

SHERIFF SALE SUPPLEMENT

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

May 25, 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.

Terms and conditions are subject to change by the Sheriff and Bid4Assets.

Updated 7-1-2021

Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber
1	2006-19238	Lower Merion	Hatcher, Bernadette	\$3,945.20	40-00-34904-00-3
2	2008-35237	Lower Merion	Petito, Anthony R.	\$1,887,403.48	40-00-35180-40-2
3	2009-17734	West Norriton	Lacy, Craig and Ayesah L.	\$436,925.76	63-00-02707-00-2
4	2010-21149	Lower Moreland	Mazik, Tatyana, Yuriy and Viktor Vasilenko	\$600,588.28	41-00-09322-00-6

Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber
5	2010-35559	Abington	McNamara, Karen J. and Kevin	\$659,561.73	30-00-71860-00-2
6	2011-21389	Upper Moreland	Kent, David and United States of America	\$11,252.93	59-00-06277-00-9
7	2012-00478	Norristown	Stanley, Tanya	\$162,000.00	13-00-19700-00-6
8	2013-09920	Jenkintown	White, Joseph and Jennifer	\$232,164.25	10-00-00832-00-4
9	2013-28484	Upper Providence	Bertino, Carolyn L.	\$1,422,639.13	61-00-03370-07-3
10	2013-29329	Pottstown	Clifford, Gary P.	\$7,419.07	16-00-30208-00-7
11	2013-35851	Lower Merion	Peta Jr., Frank J. and Anna Marie	\$111,988.40 plus interest and costs	40-00-33872-00-9
12	2014-08912	Lower Providence	Mulhern, Tina M.	\$211,107.06	43-00-15961-00-7
13	2014-11568	Upper Pottsgrove	Leader, Gary Stephen, Sandra A. and United States of America	\$24,504.31	60-00-02836-00-2
14	2014-18473	Pottstown	Daniel B. Laws, Sr., Executor	\$12,389.55	16-00-19016-00-3
15	2014-18897	Springfield	Ziejewski, Joan and Walter	\$398,659.01	52-00-12499-00-4
16	2014-29707	Horsham	Eble, Mark P. and Michele A.	\$279,631.30	36-00-11272-00-5
17	2015-09360	Cheltenham	Harris Jr., Alexander and Cathedral from Heaven Cogic, Real Owner	\$1,767.38	31-00-09499-00-1
18	2015-09609	Upper Moreland	Kerr, John	\$307,256.21	59-00-00485-14-9
19	2015-12866	Lower Providence	Chung, Julia I. and Joshua I.	\$189,193.43	43-00-00954-09-2
20	2015-24845	Hatboro	Oliver, Rena, Timothy and Renaissance Trust of Hatboro	\$692,028.27	08-00-05719-00-6
21	2016-04774	Pottstown	Ludy, Karen L.	\$3,597.01	16-00-11748-00-8
22	2016-05508	Upper Merion	Gahm, Darrell J. and Patricia A. Gahm	\$229,438.81	58-00-18976-00-1
23	2016-05689	Norristown	Lindsey, Marilyn B. and Curtis Charles	\$91,630.04	13-00-11640-00-2
24	2016-07460	Pottstown	Lloyd, Jemal	\$7,709.96	16-00-25244-00-3
25	2016-09594	Abington	Levin, Curtis and Veronica	\$222,589.64	30-00-74964-00-3
26	2016-12708	Pottstown	Ludy, Karen L.	\$7,880.43	16-00-11808-00-2
27	2016-13608	Horsham	Randel, William H. and Linda M. Hell	\$264,623.74	36-00-04642-00-2
28	2016-19965	Pottstown	Geisler, Bruce, Solely in his capacity	\$45,032.63	16-00-27272-00-9
29	2016-20535	Upper Hanover	Capasso, Flora H.	\$276,211.14	57-00-01160-57-2
30	2016-22240	Upper Moreland	Johnson, Patricia A. and Chad L.	\$178,973.10	59-00-08089-00-6
31	2016-23000	Norristown	Gordon, Solomon B. and Aira	\$169,098.14	13-00-13344-00-8
32	2016-25760	Springfield	Silverman, Carol A. and Richard P.	\$200,402.81	52-00-06916-00-7
33	2016-26197	Abington	Millar, Kimberly Spaid	\$3,044.03	30-00-47544-00-9
34	2016-26343	Upper Dublin	Chinn, Howard and Deborah	\$377,629.84	54-00-03885-15-8
35	2016-29569	Abington	Discavage, George W. and Jean Ann	\$1,962.24	30-00-52808-00-1
36	2016-29799	Abington	Ligon, Bobbalina	\$2,789.63	30-00-01884-00-3
37	2017-01630	Norristown	Organtini, Christopher A. and Dawn M.	\$86,413.19	13-00-21644-00-6
38	2017-02042	Cheltenham	Davis Jr., James R.	\$590,848.11	31-00-23074-00-7
39	2017-09457	Upper Pottsgrove	Hess, Melissa D.	\$2,170.77	60-00-01231-00-5
40	2017-14831	Hatboro	Humphreys, Richard L., Richard B., Christine V., et al.	\$300,126.93	08-00-05467-00-6
41	2017-15172	Cheltenham	Kowit, Richard S., et al.	\$199,004.98	31-00-30107-00-3
42	2017-16525	Lower Pottsgrove	Wezel, Steven J. and Mary Beth	\$2,342.76	42-00-01254-21-3
43	2017-19678	Cheltenham	Sims, Duane M., Executor (Est. Armita B. Sims)	\$19,165.21	31-00-08482-00-1

