

SHERIFF SALE SUPPLEMENT

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

July 28, 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
- 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.

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	ParcelNumber	Debt
1	2012-23521	Lower Pottsgrove	Leck, Michael J. and Geri L.	42-00-04321-00-2	\$21,059.08
2	2012-30168	Lower Merion	Mill Creek Road Associates, L.P.	40-00-37672-00-7	\$515,040.54
3	2013-01849	Pottstown	Reichert, Stephen J. and Deborah A.	16-00-29244-00-8	\$2,714.33
4	2013-01952	Pottstown	Christie, Joseph B. and Kathleen M.	16-00-29380-00-7	\$9,067.25
5	2013-04430	Worcester	Skalecki, Michael A. and Terri L.	67-00-00445-00-1	\$977,932.59
6	2013-05620	Upper Merion	Alexaki, Scott M. and Scott	58-00-19471-62-2	\$1,000,418.07 (plus costs)
7	2013-10236	Abington	Williams, Sheila Natalie Cupo, Executrix of the	30-00-70112-00-4	\$323,749.33
8	2013-21502	Whitemarsh	Estate of Eric Kenworthy	65-00-11476-00-6	\$562,021.20
9	2013-28484	Upper Providence	Bertino, Carolyn L.	61-00-03370-07-3	\$1,422,639.13
10	2013-32043	Upper Providence	Chibwe, Malama K.	61-00-00783-22-7	\$396,182.57
11	2013-35851	Lower Merion	Peta, Frank J. Jr. and Anna Marie	40-00-33872-00-9	\$111,988.40 plus interest and costs
12	2014-07260	Royersford	James, Kelly N.	19-00-03936-00-5	\$102,719.31

