-14831	Hatboro Borough	Humphreys, Richard L., Richard B., Christine V., et al.	\$300,126.93	08-00-05467-00-6	
	36	17-15303	Lower Merion Township	Pollitt, Anthony	\$204,571.67	40-00-47948-00-9	
	37	17-16525	Lower Pottsgrove Township	Wezel, Steven J. & Mary Beth	\$2,342.76	42-00-01254-21-3	
	38	17-19170	Lower Merion Township	Heyward, Isiah & Roslyn	\$33,793.97 (\$53,527.21- \$19,733.24 (credit))	40-00-11150-62-7	
	39	17-19310	Upper Moreland Township	Gwin, Carolyn & Barbara W. Gwin, dec'd.	\$10,512.35 (\$14,512.35 less \$4,000.00 credit)	59-00-19898-14-9	
	40	17-19678	Cheltenham Township	Sims, Duane M., Executor (Est. of B. Armita Sims)	\$19,165.21	31-00-08482-00-1	
	41	17-21585	Upper Moreland Township	O'Donnell, Joseph	\$94,047.76	59-00-09886-00-9	
	42	17-26296	Lower Gwynedd Township	Montague, Scott D.	\$295,870.26	39-00-00454-00-2	
	43	17-28513	Norristown Borough	Lawson, Lance & Yvonne S	\$224,472.24	13-00-06416-00-6	
	44	18-00992	Lower Pottsgrove Township	White, Alex L.	\$2,208.43	42-00-05119-52-7	
	45	18-02125	Norristown Borough	Norris, Leon & Loretta	\$285,733.17	13-00-29184-03-5	
	46	18-07703	Worcester Township	Quarles, James F. & Michelle R.	\$325,216.97	67-00-02133-00-5	
	47	18-07902	Abington Township	Nguyen, Lisa	\$150,209.25	30-00-35728-00-8	
	48	18-08801	Cheltenham Township	Blue, Veronica I. & Raymond	\$462,979.03	31-00-22401-00-5	
	49	18-13286	Upper Dublin Township	Fulton Jr., Robert J.	\$233,469.00	54-00-12445-00-2	
	50	18-14017	Hatfield Township	Perry, Kathleen & Melissa Sirianni	\$236,611.00 plus interest & atty's fees	35-00-02662-00-3	

	Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber	
	51	18-14118	Lower Pottsgrove Township	Glaeser, Elizabeth	\$1,868.38	42-00-01253-39-7	
	52	18-15559	Horsham Township	Rivelli, Nicholas	\$173,239.81	36-00-11669-68-8	
	53	18-16196	Springfield Township	Snowden Jr., Calvin R. & Mei Ling Dan	\$275,435.13	52-00-02461-00-7	
	54	18-16642	Cheltenham Township	Newton, Gene R. & Maeonia D.	\$9,931.64	31-00-07147-00-4	
	55	18-18118	Abington Township	Eckert, Edward G. & Shana M.	\$291,112.50	30-00-21768-00-9	
	56	18-20410	Lower Gwynedd Township	Carfi, Joseph & Kelly Malloy	\$213,190.67	39-00-03061-00-5	
	57	18-21655	Salford Township	Murray III, Michael, Mary T. Carbone & The USA	\$153,267.00	44-00-00636-30-1	
	58	18-22163	Plymouth Township	Nordberg, Nicole M.	\$128,901.29	49-00-07300-00-4	
	59	18-22347	Cheltenham Township	Sandler, David & Karen J.	\$95,902.97	31-00-19330-00-7	
	60	18-22526	Pottstown Borough	O'Connor, Timothy J. & Barbara G.	\$3,916.29	16-00-18364-00-7	
	61	18-22528	Pottstown Borough	O'Connor, Timothy J. & Barbara G.	\$3,441.82	16-00-15864-00-5	
	62	18-23280	Franconia Township	Kriebel, Richard D. & Laura A. Kriebel	\$179,305.54	34-00-02634-46-4	
	63	18-24533	Hatboro Borough	Bock, Alan R. & Mary R.	\$280,332.54	08-00-01432-00-9	
	64	18-27601	West Pottsgrove Township	Trump, Daniel F. & Pamela J.	\$127,711.10	64-00-01222-00-1	
	65	18-27628	Norristown Borough	Long, Robert R. & Jane T.	\$31,147.01	13-00-10964-00-3	
