

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 06/26/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
5	06-16219 OPEN	John P. Carmelo vs. <i>Famous Fat Freddie's Pizza LLC, Mickletz Anthony &amp; Susan</i>	1445 Cherry Lane Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-04632-00-5 Wolf,Baldwin& Associates,P.C.	<b>\$189,651.53</b> \$1,695.24
8	10-36156 POSTPONED BY COURT	Norristown Municipal Waste Authority vs. <i>Archer Rayshelle</i>	310 Stanbridge Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-34528-00-1 Portnoff Law Associates, Ltd.	<b>\$3,396.87</b> \$1,490.66
12	12-12646 POSTPONED BY COURT	Pottstown School District vs. <i>Southeastern Properties, LLC &amp; Frisco Alice A &amp; Frock Margaret S, Executrix of the Estate of Frock Jr., Joseph W (Dec'd)</i>	57 North Hanover Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-13040-00-3 Portnoff Law Associates, Ltd.	<b>\$4,295.31</b> \$1,922.26
20	13-09204 OPEN	PNC Bank NA vs. <i>Dillon,Carolyn(dc'd) &amp; Julia W.(dc'd)&amp; All Known &amp; Unknown Heirs of Julia F. Dillion; Singer Jacob &amp; Martin Albert</i>	1845 North Keim Street Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-02473-00-5 Tucker Arensberg, P. C.	<b>\$125,791.92</b> \$1,928.42
21	13-09920 OPEN	U.S. Bank N.A. vs. <i>White Joseph &amp; Jennifer</i>	403 Division Street Jenkintown PA 19046 <i>Jenkintown Borough</i>	10-00-00832-00-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$232,164.25</b> \$2,126.52
27	13-24701 OPEN	Wilmington Savings Fund Society, FSB vs. <i>Flamino John J,Alvaro Vicki &amp; Unknown Heirs of the Estate of Joann Pickwell</i>	363 Stewart Avenue Jenkintown PA 19046 <i>Abington Township</i>	30-00-63716-00-1 Stern & Eisenberg, P.C.	<b>\$239,007.91</b> \$2,659.83
29	13-27755 OPEN	Wilmington Savings Fund Society vs. <i>Lyle, III Kenneth</i>	3322 Forest Lane Schwenksville PA 19473 <i>Schwenksville Borough</i>	20-00-00060-39-7 KML Law Group, P.C.	<b>\$90,229.93</b> \$1,708.11
32	14-00538 OPEN	MTGLQ Investors, L.P. vs. <i>Dipiero Giachetti Patti</i>	216 Cardinal Drive Conshohocken PA 19428 <i>Plymouth Township</i>	49-00-01741-88-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$544,757.65</b> \$2,097.16

# County of Montgomery Sheriff's Office

## Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 06/26/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
33	14-06254 POSTPONED BY COURT	Abington School District vs.  <i>Odums Patricia</i>	3028 Windsor Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-72868-00-2 Portnoff Law Associates LTD	<b>\$3,360.44</b> \$2,407.30
37	14-10496 POSTPONED BY COURT	School District of Cheltenham Township vs.  <i>Batchelor Doris</i>	7433 Euston Road Lamott PA 19027 <i>Cheltenham Township</i>	31-00-09643-00-1 Portnoff Law Associates Ltd.	<b>\$6,471.80</b> \$1,662.52
45	14-19664 BANKRUPTCY POSTPONED	Wilmington Savings Fund Society, FSB vs.  <i>Cooperstein, Elaine K. aka Elaine</i>	1600 Hagysford Road Unit #3Y Penn Valley PA 19072 <i>Lower Merion Township</i>	40-00-22136-67-5 Law Offices of Gregory Javardian	<b>\$62,861.23</b> \$1,482.65
47	14-24100 POSTPONED BY COURT	Capital One, N.A. vs.  <i>Speranza Joseph M</i>	105 Darter Lane North Wales PA 19454 <i>Montgomery Township</i>	46-00-00695-02-4 McCarter & English, LLP	<b>\$442,941.56</b> \$2,055.58
49	14-29707 POSTPONED BY COURT	U.S. Bank, N.A. vs.  <i>Eble Mark P &amp; Michele A</i>	155 Upland Avenue Horsham PA 19044 <i>Horsham Township</i>	36-00-11272-00-5 Milstead & Associates, LLC	<b>\$379,631.30</b> \$1,739.77
52	15-04831 POSTPONED BY COURT	Wilmington Savings Fund Society vs.  <i>Woolbert Susan &amp; Martin</i>	520 Deerfield Drive Norristown PA 19403 <i>Lower Providence Township</i>	43-00-02971-00-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$261,117.49</b> \$2,551.25
54	15-05550 POSTPONED	James P. Colahan vs.  <i>Parmar, Jayant K. Sr. Ratan P. &amp; Jaymala, Inc.</i>	632 Eagle Lane Lansdale PA 19446 <i>Upper Gwynedd Township</i>	56-00-01917-59-2 Friedman, Schuman, Applebaum & Nemeroff, P.C.	<b>\$337,498.29</b> \$2,664.09
57	15-09838 POSTPONED BY COURT	School District of Cheltenham Township vs.  <i>Jones Ondre &amp; Griffin Aisha</i>	715 Ashbourne Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-00922-00-1 Portnoff Law Associates, Ltd.	<b>\$7,985.69</b> \$1,715.69