	Sale No.	WritNumber	Locality	Name	ParcelNumber	Debt		
	13	2014-10357	Limerick	Siles, Paul R.; Sharon R.; and The United States of America	37-00-00095-49-8	\$475,914.17		
	14	2014-12147	Whitpain	Knox, Frances Page	66-00-06406-96-2	\$77,213.43		
	15	2014-21128	Pottstown	Faison, Erica L.	16-00-01408-00-7	\$10,417.06		
	16	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		
	17	2014-29149	Upper Gwynedd	Dahlquist, Grace L.	56-00-07984-10-5	\$173,221.93		
	18	2015-01936	Lower Merion	Avellino, Aimee and Drew	40-00-35480-00-3	\$921,499.93		
	19	2015-09609	Upper Moreland	Kerr, John	59-00-00485-14-9	\$307,256.21		
	20	2015-12866	Lower Providence	Chung, Julia I. and Joshua I.	43-00-00954-09-2	\$189,193.43		
	21	2015-20887	Skippack	Nolan IV, John J. and Gwen L.	51-00-03888-00-3	\$4,003.51		
	22	2015-23571	Lower Merion	Kovolski, William B. and Kathleen C.	40-00-09460-00-4	\$571,832.07		
	23	2015-24845	Hatboro	Oliver, Rena, Timothy and Renaissance Trust of Hatboro	08-00-05719-00-6	\$692,028.27		
	24	2015-25424	Lower Salford	Owens, Susan A.	50-00-01159-00-6	\$190,943.62		
	25	2015-30745	Lower Merion	Blay-Miezhah, Jeannine	40-00-10472-00-9	\$239,153.35		
	26	2016-00798	Cheltenham	Ackridge, Vernon D.	31-00-13825-00-4	\$95,559.60		
	27	2016-01731	Perkiomen	Homa, Andrew W. and Sharon A.	48-00-01672-00-8	\$234,647.81		
	28	2016-04840	Cheltenham	613 Sonada Associates, LLC	31-00-05488-00-7 (A); 31-00-05491-00-4 (B)	\$576,462.70		
	29	2016-08971	East Greenville	Mumma, Kimberly A. and Michael D.	06-00-01384-00-5	\$154,966.90		
	30	2016-09921	Pottstown	Ray, Donna	16-00-30028-00-7	\$3,168.47		
	31	2016-12690	Cheltenham	Young, Efelda M.	31-00-07885-00-4	\$266,411.72		
	32	2016-13608	Horsham	Randel, William H. and Linda M. Hell	36-00-04642-00-2	\$264,623.74		
	33	2016-15277	Upper Moreland	Bridges, John Lawrence	59-00-18406-00-3	\$363,256.17		
	34	2016-27514	Lower Merion	Eric Jackson and Michele Jackson	40-00-04916-00-3	\$432,257.26		
	35	2017-00646	Montgomery	Stevens, Louis B. and Kim D.	46-00-00009-05-3	\$755,921.60		
	36	2017-09457	Upper Pottsgrove	Hess, Melissa D.	60-00-01231-00-5	\$2,170.77		
	37	2017-14831	Hatboro	Humphreys, Richard L., Richard B., Christine V., et al.	08-00-05467-00-6	\$300,126.93		
	38	2017-15172	Cheltenham	Kowit, Richard S., et al.	31-00-30107-00-3	\$199,004.98		
	39	2017-15303	Lower Merion	Pollitt, Anthony	40-00-47948-00-9	\$204,571.67		
	40	2017-15326	Towamencin	Huey, Cheryl A., Individually and as Executrix	53-00-03316-00-6	\$291,916.40		
	41	2017-16755	Cheltenham	Miller, Yvonne O.	31-00-05686-00-7	\$17,809.41		
	42	2017-17618	Marlborough	Pearl Jr., Sidney J.	45-00-01847-00-7	\$4,906.98		
	43	2017-19678	Cheltenham	Sims, Duane M., Executor (Est. Armita B. Sims)	31-00-08482-00-1	\$19,165.21		
	44	2017-24262	New Hanover	Baumgartner, Thomas K. and Shelly L. Griffith	47-00-07080-00-1	\$310,495.52		
	45	2017-24431	Upper Pottsgrove	Gentile, Margaret	60-00-01628-15-7	\$1,379.02		
	46	2017-28513	Norristown	Lawson, Lance and Yvonne S.	13-00-06416-00-6	\$224,472.24		
	47	2018-00431	Limerick	Lewis, Nicole L. and Shawn C.	37-00-00657-07-3	\$332,621.65		
	48	2018-02125	Norristown	Norris, Leon and Loretta	13-00-29184-03-5	\$285,733.17		
	49	2018-02844	Abington	Paik, Young Joo and James H.	30-00-41768-00-7	\$371,339.22		
	50	2018-03443	Upper Merion	Riley, Rose Marie R.	58-00-17473-00-1; 58-00-17470-00-4	\$3,948,460.38		
	51	2018-03791	Whitemarsh	Forster, Scott C.	65-00-12187-00-6	\$248,053.85		
	52	2018-04557	Cheltenham	Nichols, Barbara Louise	31-00-09871-00-7	\$212,784.98		
	53	2018-07902	Abington	Nguyen, Lisa	30-00-35728-00-8	\$150,209.25		
	54	2018-08721	Whitpain	Kenworthy-Ward, Kelley, Executrix	66-00-00763-00-8	\$377,947.39		
	55	2018-08801	Cheltenham	Blue, Raymond and Veronica I.	31-00-22401-00-5	\$462,979.03		
	56	2018-13180	Norristown	Culbreath-Walton, Deirdre L.	13-00-01816-00-7	\$141,784.85		
	57	2018-13203	Montgomery	Zonies, Stuart	46-00-00002-93-3	\$142,775.18		
	58	2018-14017	Hatfield	Perry, Kathleen and Melissa Sirianni	35-00-02662-00-3	\$236,611.00		
	59	2018-14288	Abington	Whitney, Barry D. and Kim	30-00-15552-00-6	plus interest and attorney's fees \$135,284.17		
	60	2018-14442	Pottstown	Clifford, Gary P.	16-00-30208-00-7	\$3,424.31		
	61	2018-15216	Upper Hanover	Pirnik, Jason	57-00-03439-00-5	\$4,110.99		
	62	2018-16149	Cheltenham	Johnstone, Lance	31-00-20260-00-4	\$9,779.20		
	63	2018-16196	Springfield	Snowden Jr., Calvin R. and Mei Ling Dan	52-00-02461-00-7	\$275,435.13		
	64	2018-17918	Lower Moreland	Yeung, Hua; Yuk S. Cheng; and The United States of America	41-00-05888-06-5	\$611,605.55		
	65	2018-18118	Abington	Eckert, Edward G. and Shana M.	30-00-21768-00-9	\$291,112.50		
	66	2018-18315	Lower Merion	Abramson, Gilbert; Ilene J.; and The United States of America	40-00-64004-00-9	\$702,501.46		
	67	2018-18986	Upper Dublin	Murton, Kelly M.	54-00-05410-72-8	\$135,377.42		
	68	2018-19090	Trappe	Mann, Matthew S. and Melissa A. Lavery	23-00-00425-39-8	\$244,626.03		
	69	2018-20454	Lower Frederick	Raftogianis, Michael J.	38-00-02472-01-9	\$599,797.27		
	70	2018-22163	Plymouth	Nordberg, Nicole M.	49-00-07300-00-4	plus interest to Sale date \$128,901.29		
	71	2018-27628	Norristown	Long, Robert R. and Jane T. Vogel	13-00-10964-00-3	\$31,147.01		
	72	2018-29035	Whitemarsh	Blackmore, Joseph	65-00-02596-00-3	\$331,593.54		
	73	2019-00174	Cheltenham	Miller, Calvin and Annette	31-00-21991-00-1	\$405,977.09		
	74	2019-00619	Upper Moreland	Milks, Thomas J. and Corinne Ann	59-00-19898-95-9	\$111,730.37		
	75	2019-00625	Upper Dublin	Creedon, Michael P. and Regina A.	54-00-13860-52-2	\$566,252.66		

