

## SHERIFF SALE SUPPLEMENT

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

October 27, 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.

Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber
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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
4	2013-21502	Whitemarsh	Natalie Cupo, Executrix of the Estate of Eric Kenworthy	\$562,021.20	65-00-11476-00-6
5	2013-28484	Upper Providence	Bertino, Carolyn L.	\$1,422,639.13	61-00-03370-07-3
6	2013-35851	Lower Merion	Peta, Frank J. Jr. and Anna Marie	\$111,988.40 plus interest and costs	40-00-33872-00-9
7	2014-21128	Pottstown	Faison, Erica L.	\$10,417.06	16-00-01408-00-7
8	2015-09609	Upper Moreland	Kerr, John	\$307,256.21	59-00-00485-14-9
9	2015-12866	Lower Providence	Chung, Julia I. and Joshua I.	\$189,193.43	43-00-00954-09-2
10	2015-23571	Lower Merion	Kovolski, William B. and Kathleen C.	\$571,832.07	40-00-09460-00-4
11	2015-24845	Hatboro	Oliver, Rena, Timothy and Renaissance Trust of Hatboro	\$692,028.27	08-00-05719-00-6
12	2015-25451	New Hanover	Knause, Tabitha L. and Scott A. Thomas	\$299,660.05	47-00-04972-00-3
13	2015-30745	Lower Merion	Blay-Miezah, Jeannine	\$239,153.35	40-00-10472-00-9
14	2016-00798	Cheltenham	Ackridge, Vernon D.	\$95,559.60	31-00-13825-00-4
15	2016-01365	New Hanover	Dwojak, Paula R.	\$256,273.58	47-00-01896-00-1
16	2016-04840	Cheltenham	613 Sonada Associates, LLC	\$576,462.70	31-00-05488-00-7 (A) 31-00-05491-00-4 (B)
17	2016-09921	Pottstown	Ray, Donna	\$3,168.47	16-00-30028-00-7
18	2016-13608	Horsham	Randel, William H. and Linda M. Hell	\$264,623.74	36-00-04642-00-2
19	2016-27514	Lower Merion	Eric Jackson and Michele Jackson	\$432,257.26	40-00-04916-00-3
20	2017-01630	Norristown	Organtini, Christopher A. and Dawn M.	\$86,413.19	13-00-21644-00-6
21	2017-09457	Upper Pottsgrove	Hess, Melissa D.	\$2,170.77	60-00-01231-00-5
22	2017-14831	Hatboro	Humphreys, Richard L., Richard B., Christine V., et al.	\$300,126.93	08-00-05467-00-6
23	2017-15792	Lower Pottsgrove	Watson, Shawn D. and United States of America	\$9,507.53	42-00-02521-00-2
24	2017-16525	Lower Pottsgrove	Wezel, Steven J. and Mary Beth	\$2,342.76	42-00-01254-21-3
25	2017-16755	Cheltenham	Miller, Yvonne O.	\$17,809.41	31-00-05686-00-7
26	2017-17618	Marlborough	Peart Jr., Sidney J.	\$4,906.98	45-00-01847-00-7
27	2017-19678	Cheltenham	Sims, Duane M., Executor (Est. Armita B. Sims)	\$19,165.21	31-00-08482-00-1
28	2017-28513	Norristown	Lawson, Lance and Yvonne S.	\$224,472.24	13-00-06416-00-6
29	2018-02125	Norristown	Norris, Leon and Loretta	\$285,733.17	13-00-29184-03-5
30	2018-03443	Upper Merion	Riley, Rose Marie R.	\$3,948,460.38	58-00-17473-00-1 58-00-17470-00-4
31	2018-03791	Whitemarsh	Forster, Scott C.	\$248,053.85	65-00-12187-00-6
32	2018-07703	Worcester	Quarles, James F. and Michelle R.	\$325,216.97	67-00-02133-00-5
33	2018-07902	Abington	Nguyen, Lisa	\$150,209.25	30-00-35728-00-8
34	2018-08721	Whitpain	Kenworthy-Ward, Kelley, Executrix	\$377,947.39	66-00-00763-00-8
35	2018-08801	Cheltenham	Blue, Raymond and Veronica I.	\$462,979.03	31-00-22401-00-5
36	2018-13286	Upper Dublin	Fulton Jr., Robert J.	\$233,469.00	54-00-12445-00-2
37	2018-14017	Hatfield	Perry, Kathleen and Melissa Sirianni	\$236,611.00 plus interest and attorney's fees	35-00-02662-00-3