	66	19-00174	Cheltenham Township	Miller, Calvin & Annette	\$405,977.09	31-00-21991-00-1	
	67	19-00619	Upper Moreland Township	Milks, Thomas J. & Corinne Ann	\$111,730.37	59-00-19898-95-9	
	68	19-01326	Upper Hanover Township	Hazzard III, Thomas C. & Courtney A.	\$281,944.23	57-00-01016-60-1	
	69	19-01989	Pottstown Borough	Wright, Moshe D., Executor & Devisee (Est. Joseph L. Carroll, III)	\$75,073.02	16-00-02648-00-9	
	70	19-02211	Hatboro Borough	Zuin, Cristiano & Robyn A.	\$279,226.61	08-00-01282-00-6	
	71	19-03366	Norristown Borough	Rhodes, Deidre Lynn	\$88,919.97	13-00-04188-00-2	
	72	19-04825	Cheltenham Township	East Coast Investors, LLC	\$294,645.58	31-00-04075-00-7	
	73	19-06411	Cheltenham Township	Rudakewych, Lee	\$364,605.36	31-00-27382-00-1	
	74	19-07764	West Norriton Township	Marsh, Christopher J.	\$7,631.13	63-00-00881-26-2	
	75	19-14393	Norristown Borough	Perry, Stacey M.	\$172,385.34	13-00-09284-00-9	
	76	19-14408	Cheltenham Township	Jones, Marlo	\$7,950.58	31-00-29434-00-1	
	77	19-14436	East Norriton Township	Smith, Thomas	\$235,041.54	33-00-03862-00-2	
	78	19-14592	Pottstown Borough	Deegan, Gregory P.	\$5,135.24	16-00-29124-00-2	
	79	19-15521	Pottstown Borough	Bergey Jr., James F.	\$4,153.19	16-00-07620-00-5	
	80	19-16437	Souderton Borough	Trout, Patricia A.	\$2,503.62	21-00-06732-00-6	
	81	19-16747	New Hanover Township	Forsyth, Bruce Leonard	\$275,161.70	47-00-07832-40-1	
	82	19-17217	Upper Dublin Township	Dimitri, Arthur J. & Ellen M.	\$12,483.70	54-00-00127-02-6	
	83	19-17778	Whitemarsh Township	Freedenberg, Helen K.	\$251,577.33	65-00-00185-08-3	
	84	19-18434	Upper Merion Township	Kolea Jr., John & Stephanie	\$359,761.70	58-00-18969-31-3	
	85	19-18737	Lower Frederick Township	Heitz, Howard	\$8,024.89	38-00-01282-00-3	
	86	19-19351	Pottstown Borough	Wampole, Walter N. & Jean A.	\$4,736.45	16-00-23236-00-4	
	87	19-19528	Royersford Borough	Pukowsky, Alison	\$282,489.41	19-00-00584-00-9	
	88	19-20336	Hatfield Township	Boyle, John F.	\$374,010.41	35-00-02284-00-3	
	89	19-20698	West Norriton Township	Obermiller, Joseph	\$70,074.29	63-00-00881-19-9	
	90	19-20738	Abington Township	Rector, Michael, Heir of Herbert Lee Rector, et al.	\$169,419.26	30-00-38384-00-7	
	91	19-20780	Upper Providence Township	Rankin, Maria A.	\$549,503.89	61-00-00723-00-1	
	92	19-21475	Upper Providence Township	Beatty, Kenneth A. & Loretta M.	\$207,185.44	61-00-01660-16-9	
	93	19-21628	Pottstown Borough	Galamba, Matthew J.	\$106,977.61	16-00-29116-00-1	
	94	19-22314	Abington Township	Berntson, Angela T. & Timothy J. Garlick	\$190,500.14	30-00-66556-00-5	
	95	19-23127	Upper Pottsgrove Township	Farkosh, Stephen	\$5,711.21	60-00-02005-00-5	
	96	19-23254	Plymouth Township	Graves Jr., Joseph C. & Jacqueline N.	\$159,937.92	49-00-04108-64-9	
	97	19-23809	Cheltenham Township	Johnson, Diane C.	\$7,967.04	31-00-24598-00-4	
	98	19-24473	Narberth Borough	Rice, Thomas G.	\$410,880.19	12-00-01174-00-2	
	99	19-24900	New Hanover Township	Burghardt, Shannon	\$246,046.92	47-00-05020-58-1	