	Sale No.	WritNumber	Locality	Name	ParcelNumber	Debt		
	76	2019-01081	East Norriton	DiPaul, Victoria Marie, Kenneth Sherbert, et al.	33-00-08398-00-2	\$117,980.92		
	77	2019-01326	Upper Hanover	Hazzard III, Thomas C. and Courtney A.	57-00-01016-60-1	\$281,944.23		
	78	2019-01989	Pottstown	Wright, Moshe D., et al.	16-00-02648-00-9	\$75,073.02		
	79	2019-03187	Horsham	Deleone, Theodore M.	36-00-02602-02-6	\$346,276.83		
	80	2019-05043	Upper Providence	Henshaw, Joseph S.; Barbara A.; and The United States of America	61-00-01010-22-5	\$238,839.03		
						\$331,758.20		
						plus interest and costs through the date of Sale		
	81	2019-05303	Upper Providence	Burns, Timothy D. and Claire E.	61-00-03370-05-5			
	82	2019-05614	Lower Merion	Rosen, Craig B.; Deborah M.; and The United States of America	40-00-55449-05-9	\$97,491.06		
				Edith L. Johns, Deceased;				
	83	2019-05776	Pottstown	Unknown Heirs	16-00-30436-00-4	\$61,495.21		
				House, Albert and				
	84	2019-07257	Montgomery	The United States of America	46-00-03175-00-1	\$289,208.72		
	85	2019-07421	Horsham	Garon, Daniel W.	36-00-06604-00-2	\$186,006.54		
	86	2019-07825	Abingt	Bradley, Ciente	30-00-54620-00-7	\$215,350.17		
	87	2019-08565	Lansdale	Thompson, Catherine M.	11-00-02416-00-3	\$142,202.56		
	88	2019-12387	Abington	Liles, Herbert	30-00-57008-00-4	\$245,554.36		
	89	2019-12772	Abington	Luber, Justin K. and Danielle	30-00-21508-00-8	\$193,930.52		
				Marion B. Ricketts				
	90	2019-16053	Pottstown	a/k/a Marion B. Cristelli	16-00-04600-00-1	\$148,860.17		
				Minissale, Anthony A.				
	91	2019-16165	Lower Merion	and The United States of America	40-00-29184-00-8	\$437,532.03		
	92	2019-16180	Lower Salford	Coughlin Jr., Thomas M.	50-00-02956-00-9	\$239,884.94		
				Lawrence G. McMichael, in his capacity as Executor of the Estate of				
	93	2019-16212	Lower Merion	Martin W. Field, et al.	40-00-36009-00-5	\$526,134.31		
				Boccuto, Thomas W. and				
	94	2019-16329	Collegeville	Jennifer A. McFarland	04-00-00809-10-5	\$268,336.32		
						plus interest to Sale date		
	95	2019-16747	New Hanover	Forsyth, Bruce Leonard	47-00-07832-40-1	\$275,161.70		
	96	2019-17217	Upper Dublin	Dimitri, Arthur J. and Ellen M.	54-00-00127-02-6	\$12,483.70		
	97	2019-17693	Horsham	Schuenemann, Paul	36-00-11089-00-8	\$243,544.45		
	98	2019-17778	Whitemarsh	Freedenberg, Helen K.	65-00-00185-08-3	\$251,577.33		
	99	2019-17870	West Norriton	Auriemma, Diane L. and Ferruccio J., et al.	63-00-05519-39-4	\$282,713.65		
	100	2019-18234	East Norriton	Peciaro, Michael D. and Beth A.	33-00-08677-00-2	\$112,177.65		
	101	2019-18309	Upper Dublin	Burnetta Jr., Thomas E.	54-00-02380-10-4	\$67,203.46		
	102	2019-18434	Upper Merion	Kolea Jr., John and Stephanie	58-00-18969-31-3	\$359,761.70		
						\$119,651.97		
						plus interest to Sale date		
	103	2019-18677	Upper Moreland	Mims, Nicholas	59-00-01585-00-3			
				Marlet Brown Solely in His Capacity as Heir of Richard Harris Deceased, et al.				
	104	2019-18977	West Norriton		63-00-02689-95-6	\$289,370.24		
				Lyndsay M. Morgan				
				a/k/a Lyndsey M. Morgan, in Her Capacity as Executor				
	105	2019-19461	Cheltenham		31-00-30106-21-1	\$209,539.88		
	106	2019-19528	Royersford	Pukowsky, Alison	19-00-00584-00-9	\$282,489.41		
	107	2019-20336	Hatfield	Boyle, John F.	35-00-02284-00-3	\$374,010.41		
	108	2019-20525	Montgomery	Stellato, Jennifer F.	46-00-00941-14-7	\$321,860.82		
	109	2019-20698	West Norriton	Obermiller, Joseph	63-00-00881-19-9	\$70,074.29		
	110	2019-20780	Upper Providence	Rankin, Maria A.	61-00-00723-00-1	\$549,503.89		
	111	2019-21475	Upper Providence	Beatty, Kenneth and Loretta	61-00-01660-16-9	\$207,185.44		
	112	2019-21552	West Norriton	Hinds-Toussaint, Paula	63-00-06613-26-3	\$279,241.28		
	113	2019-21628	Pottstown	Galamba, Matthew J.	16-00-29116-00-1	\$106,977.61		
	114	2019-22899	Montgomery	Wang, Hui and Robert Benz	46-00-03151-05-2	\$329,048.10		
	115	2019-23931	Abington	Winters, Francis T. and Katie A.	30-00-58316-00-1	\$500,441.56		
	116	2019-24473	Narberth	Rice, Thomas G.	12-00-01174-00-2	\$410,880.19		
				Reinhart, Barry; Lizanne; and The United States of America				
	117	2019-24517	Whitemarsh		65-00-01336-22-8	\$414,084.67		
				Gomsi, Robin, Believed Heir and/or Administrator				
	118	2019-25526	Lower Merion		40-00-12600-00-5	\$336,913.17		
	119	2019-25828	Souderton	Elsner, Erik and Amy	21-00-03184-00-8	\$359,238.33		
	120	2019-26174	Hatboro	Conard, Thomas	08-00-03028-00-6	\$197,913.88		
	121	2019-27158	Lower Pottsgrove	Bonewitz, William E. and Patricia C.	42-00-00107-16-6	\$208,785.42		
	122	2019-27320	Norristown	Halpin, Charles A.J., Esq., Personal Rep	13-00-36892-00-4	\$123,156.83		
	123	2020-00896	Springfield	Watson, Roy C., as Administrator	52-00-03985-00-4	\$208,271.98		
						\$965,140.62, plus legal interest in the amount of \$125,337.04 for a subtotal of \$1,090,477.66		
	124	2020-02659	Horsham	Weisbaum, Adam	36-00-037818-00-8 (Premises "A"); 36-00-03835-00-8 (Premises "B")	\$188,518.21, plus legal interest in the amount of \$16,763.56 for a subtotal of \$205,281.57		
	125	2020-02775	Lansdale	Islam, Ashraf and Dilruba	11-00-09548-00-8 (Premises "A"); 46-00-00811-00-7 (Premises "B")			
	126	2020-05194	Cheltenham	Aycox, Stefanie	31-00-01441-00-4	\$406,734.79		
						\$246,162.78,		
						plus interest to Sale date		
	127	2020-14279	Lower Pottsgrove	Cardamone III, Victor J.	42-00-04883-70-9	\$587,831.38		
						plus interest to Sale date		
	128	2020-14689	Jenkintown	Owens, David and Vanessa	10-00-04520-00-6			