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

#### Sale Date: 06/26/2019

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
58	15-10581 POSTPONED BY COURT	Upper Perkiomen School District vs. <i>Bittenbender Sandra M.</i>	1112 Station Road Palm PA 18070 <i>Upper Hanover Township</i>	57-00-02683-00-5 Portnoff Law Associates, Ltd.	<b>\$4,541.84</b> \$2,966.68
63	15-20366 POSTPONED BY COURT	Township of Cheltenham vs. <i>Jones Joseph W.</i>	226 Brookdale Avenue Glenside PA 19038 <i>Cheltenham Township</i>	31-00-03436-00-7 Portnoff Law Associates, Ltd.	<b>\$1,600.68</b> \$1,606.97
64	15-20575 POSTPONED BY COURT	School District of Cheltenham Township vs. <i>Cooke Kevin and Melba S.</i>	48 Boncouer Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-02821-00-1 Portnoff Law Associates, Ltd.	<b>\$7,054.35</b> \$2,248.58
67	15-23807 POSTPONED	LSF9 Master Participation Trust vs. <i>Atkins Annette &amp; Craig O.</i>	895 Whitney Drive Blue Bell PA 19422 <i>Whitpain Township</i>	66-00-06706-00-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$375,023.27</b> \$2,042.01
73	15-30745 OPEN	Nationstar Mortgage LLC vs. <i>Blay-Miezah Jeannine</i>	216 Chestnut Avenue Ardmore PA 19003 <i>Lower Merion Township</i>	40-00-10472-00-9 McCabe, Weisberg & Conway, P. C.	<b>\$239,153.33</b> \$1,706.73
79	16-02868 OPEN	LSF9 Master Participation Trust vs. <i>Bertoti, Robert M. &amp; Holly J.</i>	369 South Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-26716-00-7 RAS CITRON, LLC	<b>\$93,338.47</b> \$1,326.24
87	16-10268 POSTPONED BY COURT	Pottsgrove School District vs. <i>Steinmetz Tobiah P. &amp; Yveilisse</i>	8 West Vine Street Stowe PA 19464 <i>West Pottsgrove Township</i>	64-00-05050-00-7 Portnoff Law Associates LTD.	<b>\$4,090.49</b> \$1,835.55
94	16-22333 POSTPONED BY COURT	PrimeLending vs. <i>Downing Issac &amp; Latisha</i>	315 Harrison Avenue Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-13666-00-1 McCabe, Weisberg & Company, P.C.	<b>\$268,343.88</b> \$2,319.37