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38	2018-14288	Abington	Whitney, Barry D. and Kim	\$135,284.17	30-00-15552-00-6
39	2018-14442	Pottstown	Clifford, Gary P.	\$3,424.31	16-00-30208-00-7
40	2018-15216	Upper Hanover	Pirnik, Jason	\$4,110.99	57-00-03439-00-5
41	2018-16196	Springfield	Snowden Jr., Calvin R. and Mei Ling Dan	\$275,435.13	52-00-02461-00-7
42	2018-18118	Abington	Eckert, Edward G. and Shana M.	\$291,112.50	30-00-21768-00-9
43	2018-18315	Lower Merion	Abramson, Gilbert, Ilene J. and United States of America	\$702,501.46	40-00-64004-00-9
44	2018-18986	Upper Dublin	Murton, Kelly M.	\$135,377.42	54-00-05410-72-8
45	2018-19090	Trappe	Mann, Matthew S. and Melissa A. Laverty	\$244,626.03	23-00-00425-39-8
46	2018-20454	Lower Frederick	Raftogianis, Michael J.	\$599,797.27 plus interest to Sale date	38-00-02472-01-9
47	2018-22163	Plymouth	Nordberg, Nicole M.	\$128,901.29	49-00-07300-00-4
48	2019-00174	Cheltenham	Miller, Calvin and Annette	\$405,977.09	31-00-21991-00-1
49	2019-00619	Upper Moreland	Milks, Thomas J. and Corinne Ann	\$111,730.37	59-00-19898-95-9
50	2019-01326	Upper Hanover	Hazzard III, Thomas C. and Courtney A.	\$281,944.23	57-00-01016-60-1
51	2019-01989	Pottstown	Wright, Moshe D., et al.	\$75,073.02	16-00-02648-00-9
52	2019-05043	Upper Providence	Henshaw, Joseph S., Barbara A. and United States of America	\$238,839.03	61-00-01010-22-5
53	2019-05303	Upper Providence	Burns, Timothy D. and Claire E.	\$331,758.20, plus interest and costs through the date of sale	61-00-03370-05-5
54	2019-07764	West Norriton	Marsh, Christopher J.	\$7,631.13	63-00-00881-26-2
55	2019-12387	Abington	Liles, Herbert	\$245,554.36	30-00-57008-00-4
56	2019-14408	Cheltenham	Jones, Marlo	\$7,950.58	31-00-29434-00-1
57	2019-16329	Collegeville	Boccutto, Thomas W. and Jennifer A. McFarland	\$268,336.32 plus interest to sale date	04-00-00809-10-5
58	2019-16747	New Hanover	Forsyth, Bruce Leonard	\$275,161.70	47-00-07832-40-1
59	2019-17217	Upper Dublin	Dimitri, Arthur J. and Ellen M.	\$12,483.70	54-00-00127-02-6
60	2019-17778	Whitemarsh	Freedenberg, Helen K.	\$251,577.33	65-00-00185-08-3
61	2019-18309	Upper Dublin	Burnetta Jr., Thomas E.	\$67,203.46	54-00-02380-10-4
62	2019-18434	Upper Merion	Kolea Jr., John and Stephanie	\$359,761.70	58-00-18969-31-3
63	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
64	2019-19528	Royersford	Pukowsky, Alison	\$282,489.41	19-00-00584-00-9
65	2019-20336	Hatfield	Boyle, John F.	\$374,010.41	35-00-02284-00-3
66	2019-20525	Montgomery	Stellato, Jennifer F.	\$321,860.82	46-00-00941-14-7
67	2019-20698	West Norriton	Obermiller, Joseph	\$70,074.29	63-00-00881-19-9
68	2019-20780	Upper Providence	Rankin, Maria A.	\$549,503.89	61-00-00723-00-1
69	2019-21475	Upper Providence	Beatty, Kenneth and Loretta	\$207,185.44	61-00-01660-16-9
70	2019-21552	West Norriton	Hinds-Toussaint, Paula	\$279,241.28	63-00-06613-26-3
71	2019-21628	Pottstown	Galamba, Matthew J.	\$106,977.61	16-00-29116-00-1
72	2019-22899	Montgomery	Wang, Hui and Robert Benz	\$329,048.10	46-00-03151-05-2
73	2019-23254	Plymouth	Graves Jr., Joseph C. and Jacqueline N.	\$159,937.92	49-00-04108-64-9
74	2019-23406	Abington	Estate of Joseph A. Gaskin	\$188,858.58	30-00-66776-00-1
75	2019-24473	Narberth	Rice, Thomas G.	\$410,880.19	12-00-01174-00-2
76	2019-25158	Cheltenham	Johnson, Eric	\$7,793.86	31-00-04444-00-7
77	2019-26174	Hatboro	Conard, Thomas	\$197,913.88	08-00-03028-00-6