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	44	2017-22938	Springfield	Guicheteau, Michael and Jennifer	\$293,543.78	52-00-12670-00-4	
	45	2017-24262	New Hanover	Baumgartner, Thomas K. and Shelly L. Griffith	\$310,495.52	47-00-07080-00-1	
	46	2017-24591	Upper Moreland	Schenkel, Calvin	\$5,667.09	59-00-06493-00-9	
	47	2017-28513	Norristown	Lawson, Lance and Yvonne S.	\$224,472.24	13-00-06416-00-6	
	48	2017-29072	Lower Salford	Guthre, Michael S. and Rebecca S.	\$1,187,991.36	50-00-04724-01-4	
	49	2018-00992	Lower Pottsgrove	White, Alex L.	\$2,208.43	42-00-05119-52-7	
	50	2018-03163	Horsham	Penna, Lisa, Frank, and The United States of America	\$692,134.66	36-00-08983-00-8	
	51	2018-03721	Hatfield	Oscar, Mark A.	\$248,669.60	35-00-03967-00-3	
	52	2018-04213	Hatfield	Krol, Kristen	\$210,198.83	09-00-00046-00-8	
	53	2018-07009	New Hanover	Major, Michelle J. and Jenna Bullock, Trustee for Manatee Trust	\$562,794.87	47-00-05808-00-4	
	54	2018-07108	Pottstown	Cook II, Donald Lee	\$126,796.40	16-00-06760-00-1	
	55	2018-07902	Abington	Nguyen, Lisa	\$150,209.25	30-00-35728-00-8	
	56	2018-08496	Lower Frederick	Moore II, Matthew J.	\$111,312.57	38-00-01405-00-6	
	57	2018-08560	Lower Merion	Selverian, Nartuhi V.	\$366,808.66	40-00-67551-66-5	
	58	2018-08801	Cheltenham	Blue, Raymond and Veronica I.	\$462,979.03	31-00-22401-00-5	
	59	2018-13286	Upper Dublin	Fulton Jr., Robert J.	\$233,469.00	54-00-12445-00-2	
	60	2018-14017	Hatfield	Perry, Kathleen and Melissa Sirianni	\$236,611.00 plus interest and attorney's fees	35-00-02662-00-3	
	61	2018-14118	Lower Pottsgrove	Glaeser, Elizabeth	\$1,868.38	42-00-01253-39-7	
	62	2018-15840	Abington	Berry, Joshua	\$175,322.00	30-00-49036-00-2	
	63	2018-16642	Cheltenham	Newton, Gene R. and Maeonia	\$9,931.64	31-00-07147-00-4	
	64	2018-17102	Cheltenham	Leonard, John W. and Shawna	\$652,798.40	31-00-06298-00-7	
	65	2018-18118	Abington	Eckert, Edward G. and Shana M.	\$291,112.50	30-00-21768-00-9	
	66	2018-19814	Towamencin	Avrach, Benjamin S. and Christina L. Zick	\$258,945.59	53-00-09020-00-8	
	67	2018-20454	Lower Frederick	Raftogianis, Michael J.	\$599,797.27	38-00-02472-01-9	
	68	2018-20781	Pottstown	Moore, Dorothy M.	\$182,212.40	16-00-18768-00-8	
	69	2018-22163	Plymouth	Nordberg, Nicole M.	\$128,901.29	49-00-07300-00-4	
	70	2018-22347	Cheltenham	Sandler, David and Karen J.	\$95,902.97	31-00-19330-00-7	
	71	2018-23280	Franconia	Kriebel, Richard D. and Laura	\$179,305.54	34-00-02634-46-4	
	72	2018-23500	Pottstown	O'Brien, Patricia I.	\$117,642.86	16-00-31408-00-4	
	73	2018-25397	Lower Pottsgrove	Keehn, Randy and Debbie	\$2,124.32	42-00-05117-51-1	
	74	2018-28976	Upper Merion	Scott, James, Administrator of the Helen Scott Estate	\$242,034.73	58-00-13840-00-7	
	75	2018-29162	Limerick	DiFrancesco, John G. and Carol Lynn	\$295,427.13	37-00-05350-12-6	
	76	2019-00174	Cheltenham	Miller, Calvin and Annette	\$405,977.09	31-00-21991-00-1	
	77	2019-00619	Upper Moreland	Milks, Thomas J. and Corinne Ann	\$111,730.37	59-00-19898-95-9	
	78	2019-00625	Upper Dublin	Creedon, Michael P. and Regina A.	\$566,252.66	54-00-13860-52-2	
	79	2019-01326	Upper Hanover	Hazzard III, Thomas C. and Courtney A.	\$281,944.23	57-00-01016-60-1	
	80	2019-03941	Abington	Ayer, Steven, R. and Victoria S.	\$320,335.58	30-00-67324-00-2	
	81	2019-06316	Upper Dublin	Flickstein, Stacy L. and Bradley J.	\$410,708.54	54-00-09010-12-5	
	82	2019-06411	Cheltenham	Rudakewych, Lee	\$364,605.36	31-00-27382-00-1	
	83	2019-12369	Douglass	Bass, David	\$17,752.69	32-00-02520-00-4	
	84	2019-14408	Cheltenham	Jones, Marlo	\$7,950.58	31-00-29434-00-1	
	85	2019-15317	West Pottsgrove	Weniger, Chad J.	\$316,190.14	64-00-03862-00-7	