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 06/26/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
96	16-22700 OPEN	PennyMac Loan Services, LLC vs. <i>Falco, Michael J. Jr., Mossup Karen &amp; Unknown Heirs of Falco, Theresa aka Theresa W aka Theresa Wheeler aka Theresa C (dc'd)</i>	138 Oaklyn Avenue Norristown PA 19401 <i>Lower Providence Township</i>	43-00-09814-00-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$220,982.81</b> \$2,657.10
97	16-22801 OPEN	U.S. Bank National Association as Trustee vs. <i>Hunt John J, II</i>	1508 Ferndale Avenue Abington PA 19001 <i>Abington Township</i>	30-00-19568-00-4 Manley Deas Kochalski, LLC	<b>\$398,322.30</b> \$1,692.30
99	16-23296 POSTPONED BY COURT	MV051, LLC vs. <i>Case Carla M. aka Sorrells Carla</i>	1506 Willow Avenue Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-28843-00-7 Norris McLaughlin & Marcus, P.A.	<b>\$28,821.59</b> \$1,677.12
102	16-24904 POSTPONED	U.S. Bank, National Association, as Trustee vs. <i>O'Rourke Shawn D &amp; Maryann M</i>	993 Grange Avenue Collegeville PA 19426 <i>Lower Providence Township</i>	43-00-05860-07-3 KML Law Group P.C.	<b>\$692,115.27</b> \$2,133.97
107	16-28752 POSTPONED BY COURT	West Norriton Township vs. <i>Fagan John J &amp; Amy E</i>	328 Heston Avenue Norristown PA 19403 <i>West Norriton Township</i>	63-00-02848-00-5 Portnoff Law Associates, Ltd.	<b>\$3,009.06</b> \$1,904.79
114	17-04011 POSTPONED	Wilmington Trust, National Association vs. <i>Skovron Steve</i>	1440 Carol Road Jenkintown PA 19046 <i>Abington Township</i>	30-00-06672-00-3 KML Law Group, P. C.	<b>\$435,380.79</b> \$1,978.10
116	17-04475 OPEN	Reverse Mortgage Solutions, Inc. vs. <i>Kelly Patricia A.</i>	717 Buttonwood Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-05928-00-8 RAS Citron Law Offices	<b>\$188,804.69</b> \$2,236.14
118	17-05910 OPEN	Bank of America, N.A. vs. <i>Holder Christopher &amp; Leodore Aubrey</i>	228 Edgemont Avenue Ardmore PA 19003 <i>Lower Merion Township</i>	40-00-16708-00-1 KML Law Group, P. C.	<b>\$289,751.46</b> \$1,793.58

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

#### Sale Date: 06/26/2019

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
120	17-07747 OPEN	Wells Fargo Bank, N.A. vs.  <i>Anthony Shaneiqua</i>	123 West Wood Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-39644-00-6 Phelan Hallinan Diamond & Jones, LLP	<b>\$86,596.09</b> \$1,790.86
121	17-08009 POSTPONED BY COURT	Wells Fargo Bank N.A. vs.  <i>Eckardt Mark F aka Mark &amp; Angela M aka Angela &amp; USA</i>	458 Coachlight Circle Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-00412-84-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$407,550.76</b> \$1,498.03
122	17-08076 POSTPONED BY COURT	Lower Pottsgrove Township vs.  <i>Carrelli John M. &amp; Galloway Angela</i>	2 Lee Drive Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-01011-18-1 Portnoff Law Associates, Ltd.	<b>\$1,932.66</b> \$1,487.58
123	17-09149 OPEN	Branch Banking and Trust Company vs.  <i>Rath Gerald E. &amp; Christine A a/k/a Christine M Amento</i>	120 West 8th Avenue Conshohocken PA 19428 <i>Conshohocken Borough</i>	05-00-00612-00-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$67,406.97</b> \$2,133.08
125	17-09275 OPEN	Homebridge Financial Services, Inc. vs.  <i>Culbreath Todd L. aka Todd</i>	701 Buttonwood Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-05920-00-7 KML Law Group, P. C.	<b>\$161,123.31</b> \$1,584.42
127	17-09613 OPEN	Reverse Mortgage Solutions, Inc. vs.  <i>Thomas, Hazel Heir of Romona Jones</i>	2870 Morris Road Lansdale PA 19446 <i>Worcester Township</i>	67-00-02486-00-3 KML Law Group, P. C.	<b>\$268,401.69</b> \$2,977.71
128	17-09732 POSTPONED BY COURT	Cheltenham School District vs.  <i>Moore John W.</i>	1012 Greenwood Avenue Cheltenham PA 19095 <i>Cheltenham Township</i>	31-00-12757-00-1 Portnoff Law Associates, Ltd.	<b>\$5,562.38</b> \$2,005.10
129	17-09760 POSTPONED BY COURT	MTGLQ Investors, L.P. vs.  <i>Marsden Mary Torrey</i>	1902 Chippewa Ridge Ambler PA 19002 <i>Upper Dublin Township</i>	54-00-04167-11-7 McCabe, Weisberg & Conway, P. C.	<b>\$125,440.77</b> \$2,389.39

