

SHERIFF SALE SUPPLEMENT

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

March 30, 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;
 - o The law firms cover letter stating plaintiffs vesting instructions.
 - o Two completed Pennsylvania Realty Transfer Tax Statement of Value forms with original signatures on both.
 - o One copy of the complete mortgage and assignment of mortgage; both should include the official county cover page or the commissioner's registry stamp.
 - o A 6x9 self-addressed stamped envelope for the return of the recorded deed.
 - o Open invoices must be paid prior to the recording of the deed.
 - o Case refunds will be mailed with the cost sheet after the deed has been recorded.

Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber
1	2010-21149	Lower Moreland	Mazik, Tatyana and Yuriy and Viktor Vasilenko	\$600,588.28	41-00-09322-00-6
2	2013-01849	Pottstown	Reichert, Stephen J. and Deborah A.	\$2,714.33	16-00-29244-00-8
3	2013-01952	Pottstown	Christie, Joseph B. and Kathleen M.	\$9,067.25	16-00-29380-00-7

	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.	\$1,422,639.13	61-00-03370-07-3	
	7	2013-35851	Lower Merion	Peta, Frank J. Jr. and Anna Marie	\$111,988.40 plus interest and costs	40-00-33872-00-9	
	8	2014-11568	Upper Pottsgrove	Leader, Gary Stephen, Sandra A. and United States of America	\$24,504.31	60-00-02836-00-2	
	9	2014-18473	Pottstown	Daniel B. Laws, Sr., Executor	\$12,389.55	16-00-19016-00-3	
	10	2014-21128	Pottstown	Faison, Erica L.	\$10,417.06	16-00-01408-00-7	
	11	2014-24970	Upper Providence	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	
	12	2014-27788	West Pottsgrove	Brant, Shannell	\$138,665.86	64-00-01069-00-1	
	13	2015-09106	Cheltenham	Ricci, Emil T. and Barbara	\$8,879.05	31-00-15787-00-4	
	14	2015-09360	Cheltenham	Harris Jr., Alexander and Cathedral from Heaven Cogic, Real Owner	\$1,767.38	31-00-09499-00-1	
	15	2015-09609	Upper Moreland	Kerr, John	\$307,256.21	59-00-00485-14-9	
	16	2015-12866	Lower Providence	Chung, Julia I. and Joshua I.	\$189,193.43	43-00-00954-09-2	
	17	2015-24845	Hatboro	Oliver, Rena, Timothy and Renaissance Trust of Hatboro	\$692,028.27	08-00-05719-00-6	