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86	2019-15521	Pottstown	Bergey Jr., James F.	\$4,153.19	16-00-07620-00-5
87	2019-16165	Lower Merion	Minissale, Anthony A. and The United States of America	\$468,575.39	40-00-29184-00-8
88	2019-16437	Souderton	Trout, Patricia	\$2,503.62	21-00-06732-00-6
89	2019-16595	Upper Providence	Hall, Sheila K.	\$234,333.86	61-00-04076-65-1
90	2019-16747	New Hanover	Forsyth, Bruce Leonard	\$275,161.70	47-00-07832-40-1
91	2019-17778	Whitemarsh	Freedenberg, Helen K.	\$251,577.33	65-00-00185-08-3
92	2019-18168	Cheltenham	Cross, Annie Becks	\$341,952.85	31-00-19798-00-7
93	2019-18434	Upper Merion	Kolea Jr., John and Stephanie	\$359,761.70	58-00-18969-31-3
94	2019-18737	Lower Frederick	Heitz, Howard	\$8,024.89	38-00-01282-00-3
95	2019-19351	Pottstown	Wampole, Walter N. and Jean A.	\$4,736.45	16-00-23236-00-4
96	2019-19528	Royersford	Pukowsky, Alison	\$282,489.41	19-00-00584-00-9
97	2019-20738	Abington	Michael Rector, Known Surviving Heir of Herbert Lee Rector, et al.	\$169,419.26	30-00-38384-00-7
98	2019-20780	Upper Providence	Rankin, Maria A.	\$549,503.89	61-00-00723-00-1
99	2019-22314	Abington	Berntson, Angela T. and Timothy J. Garlick	\$190,500.14	30-00-66556-00-5
100	2019-23042	Souderton	Schulz, Pauline T.	\$5,333.19	21-00-00276-00-9
101	2019-23127	Upper Pottsgrove	Farkosh, Stephen	\$5,711.21	60-00-02005-00-5
102	2019-23256	Norristown	Fernandez III, Ormond	\$173,914.34	13-00-35368-00-7
103	2019-23808	Lower Pottsgrove	Guarderas, Washington A. and Amanda Moore	\$1,767.01	42-00-03671-26-5
104	2019-23931	Abington	Winters, Francis T. and Katie A.	\$500,441.56	30-00-58316-00-1
105	2019-24302	Cheltenham	Simbo, Ada M.	\$259,518.25	31-00-09601-00-7
106	2019-24473	Narberth	Rice, Thomas G.	\$410,880.19	12-00-01174-00-2
107	2019-24527	Schwenksville	Reed Jr., R.B.	\$102,160.92	20-00-00059-08-3
108	2019-24900	New Hanover	Burghardt, Shannon McCall, Martin W.	\$246,046.92	47-00-05020-58-1
109	2019-25088	Cheltenham	and Nicole D. Swaayze	\$14,370.06	31-00-16684-00-7
110	2019-25158	Cheltenham	Johnson, Eric	\$7,793.86	31-00-04444-00-7
111	2019-25298	Upper Pottsgrove	Davidheiser, Thomas	\$194,699.28	60-00-02335-00-8
112	2019-25572	Lower Pottsgrove	Hendrickson, Florence M. and The United States of America	\$211,993.22	42-00-04945-00-8
113	2019-25909	West Norriton	Chaloupka, Anna	\$201,929.42	63-00-05472-26-1
114	2019-26157	Horsham	AnnaMaria Boland, in her capacity as Mortgagor	\$884,598.55	36-00-03041-00-1
115	2019-27177	Upper Moreland	Longello, Stephen J. and The United States of America	\$254,497.35	59-00-13550-04-4
116	2019-27826	Lower Gwynedd	Summers, Alan and Marilyn	\$326,945.58	39-00-00109-20-3
117	2019-29291	Norristown	Gilliano, Tina	\$192,592.59	13-00-12924-00-5
118	2020-00509	Abington	Klein, Karl H.	\$172,334.00	30-00-50904-00-6
119	2020-01109	Upper Dublin	Marla R. Blum, Executrix of the Estate of Diane R. Blum	\$155,299.68	54-00-07716-29-4
120	2020-01431	Perkiomen	Glover, Michael P. and Stephanie Melasecca	\$181,248.59	48-00-01418-53-2
121	2020-01763	Upper Gwynedd	Polansky, Jeffrey A.	\$66,696.17	56-00-00224-04-4
122	2020-01772	Cheltenham	Johnson Jr., Norman L. and Karyn	\$248,547.60	31-00-07099-00-7
123	2020-01865	Upper Dublin	Stoerrle, Dean L. and Rosann M. (Deceased)	\$352,091.63	54-00-01672-00-2
124	2020-02014	West Norriton	Malinowski, Joyce M.	\$67,160.36	63-00-02374-00-2
125	2020-02249	Green Lane	Weller, Steven E. and Shelia M., a/k/a Sheila M.	\$210,772.21	07-00-00007-00-4
126	2020-02347	Hatfield	Francisca Yanes De Zavala, As Administratrix of the Estate of Jose Zavala, deceased	\$187,289.86	35-00-07783-00-3
127	2020-02395	Hatboro	Elroy Jr., Charles and Theresa M.	\$196,006.08	08-00-04246-00-3
128	2020-02732	Lower Merion	Christmas, Rick J.	\$132,725.25	40-00-34908-00-8