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 06/26/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
136	17-17600 POSTPONED BY COURT	Perkiomen Valley School District vs. <i>Egan Patrick Alan &amp; Baum Heather</i>	283 Bridge Street Collegetown PA 19426 <i>Perkiomen Township</i>	48-00-02077-00-8 Portnoff Law Associates Ltd.	<b>\$6,410.02</b> \$1,695.66
137	17-18966 OPEN	U.S. Bank National Association vs. <i>Payment Relief DE LLC, Cole Jason &amp; Angie</i>	1232 North Adams Street Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-00106-00-5 Milstead & Associates LLC	<b>\$294,275.17</b> \$1,818.90
141	17-20314 POSTPONED	MidFirst Bank vs. <i>Stevens Lynn A.</i>	1500 Edgewood Avenue Abington PA 19001 <i>Abington Township</i>	30-00-16936-00-8 KML Law Group, P. C.	<b>\$86,930.72</b> \$1,976.81
143	17-21585 BANKRUPTCY POSTPONED	Allied Mortgage Group, Inc. vs. <i>O'Donnell Joseph</i>	304 Inman Terrace Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-09886-00-9 Richard M. Squire & Associates, LLC	<b>\$84,250.37</b> \$1,823.04
145	17-22199 POSTPONED	MTGLQ Investors, LP vs. <i>Kuk Dong Y. &amp; USA</i>	286 Lawndale Avenue King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-12606-60-2 Richard M. Squire & Associates	<b>\$132,921.43</b> \$2,070.80
148	17-23848 POSTPONED BY COURT	U.S. Bank N.A. vs. <i>Divento James</i>	709 Stoneybrook Drive Norristown PA 19403 <i>West Norriton Township</i>	63-00-08187-47-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$227,828.88</b> \$2,444.74
150	17-24269 OPEN	Aubrey Investments LLC vs. <i>Weldon, Bradley</i>	752 Roosevelt Avenue Norristown PA 19401 <i>Norristown Borough</i>	13-00-32592-00-2 Mester & Schwartz PC	<b>\$73,957.09</b> \$1,899.53
151	17-25142 POSTPONED BY COURT	HSBC Bank USA, N.A. vs. <i>Magliochetti Karen M &amp; Butler James R</i>	1750 Karen Drive Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-04986-09-3 RAS Citron Law Offices	<b>\$239,499.96</b> \$2,071.81

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 06/26/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	Defendant	Twp/Borough	Attorney	All Costs	
152	17-25885 POSTPONED	M&T Bank vs.  <i>Brooks Amy and Derrick</i>	aka Barbara Drive 3565 Barbara Lane Harleysville PA 19438 <i>Skippack Township</i>	51-00-00112-00-8 KML Law Group, P. C.	<b>\$391,407.96</b> \$2,015.21
161	17-27234 POSTPONED BY COURT	CIT Bank, N.A. vs.  <i>Phillip Harris</i>	1669 Laura Lane Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-01629-03-9 McCabe Weisberg & Conway, P.C.	<b>\$238,071.85</b> \$1,862.51
162	17-27834 POSTPONED	Federal National Mortgage Association ("Fannie Mae") vs.  <i>Krause, Tracey</i>	3034 Arrow Head Lane Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-00235-00-4 McCabe, Weisberg & Conway, LLC	<b>\$342,406.02</b> \$1,971.89
165	17-29455 POSTPONED	Deutsche Bank National Trust Co. vs.  <i>Hansley Melissa &amp; Bret</i>	140 West Moyer Road Pottstown PA 19464 <i>West Pottsgrove Township</i>	60-00-02260-20-9 Stern & Eisenberg PC	<b>\$334,597.62</b> \$2,406.48
167	18-01024 OPEN	American Heritage Federal Credit Union vs.  <i>Mina Joseph A &amp; Kathleen J.</i>	1912 Koffel Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-05014-00-9 Martha E. Von Rosenstiel, P.C.	<b>\$232,719.47</b> \$2,102.51
170	18-01130 POSTPONED	Nationstar HECM Acquisition Trust vs.  <i>Collier Leonard S.Ind. &amp; As Trustee of Collier Leonard S. Revocable Living Trust Agreement</i>	349 Meetinghouse Road Jenkintown PA 19046 <i>Abington Township</i>	30-00-42556-00-2 RAS Citron Law Offices	<b>\$507,735.73</b> \$1,777.46
174	18-02872 POSTPONED	Apex Mortgage Corp. vs.  <i>Fitzgerald William T.</i>	624-626 North York Road Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-19612-00-3 Fox and Fox Attorneys at Law, P.C.	<b>\$133,748.90</b> \$1,997.40
175	18-03516 OPEN	Broad Street Funding Trust 1 vs.  <i>Tokenitz Robert, David, Richard, Known &amp;UnKnown Surviving Heir of Susan Tokenitz(dc'd)</i>	814 North Hanover Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-12912-00-5 McCabe Weisberg & Conway, P.C.	<b>\$109,135.33</b> \$1,987.50