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78	2019-27320	Norristown	Halpin, Charles A.J., Esq., Personal Rep	\$123,156.83	13-00-36892-00-4
79	2020-00705	West Pottsgrove	Gratti, Susan E.	\$66,406.79	64-00-02902-00-4
80	2020-00964	Norristown	Sloan, Mary and James D.	\$96,822.01	13-00-33408-00-5
81	2020-02659	Horsham	Weisbaum, Adam	\$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")
82	2020-02775	Lansdale	Islam, Ashraful 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")
83	2020-03613	Norristown	Richard J. White, Deceased and Unknown Heirs	\$132,111.53	13-00-31156-00-7
84	2020-03630	Schwenksville	Klotz, Lisa M.	\$104,822.37	20-00-00059-03-8
85	2020-05167	Upper Moreland	Nicole Levy, in her capacity, et al.	\$35,741.51	59-00-19898-53-6
86	2020-05194	Cheltenham	Aycox, Stefanie	\$406,734.79	31-00-01441-00-4
87	2020-06181	Lower Providence	Sheridan, Samuel A. and Christina N.	\$841,981.02 plus interest from 5/5/20 at \$124.33 per diem rate	43-00-14336-07-5
88	2020-06329	Plymouth	Coccio, Damian, Heir of Helen Coccio, deceased	\$187,707.86	49-00-02827-00-4
89	2020-14689	Jenkintown	Owens, David and Vanessa	\$587,831.38 plus interest to Sale date	10-00-04520-00-6
90	2020-14916	Hatboro	58 York Partners, LLC; Bernie's Hatboro, LLC, et al.	\$1,933,790.84	08-00-06652-00-9
91	2020-15343	Lower Providence	House to Home Strategies, LLC and Trevor Krill Guarantor	\$945,957.20	43-00-11698-00-4
92	2020-18001	Upper Providence	Gibson, Andrew S.	\$252,979.87	61-00-02834-34-5
93	2020-18130	Horsham	Bleiler, Russel and Sharon	\$928,931.03	36-00-06163-05-6
94	2020-18779	Limerick	Geib, Joesph and Renee L.	\$153,082.01	37-00-00220-00-4
95	2020-18926	Abington	Anita Y. Friday and Jerome W. Dean, Co-Executors	\$205,163.08 plus interest to Sale Date	30-00-19244-00-4
96	2020-19197	Douglass	Fosnocht, Peggy S.	\$164,274.57	32-00-07852-00-9
97	2020-19248	Douglass	Feather, Jean E.	\$139,431.91	32-00-03160-00-3
98	2020-21449	West Norriton	Batchelder, Linda S. and Ralph T., Jr.	\$233,046.15	63-00-04951-00-8
99	2021-01689	Bridgeport	Kern, Danielle K.	\$125,297.50	02-00-01576-00-6
100	2021-02156	Lower Gwynedd	Jean K. Forte Trust, Deceased	\$267,415.66	39-00-02197-00-5
101	2021-04276	Lower Salford	Hufnagle, Patricia A.	\$223,425.01	50-00-02559-18-1
102	2021-04917	Pottstown	Estate of Kevin, J. Young, et al.	\$141,415.03	16-00-25924-00-7
103	2021-05057	West Norriton	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

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	104	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	