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129	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")
130	2020-03696	Worcester	Beltrante, Christopher and Patricia	\$392,036.88	67-00-03589-00-7
131	2020-03844	Cheltenham	Stevens Jr., John, as Sole Owner	\$395,137.53	31-00-23536-00-4
132	2020-03987	Pottstown	Aslanidis, Mattina	\$70,956.55	16-00-05196-00-8
133	2020-04905	Lower Merion	Berman, Jeffrey Berman	\$2,308,439.61	40-00-17540-00-6
134	2020-13369	Lower Pottsgrove	Build Dreams, L.L.C., LP a/k/a Builddreams, L.L.C.	\$4,065.34	42-00-00634-00-8
135	2020-14003	Pottstown	Long, Marlon	\$3,960.62	16-00-17684-00-3
136	2020-14312	Upper Dublin	Burns, Patricia L.	\$8,100.59	54-00-07855-00-2
137	2020-15343	Lower Providence	House to Home Strategies, LLC and Trevor Krill Guarantor	\$945,957.20	43-00-11698-00-4
138	2020-18130	Horsham	Bleiler, Russel and Sharon	\$928,931.03	36-00-06163-05-6
139	2020-18355	Trappe	Carden Jr., Donald and Anne Marie	\$6,659.95	23-00-00880-45-6
140	2020-19197	Douglass	Fosnocht, Peggy S.	\$164,274.57	32-00-07852-00-9
141	2020-20658	Upper Moreland	Gluszek, Zofia	\$5,007.35	59-00-13987-00-3
142	2021-00979	Bridgeport	TVC Funding IV, LLC	\$194,487.51	02-00-03072-00-4
143	2021-03465	West Norriton	Novitski, Brian	\$222,921.87	63-00-04978-00-8
144	2021-03472	Upper Providence	Lashley, Alice and Kevlin Alvin	\$637,973.20	61-00-00898-99-4
145	2021-05650	Pottstown	Ramsey, Jeffrey	\$138,628.22	16-00-09492-00-5
146	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
147	2021-06896	Cheltenham	Andrews-Bolden, Edna	\$339,950.14	31-00-20257-00-7
148	2021-15477	Lower Merion	Klapp, Christina	\$29,839.92 plus interest at the default rate, fees and costs from July 15, 2021	40-00-67552-90-7
149	2021-15597	Horsham	June Jenkins, as Believed Heir and/or Administrator	\$231,806.42	36-00-02506-00-5
150	2021-22371	Skippack	Swei, Aaron and Hesu	\$590,413.07	51-00-02077-02-3