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 06/26/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
178	18-03910 POSTPONED BY COURT	HSBC Bank USA, N.A. vs. <i>Brash Heather A &amp; Christopher J, Schultz Margaret J &amp; Francis D, Sr</i>	22 Arch Road Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-00142-00-7 McCabe, Weisberg & Conway, LLC	<b>\$322,428.60</b> \$1,741.43
179	18-04213 POSTPONED BY COURT	QNB Bank vs.  <i>Krol Kristen</i>	73 Blaine Avenue Hatfield PA 19440 <i>Hatfield Borough</i>	09-00-00046-00-8 Grim, Biehn & Thatcher P.C.	<b>\$210,198.83</b> \$1,670.55
181	18-04497 OPEN	Pennsylvania Housing Finance Agency vs. <i>McConnon Mary K., Dennis a/k/a Dennis M.</i>	446 Mill Street Boyertown PA 19512 <i>Douglass Township</i>	32-00-01636-00-6 Martha E. Von Rosenstiel, P.C.	<b>\$192,682.39</b> \$1,681.02
184	18-05384 OPEN	American Advisors Group vs.  <i>Holmes Joseph E. Jr</i>	2424 Gramm Road Pennsburg PA 18073 <i>Upper Hanover Township</i>	57-00-01165-12-8 McCabe, Weisberg & Conway, LLC	<b>\$218,119.53</b> \$2,559.30
188	18-06571 BANKRUPTCY POSTPONED	Nationstar Mortgage, LLC vs.  <i>Burrowes Julia Ann aka Julia A.</i>	1034 Longspur Road Audubon PA 19403-2045 <i>Lower Providence Township</i>	43-00-07738-00-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$266,724.26</b> \$2,319.45
189	18-06753 POSTPONED	Ditech Financial LLC vs. <i>Vaughn, Gary &amp; Unknown Heirs of Bush, Edna M. (Dec'd)</i>	709 West Waverly Road Glenside a/k/a Cheltenham PA <i>Cheltenham Township</i>	31-00-27985-00-1 KML Law Group, P. C.	<b>\$146,179.54</b> \$2,178.35
192	18-07119 OPEN	Citadel Federal Credit Union vs.  <i>Thompson Melody C.</i>	650 Fawn Circle King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-06780-61-4 Fox Rothschild, LLP	<b>\$189,716.34</b> \$1,814.68
193	18-07279 OPEN	Pacific Union Financial, LLC vs. <i>Borzick Melissa &amp; Bristol Douglas aka Douglas A.</i>	65 Potts Drive Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-22428-00-2 KML Law Group P.C.	<b>\$108,542.12</b> \$1,542.93



## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 06/26/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
195	18-07734 POSTPONED BY COURT	Ditech Financial LLC vs.  Yednock David A. & Lori A.	700 Logan Street Pottstown PA 19464 Pottstown Borough	16-00-19464-00-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$65,816.63</b> \$1,659.96
197	18-08094 POSTPONED BY COURT	U.S. Bank N.A. vs.  Gottehrer Anne aka Anne C & Neil (Dec'd), USA	202 Clwyd Road Bala Cynwyd PA 19004 Lower Merion Township	40-00-11980-00-4 RAS Citron Law Offices	<b>\$673,114.95</b> \$1,959.21
203	18-12798 OPEN	Wells Fargo Bank vs.  Washington Tammy	203 Berks Street Pottstown PA 19464 Pottstown Borough	16-00-02508-00-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$114,073.73</b> \$1,685.41
205	18-13080 POSTPONED BY COURT	Wilmington Savings Fund Society vs.  Stephenson, John P. & Bethann C.	111 Brookshyre Way Lansdale PA 19446 Montgomery Township	46-00-00535-31-9 Richard M. Squire & Associates, LLC	<b>\$128,747.26</b> \$2,085.56
206	18-13137 POSTPONED BY COURT	Wells Fargo Bank, N.A. vs.  Peiper, Chad E. & Aryn aka Brooke Aryn	526 Ford Street Conshohocken PA 19428 West Conshohocken Borough	24-00-00959-00-7 Powers Kirn, LLC	<b>\$350,664.19</b> \$2,169.61
800	18-13963 POSTPONED BY COURT	M&T Bank vs.  Way John S.	241 East County Line Road a/k/a 241 County line Road Ardmore PA 19003 Lower Merion Township	40-00-13332-00-2 Stern & Eisenberg, PC	<b>\$209,593.13</b> \$1,542.91
207	18-14005 OPEN	U.S. Bank National Association vs.  Messing Richard & Young Rebecca	1916 East 2nd Street Lansdale PA 19446 Upper Gwynedd Township	56-00-06478-00-9 Richard M. Squire & Associates, LLC	<b>\$573,537.08</b> \$1,857.63
208	18-14264 POSTPONED	Wells Fargo Bank, NA vs.  Tyson Veleria J. aka Veleria Jean	2333 East Orvilla Road a/k/a 2333 Orvilla Road Hatfield PA 19440 Hatfield Township	35-00-07717-00-6 Manley Deas Kochalski, LLC	<b>\$48,037.84</b> \$1,955.72

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 06/26/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	Defendant	Twp/Borough	Attorney	All Costs	
209	18-14288 OPEN	U.S. Bank National Association vs. <i>Whitney Kim, Barry D. aka Barry</i>	1082 Edgehill Road aka 1082 Edge Hill Rd Abington PA 19001 <i>Abington Township</i>	30-00-15552-00-6 Stern & Eisenberg, PC	<b>\$135,284.17</b> \$2,662.14
212	18-14972 OPEN	Penn Community Bank vs. <i>Landis, Jonathan &amp; Crystal</i>	660 Seminary Street Pennsburg PA 18073 <i>Pennsburg Borough</i>	15-00-02462-73-6 Grim, Biehn & Thatcher P.C.	<b>\$136,641.09</b> \$2,043.33
213	18-15152 OPEN	Wells Fargo Bank, N.A. vs. <i>Britton Eileen G.</i>	1230 Jericho Road Abington PA 19001 <i>Abington Township</i>	30-00-34428-00-3 Lynch Law Group LLC	<b>\$242,978.03</b> \$1,667.95
218	18-16814 OPEN	Ardent Federal Credit Union vs. <i>Passerin Diane J. aka Braun Passerin Diane J.</i>	903 Middleton Place Norristown PA 19401 <i>West Norriton Township</i>	63-00-05211-02-7 Wilson Law Firm	<b>\$84,425.05</b> \$1,520.89
219	18-17525 POSTPONED	Deutsche Bank National Trust Company vs. <i>Mogel, Rebecca</i>	234 Lexington Road Schwenksville PA 19473 <i>Perkiomen Township</i>	48-00-01417-99-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$232,409.26</b> \$2,125.86
222	18-19050 POSTPONED BY COURT	Wells Fargo Bank, N.A. vs. <i>Arthur Belinda A.</i>	1742 High Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-28572-00-9 Powers Kirm LLC	<b>\$248,958.47</b> \$2,281.37
223	18-19389 OPEN	Nationstar Mortgage, LLC d/b/a Mr. Cooper vs. <i>Duff Nancy &amp; David</i>	332 Oak Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-21844-00-1 Manley Deas Kochalski, LLC	<b>\$59,354.67</b> \$1,562.10
225	18-19881 POSTPONED	Lakeview Loan Servicing LLC vs. <i>Policare Ashlee &amp; David</i>	340 Washington Street Pennsburg PA 18073 <i>Pennsburg Borough</i>	15-00-02583-60-6 KML Law Group, P.C.	<b>\$164,830.96</b> \$1,689.20