	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	
	20	2016-04840	Cheltenham	613 Sonada Associates, LLC	\$576,462.70	31-00-05488-00-7 (A); 31-00-05491-00-4 (B)	
	21	2016-04960	Abington	Lee, Tommie Maree Carey	\$294,014.61	30-00-14184-00-6	
	22	2016-05689	Norristown	Lindsey, Marilyn B. and Curtis Charles	\$91,630.04	13-00-11640-00-2	
	23	2016-07460	Pottstown	Lloyd, Jemal	\$7,709.96	16-00-25244-00-3	
	24	2016-09921	Pottstown	Ray, Donna	\$3,168.47	16-00-30028-00-7	
	25	2016-12708	Pottstown	Ludy, Karen L.	\$7,880.43	16-00-11808-00-2	
	26	2016-13608	Horsham	Randel, William H. and Linda M. Hell	\$264,623.74	36-00-04642-00-2	
	27	2016-15277	Upper Moreland	Bridges, John Lawrence	\$363,256.17	59-00-18406-00-3	
	28	2016-26197	Abington	Millar, Kimberly Spaid	\$3,044.03	30-00-47544-00-9	
	29	2016-29569	Abington	Discavage, George W. and Jean Ann	\$1,962.24	30-00-52808-00-1	
	30	2017-01630	Norristown	Organtini, Christopher A. and Dawn M.	\$86,413.19	13-00-21644-00-6	
	31	2017-02042	Cheltenham	Davis Jr., James R.	\$590,848.11	31-00-23074-00-7	
	32	2017-09457	Upper Pottsgrove	Hess, Melissa D.	\$2,170.77	60-00-01231-00-5	
	33	2017-14831	Hatboro	Humphreys, Richard L., Richard B., Christine V., et al.	\$300,126.93	08-00-05467-00-6	
	34	2017-15303	Lower Merion	Pollitt, Anthony	\$204,571.67	40-00-47948-00-9	
	35	2017-16525	Lower Pottsgrove	Wezel, Steven J. and Mary Beth	\$2,342.76	42-00-01254-21-3	
	36	2017-19137	Hatfield	Brooks, Lucille V.	\$125,751.23	35-00-07825-00-6	
	37	2017-19170	Lower Merion	Heyward, Isiah and Roslyn	\$33,793.97 (\$53,527.21-\$19,733.24 (credit))	40-00-11150-62-7	
	38	2017-19310	Upper Moreland	Gwin, Carolyn	\$10,512.35 (\$14,512.35 less \$4,000.00 credit)	59-00-19898-14-9	
	39	2017-19678	Cheltenham	Sims, Duane M., Executor (Est. Armita B. Sims)	\$19,165.21	31-00-08482-00-1	
	40	2017-21585	Upper Moreland	O'Donnell, Joseph	\$94,047.76	59-00-09886-00-9	
	41	2017-26296	Lower Gwynedd	Montague, Scott D.	\$295,870.26	39-00-00454-00-2	
	42	2017-28513	Norristown	Lawson, Lance and Yvonne S.	\$224,472.24	13-00-06416-00-6	
	43	2018-00992	Lower Pottsgrove	White, Alex L.	\$2,208.43	42-00-05119-52-7	
	44	2018-07279	Pottstown	Borzick, Melissa and Douglas A. Bristol	\$108,542.12	16-00-22428-00-2	

Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber
45	2018-07703	Worcester	Quarles, James F. and Michelle R.	\$325,216.97	67-00-02133-00-5
46	2018-07902	Abington	Nguyen, Lisa	\$150,209.25	30-00-35728-00-8
47	2018-08801	Cheltenham	Blue, Raymond and Veronica I.	\$462,979.03	31-00-22401-00-5
48	2018-13286	Upper Dublin	Fulton Jr., Robert J.	\$233,469.00	54-00-12445-00-2
49	2018-14017	Hatfield	Perry, Kathleen and Melissa Sirianni	\$236,611.00 plus interest and attorney's fees	35-00-02662-00-3
50	2018-14118	Lower Pottsgrove	Glaeser, Elizabeth	\$1,868.38	42-00-01253-39-7
51	2018-15559	Horsham	Rivelli, Nicholas	\$173,239.81	36-00-11669-68-8
52	2018-16196	Springfield	Snowden Jr., Calvin R. and Mei Ling Dan	\$275,435.13	52-00-02461-00-7
53	2018-16642	Cheltenham	Newton, Gene R. and Maeonia	\$9,931.64	31-00-07147-00-4
54	2018-18118	Abington	Eckert, Edward G. and Shana M.	\$291,112.50	30-00-21768-00-9
55	2018-19814	Towamencin	Avrach, Benjamin S. and Christina L. Zick	\$258,945.59	53-00-09020-00-8
56	2018-20410	Lower Gwynedd	Carfi, Joseph and Kelly Malloy	\$213,190.67	39-00-03061-00-5
57	2018-20781	Pottstown	Moore, Dorothy M.	\$182,212.40	16-00-18768-00-8
58	2018-21655	Salford	Murray, Michael, Mary T. Carbone and United States of America	\$153,267.00	44-00-00636-30-1
59	2018-22163	Plymouth	Nordberg, Nicole M.	\$128,901.29	49-00-07300-00-4
60	2018-22347	Cheltenham	Sandler, David and Karen J.	\$95,902.97	31-00-19330-00-7
61	2018-23280	Franconia	Kriebel, Richard D. and Laura	\$179,305.54	34-00-02634-46-4
62	2018-26368	West Conshohocken	Campbell, Sharon L. and Bryan C.	\$83,508.15	24-00-00180-00-3
63	2018-27601	West Pottsgrove	Trump, Daniel F. and Pamela J.	\$127,711.10	64-00-01222-00-1
64	2018-27628	Norristown	Long, Robert R. and Jane T. Vogel	\$31,147.01	13-00-10964-00-3
65	2018-29162	Limerick	DiFrancesco, John G. and Carol Lynn	\$295,427.13	37-00-05350-12-6
66	2019-00174	Cheltenham	Miller, Calvin and Annette	\$405,977.09	31-00-21991-00-1
67	2019-00619	Upper Moreland	Milks, Thomas J. and Corinne Ann	\$111,730.37	59-00-19898-95-9
68	2019-01326	Upper Hanover	Hazzard III, Thomas C. and Courtney A.	\$281,944.23	57-00-01016-60-1
69	2019-01989	Pottstown	Wright, Moshe D., et al.	\$75,073.02	16-00-02648-00-9
70	2019-02211	Hatboro	Zuin, Cristiano and Robin A.	\$279,226.61	08-00-01282-00-6
71	2019-04825	Cheltenham	East Coast Investors, LLC	\$294,645.58	31-00-04075-00-7
72	2019-06411	Cheltenham	Rudakewych, Lee	\$364,605.36	31-00-27382-00-1
73	2019-14393	Norristown	Perry, Stacey M.	\$172,385.34	13-00-09284-00-9
74	2019-14408	Cheltenham	Jones, Marlo	\$7,950.58	31-00-29434-00-1
75	2019-14436	East Norriton	Smith, Thomas	\$235,041.54	33-00-03862-00-2
76	2019-14592	Pottstown	Deegan, Gregory P.	\$5,135.24	16-00-29124-00-2
77	2019-15317	West Pottsgrove	Weniger, Chad J.	\$316,190.14	64-00-03862-00-7
78	2019-15521	Pottstown	Bergey Jr., James F.	\$4,153.19	16-00-07620-00-5
79	2019-16437	Souderton	Trout, Patricia	\$2,503.62	21-00-06732-00-6
80	2019-16747	New Hanover	Forsyth, Bruce Leonard	\$275,161.70	47-00-07832-40-1
81	2019-17778	Whitemarsh	Freedenberg, Helen K.	\$251,577.33	65-00-00185-08-3
82	2019-18434	Upper Merion	Kolea Jr., John and Stephanie	\$359,761.70	58-00-18969-31-3
83	2019-18737	Lower Frederick	Heitz, Howard	\$8,024.89	38-00-01282-00-3
84	2019-19351	Pottstown	Wampole, Walter N. and Jean A.	\$4,736.45	16-00-23236-00-4
85	2019-19461	Cheltenham	Lyndsay M. Morgan a/k/a Lyndsey M. Morgan, in Her Capacity as Executor	\$209,539.88	31-00-30106-21-1
86	2019-19528	Royersford	Pukowsky, Alison	\$282,489.41	19-00-00584-00-9
87	2019-20336	Hatfield	Boyle, John F.	\$374,010.41	35-00-02284-00-3
88	2019-20698	West Norriton	Obermiller, Joseph	\$70,074.29	63-00-00881-19-9

Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber
89	2019-20738	Abington	Michael Rector, Known Surviving Heir of Herbert Lee Rector, et al.	\$169,419.26	30-00-38384-00-7
90	2019-20780	Upper Providence	Rankin, Maria A.	\$549,503.89	61-00-00723-00-1
91	2019-21475	Upper Providence	Beatty, Kenneth and Loretta	\$207,185.44	61-00-01660-16-9
92	2019-21628	Pottstown	Galamba, Matthew J.	\$106,977.61	16-00-29116-00-1
93	2019-22314	Abington	Berntson, Angela T. and Timothy J. Garlick	\$190,500.14	30-00-66556-00-5
94	2019-23127	Upper Pottsgrove	Farkosh, Stephen	\$5,711.21	60-00-02005-00-5
95	2019-23254	Plymouth	Graves Jr., Joseph C. and Jacqueline N.	\$159,937.92	49-00-04108-64-9
96	2019-23809	Cheltenham	Johnson, Diane C.	\$7,967.04	31-00-24598-00-4
97	2019-23931	Abington	Winters, Francis T. and Katie A.	\$500,441.56	30-00-58316-00-1
98	2019-24473	Narberth	Rice, Thomas G.	\$410,880.19	12-00-01174-00-2
99	2019-24900	New Hanover	Burghardt, Shannon	\$246,046.92	47-00-05020-58-1
100	2019-25088	Cheltenham	McCall, Martin W. and Nicole D. Swayze	\$14,370.06	31-00-16684-00-7
101	2019-25158	Cheltenham	Johnson, Eric	\$7,793.86	31-00-04444-00-7
102	2019-25298	Upper Pottsgrove	Davidheiser, Thomas	\$194,699.28	60-00-02335-00-8
103	2019-25572	Lower Pottsgrove	Hendrickson, Florence M. and United States of America	\$211,993.22	42-00-04945-00-8
104	2019-27177	Upper Moreland	Longello, Stephen J. and United States of America	\$254,497.35	59-00-13550-04-4
105	2019-27320	Norristown	Halpin, Charles A.J., Esq., Personal Rep	\$123,156.83	13-00-36892-00-4
106	2019-29517	Narberth	Thompson, Abbott W.	\$562,655.30	12-00-03856-00-2
107	2020-00509	Abington	Klein, Karl H.	\$172,334.00	30-00-50904-00-6
108	2020-01390	West Norriton	Galvin, Lisa, Heir of Gregory J. Chicarelli, Dec'd, et al.	\$141,359.94	63-00-09092-80-8
109	2020-01431	Perkiomen	Glover, Michael P. and Stephanie Melasecca	\$181,248.59	48-00-01418-53-2
110	2020-02775	Lansdale	Islam, Ashrafal and Dilruba	\$188,518.21 plus legal interest in the amount of \$16,763.56 for a subtotal of \$205,281.57	11-00-09548-00-8 (Premises "A"); 46-00-00811-00-7 (Premises "B")
111	2020-02819	Royersford	Wells, Linda A.	\$120,957.19	19-00-05272-00-1
112	2020-03696	Worcester	Beltrante, Christopher and Patricia	\$392,036.88	67-00-03589-00-7
113	2020-03844	Cheltenham	Stevens Jr., John, as Sole Owner	\$395,137.53	31-00-23536-00-4
114	2020-06329	Plymouth	Coccio, Damian, Heir of Helen Coccio, deceased	\$187,707.86	49-00-02827-00-4
115	2020-14312	Upper Dublin	Burns, Patricia L.	\$8,100.59	54-00-07855-00-2
116	2020-14689	Jenkintown	Owens, David and Vanessa	\$587,831.38 plus interest to Sale date	10-00-04520-00-6
117	2020-15343	Lower Providence	House to Home Strategies, LLC and Trevor Krill Guarantor	\$945,957.20	43-00-11698-00-4
118	2020-19197	Douglass	Fosnocht, Peggy S.	\$164,274.57	32-00-07852-00-9
119	2020-20729	Royersford	Eberle, Timothy and Tamara	\$153,822.98	19-00-03528-00-8
120	2021-00979	Bridgeport	TVC Funding IV, LLC	\$194,487.51	02-00-03072-00-4
121	2021-01332	Lower Pottsgrove	Durkin, Joanne M., Heather Thomas, and United States of America	\$213,495.57	42-00-01253-90-1
122	2021-02156	Lower Gwynedd	Jean K. Forte, Trust, Deceased	\$267,415.66	39-00-02197-00-5
123	2021-02975	Lower Gwynedd	Biddle III, Anthony G.	\$125,260.06 plus interest at the default rate, fees and costs from February 25, 2021	39-00-02430-01-5
124	2021-03472	Upper Providence	Lashley, Alice and Kevlin Alvin	\$637,973.20	61-00-00898-99-4
125	2021-04214	Hatfield	Moore Jr., Howard W., as Heir of Anna M. Moore, Dec'd.	\$216,756.90	35-00-10966-00-6

	Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber	
	126	2021-06598	Franconia	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, attorneys' fees, and collection costs	34-00-03760-00-4	
	127	2021-17035	Whitpain	Anne R. White, Deceased - Unknown Heirs of	\$250,273.46	66-00-07420-00-2	
	128	2021-19789	Whitemarsh	646 Germantown Pike, LP, et al.	\$1,679,145.10 plus interest from August 21, 2021 at \$93.54/day	65-00-04543-00-9; 65-00-04549-00-3	