Sale No.	WritNumber	Locality	Name	ParcelNumber	Debt
129	2020-15720	Lower Pottsgrove	Petty, Robert A.	42-00-04906-00-2	\$104,606.61
130	2020-18130	Horsham	Bleiler, Russel and Sharon	36-00-06163-05-6	plus interest \$928,931.03
131	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
132	2020-19102	Lansdale	Decoteau, Daniel A.	11-00-00620-00-8	\$133,692.28
133	2020-19197	Douglass	Fosnocht, Peggy S.	32-00-07852-00-9	\$164,274.57
134	2020-19946	Pottstown	Loglisci, Nicole	16-00-12992-26-7	\$69,443.32
135	2020-20001	Jenkintown	Leregina, Louis J.	10-00-04694-13-8	\$82,110.63
136	2020-20517	Norristown	Olenek, Brian S.	13-00-05200-00-7	\$131,979.19
137	2020-20564	Pennsburg	Fischer, Susan and Bruce P.	15-00-00142-00-5	\$118,795.13
138	2021-00316	Pottstown	Dangler, Kathleen A.	16-00-28636-89-5	\$90,197.75
139	2021-01689	Bridgeport	Kern, Danielle K.	02-00-01576-00-6	\$125,297.50
140	2021-01774	West Norriton	Brodie, Caroline C. and Donald M.	63-00-05833-00-8	\$172,034.54