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 06/26/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
227	18-20456 OPEN	Nationstar Mortgage LLC vs. <i>The Unknown Heirs, Martin Craig &amp; Monica Heirs of Kenneth Martin(dc'd)</i>	106 Meade Road Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-18502-00-7 KML Law Group P.C.	<b>\$322,425.48</b> \$2,394.15
232	18-21782 POSTPONED	Citizens Bank, N.A. vs. <i>Jegede Julius B.</i>	540 George Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-13008-00-2 McCabe Weisberg & Conway, P.C.	<b>\$110,364.77</b> \$1,836.37
234	18-22130 POSTPONED	Federal National Mortgage Association ( Fannie Mae) vs. <i>Care, Doris E.</i>	107 South Limerick Road Limerick PA 19468 <i>Limerick Township</i>	37-00-02305-00-7 Martha E. Von Rosenstiel, P. C.	<b>\$223,302.23</b> \$2,351.74
236	18-22452 OPEN	Quicken Loans Inc. vs. <i>Unknown Heirs of Joseph J. Petkunas</i>	303 Foxcroft Circle Royersford PA 19468 <i>Limerick Township</i>	37-00-00743-02-1 KML Law Group, P.C.	<b>\$131,092.94</b> \$2,154.15
238	18-22556 POSTPONED	Stearns Lending, LLC vs. <i>DiMenna Jacqueline E. &amp; Lawson Michael G Sr.</i>	95 Fox Hollow Drive Gilbertsville PA 19525 <i>Douglass Township</i>	32-00-04076-12-7 Stern & Eisenberg, P.C.	<b>\$433,194.80</b> \$1,583.96
240	18-22873 OPEN	Wells Fargo Bank, NA vs. <i>Gaymon Jessica</i>	324 East Brown Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-04889-22-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$106,147.25</b> \$1,810.78
241	18-23030 OPEN	Citizens Bank of Pennsylvania vs. <i>Sabre James</i>	120 Larchwood Court Collegetown PA 19426 <i>Upper Providence Township</i>	61-00-02834-10-2 The Law Office of Gregory Javardian LLC	<b>\$135,160.58</b> \$1,878.10
245	18-23559 POSTPONED	Wells Fargo Bank, N.A. vs. <i>Hinkle Aaron</i>	572 Seminary Street Pennsburg PA 18073 <i>Pennsburg Borough</i>	15-00-02458-22-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$160,717.84</b> \$1,975.16

**County of Montgomery Sheriff's Office**  
**Sheriff Sale - Solicitor's Sale Day Report**  
**Sale Date: 06/26/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
250	18-24619 OPEN	JPMorgan Chase Bank, National Association vs. <i>Woods Jean H.</i>	1013 Arboretum Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-00472-00-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$247,190.25</b> \$1,937.83
251	18-25515 OPEN	Wells Fargo Bank NA vs. <i>Bodge Travis W. &amp; Monica L aka Dyson Monica L</i>	1995 North Kiem Street aka 1995 North Keim Street Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-02488-00-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$108,584.16</b> \$1,778.04
253	18-26026 OPEN	Wells Fargo Bank, N.A. vs. <i>Gibson Claude Robert aka Claude R. &amp; Shante E. aka Chante</i>	209 Church Road Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-06211-00-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$138,267.66</b> \$2,179.36
255	18-26084 OPEN	Wells Fargo Bank, N.A. vs. <i>Harrison, Edward C. III</i>	33 Ross Street Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-10675-00-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$89,108.34</b> \$2,185.45
257	18-27006 OPEN	Bank of America, N.A. vs. <i>Williams Richard E.</i>	516 Barbara Drive East Norriton PA 19403 <i>East Norriton Township</i>	33-00-00445-00-8 RAS Citron Law Offices	<b>\$237,059.62</b> \$2,306.70
258	18-27364 OPEN	Select Portfolio Servicing, Inc. vs. <i>Musselman Laura</i>	4691 Geryville Pike Marlborough Township Sumneytown PA 18084 <i>Marlborough Township</i>	45-00-00901-00-8 Hladik Onorato and Federman, LLP	<b>\$118,090.51</b> \$1,673.95
261	18-27628 OPEN	Pennsylvania Housing Finance Agency vs. <i>Long Robert R. &amp; Vogel Janet T.</i>	601 West Elm Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-10964-00-3 KML Law Group, P.C.	<b>\$31,147.01</b> \$2,417.85
265	18-28778 OPEN	Bank of New York Mellon Trust vs. <i>Unknown &amp; Hoffmaster Gregory S. aka Gregory S. Sr. Heirs of Doris A. Roussey</i>	1386 Queen Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-23608-00-1 Shapiro & DeNardo, LLC	<b>\$143,784.50</b> \$2,238.43