	100	19-25088	Cheltenham Township	McCall, Martin W. & Nicole D. Swaayze	\$14,370.06	31-00-16684-00-7	
	101	19-25158	Cheltenham Township	Johnson, Eric	\$7,793.86	31-00-04444-00-7	
	102	19-25298	Upper Pottsgrove Township	Thomas, Davidheiser, Known Heir of Evelyn Davidheiser, et al.	\$194,699.28	60-00-02335-00-8	
	103	19-26174	Hatboro Borough	Conard, Thomas	\$197,913.88	08-00-03028-00-6	
	104	19-27320	Norristown Borough	Halpin III, Charles A.J., Esquire, PR (Est. Sandra L. Jacoby)	\$123,156.83	13-00-36892-00-4	
	105	19-28214	Norristown Borough	Delisser, Lawton & The USA	\$260,550.82	13-00-01140-00-8	
	106	19-29517	Narberth Borough	Thompson, Abbott W.	\$562,655.30	12-00-03856-00-2	
	107	20-00509	Abington Township	Klein, Karl H.	\$172,334.00	30-00-50904-00-6	
	108	20-01353	East Norriton Township	Bateman, Kathleen J.	\$242,416.33	33-00-09721-00-2	

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	109	20-02659	Horsham Township	Weisbaum, Adam M.	\$965,140.62 plus legal interest in the amt. of \$125,337.04 for a subtotal of \$1,090,477.66	36-00-03718-00-8 (A); 36-00-03835-00-8 (B)	
	110	20-02775	Lansdale Borough	Islam, Ashraful & Dilruba	\$188,518.21 plus legal interest in the amt. of \$16,763.56 for a subtotal of \$205,281.57	11-00-09548-00-8 (A); 46-00-00811-00-7 (B)	
	111	20-06329	Plymouth Township	Coccio, Damian, Heir of Coccio Helen A., dec'd. & Unknown Heirs	\$187,707.86	49-00-02827-00-4	
	112	20-14312	Upper Dublin Township	Burns, Patricia L.	\$8,100.59	54-00-07855-00-2	
	113	20-14689	Jenkintown Borough	Owens, David & Vanessa	\$587,831.38 plus interest to Sale date	10-00-04520-00-6	
	114	20-15343	Lower Providence Township	House to Home Strategies, LLC & Trevor Krill, Guarantor	\$945,957.20	43-00-11698-00-4	
	115	20-19197	Douglass Township	Fosnacht, Peggy S.	\$164,274.57	32-00-07852-00-9	
	116	20-20729	Royersford Borough	Eberle, Timothy & Tamara	\$153,822.98	19-00-03528-00-8	
	117	21-00979	Bridgeport Borough	Construction Max, LLC	\$194,487.51	02-00-03072-00-4	
	118	21-02156	Lower Gwynedd Township	Kerper, Timothy, Daniel, Theodore & Unknown Heirs of Jean K. Forte, Trustee, dec'd.	\$267,415.66	39-00-02197-00-5	
	119	21-02731	Lower Merion Township	Topf, Linda, Michael (dec'd.) & The USA	\$213,302.51 plus costs	40-00-43165-07-6	
	120	21-02975	Lower Gwynedd Township	Biddle III, Anthony G.	\$125,260.06 plus interest at the default rate, fees & costs from 2/25/2021	39-00-02430-01-5	
	121	21-06598	Franconia Township	Acoustics Plus, Inc.	\$248,573.39 together with interest at the rate of 4.00% annum (\$23.54 per diem) and late charges from 4/23/2021 forward, atty's fees and collection costs	34-00-03760-00-4	
	122	21-09356	Whitemarsh Township	Julia Conway, dec'd. & Unknown Heirs, et al.	\$350,402.38	65-00-06149-00-5	
	123	21-13678	Norristown Borough	Urban Renewal 2, LLC	\$113,229.16	13-00-00408-00-2	
	124	21-14167	Upper Merion Township	Brown, Herbert (dec'd.); Vonda G. (dec'd.); Abigail Anderson (Dec'd.), et al.	\$218,918.81	58-00-08083-00-4	