**County of Montgomery Sheriff's Office**  
**Sheriff Sale - Solicitor's Sale Day Report**  
**Sale Date: 06/26/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
267	18-29039 POSTPONED	Federal National Mortgage Association ("Fannie Mae") vs.  Rooney Eric	32 Quail Drive South Phoenixville PA 19460  Upper Providence Township	61-00-03568-27-5  Martha E. Von Rosenstiel, P.C.	<b>\$354,587.68</b> \$2,008.37
268	18-29072 POSTPONED	Quicken Loans, Inc. vs.  Smith Yolanda Exe of the Est of Jr. William Lee AKA Jr. William L.	29 Creekside Drive Pottstown PA 19464  Lower Pottsgrove Township	42-00-01101-14-4  Richard M. Squire & Associates, LLC	<b>\$167,756.73</b> \$1,828.38
269	18-29133 OPEN	Pennsylvania Housing Finance Agency vs.  Collier, Angela & Steven D.	39 West Lambert Street Hatfield PA 19440  Hatfield Borough	09-00-00808-00-2  KML Law Group, P.C.	<b>\$154,617.16</b> \$1,688.46
270	18-29176 OPEN	Bank of America, N.A. vs.  D'Orazio Paul	932 West Marshall Street Norristown PA 19401  Norristown Borough	13-00-25268-00-9  McCabe, Weisberg & Conway, LLC	<b>\$110,192.96</b> \$1,625.10
271	18-29469 OPEN	Midfirst Bank vs.  Buckwalter Samuel L.	366 North Hanover Street Pottstown PA 19464  Pottstown Borough	16-00-12688-00-4  KML Law Group, P.C.	<b>\$120,357.50</b> \$1,762.86
272	18-29528 OPEN	PNC Bank National Association vs.  DuVal William & Unknown Heirs of Duval Thomas S aka Thomas B(dc'd)	336 Jefferson Street East Greenville PA 18041  East Greenville Borough	06-00-01960-00-5  Phelan Hallinan Diamond & Jones, LLP	<b>\$149,126.55</b> \$2,156.98
273	18-29531 OPEN	Nationstar Mortgage LLC d/b/a Mr. Cooper vs.  Micucci Francis S. & Bortz-Micucci Marissa L.	106 Elm Avenue Cheltenham PA 19012  Cheltenham Township	31-00-09409-00-1  Shapiro & DeNardo, LLC	<b>\$205,974.81</b> \$2,296.92
274	18-29831 OPEN	Ditech Financial, LLC vs.  Skrzat Timothy Lee aka Timothy L.	851 Rising Sun Road Telford PA 18969  Franconia Township	34-00-04285-00-1  Phelan Hallinan Diamond & Jones, LLP	<b>\$263,198.85</b> \$1,890.22

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

#### Sale Date: 06/26/2019

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
275	19-00163 OPEN	LSF9 Master Participation Trust vs. <i>Walton Reagan</i>	263 Southern Avenue Ambler PA 19002 <i>Ambler Borough</i>	01-00-04609-00-7 Weltman, Weinberg & Reis Co., LPA	<b>\$220,352.84</b> \$2,291.52
276	19-00221 OPEN	Nationstar Mortgage LLC d/b/a Mr. Cooper vs. <i>Wendi Michelle Weaver</i>	6 East 2nd Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-25148-00-9 Shapiro & DeNardo, LLC	<b>\$104,644.96</b> \$1,641.57
279	19-01720 OPEN	Citizens Bank of Pennsylvania vs. <i>Halpin III, Charles AJ Esq, Personal Representative of the Estate of Schonbach, Harry D.</i>	1241 Main Street Linfield PA 19468 <i>Limerick Township</i>	37-00-02761-00-1 Law Office of Gregory Javardian LLC	<b>\$142,429.97</b> \$1,707.63
280	19-02446 OPEN	JP Morgan Chase Bank, National Association vs. <i>Patton Amanda, Thomas L. III &amp; Susan aka Susan B</i>	2820 Rubicam Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-60372-00-6 Shapiro & DeNardo, LLC	<b>\$189,226.63</b> \$1,983.21
281	19-05203 OPEN	U.S.Bank N.A. vs. <i>Waterford of Willow Grove LLC</i>	3900 Commerce Avenue Upper Moreland PA 19040 <i>Upper Moreland Township</i>	59-00-12307-00-9 Ballard Spahr LLP	<b>\$17,911,353.17</b> \$1,935.12