

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 01/27/2021

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
1	06-12254 POSTPONED BY COURT	Norristown Municipal Waste Authority vs. <i>Grimm Brothers Realty Company & USA</i>	636 Cherry Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-07748-00-6 Portnoff Law Associates, Ltd.	\$8,551.42 \$1,837.36
2	06-12259 POSTPONED BY COURT	Norristown Municipal Waste Authority vs. <i>Grimm Brothers Realty Co.</i>	857 Cherry Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-08228-00-3 Portnoff Law Associates, Ltd.	\$21,148.93 \$1,664.20
3	06-12262 POSTPONED BY COURT	Norristown Municipal Waste Authority vs. <i>Grimm Brothers Realty Co. & USA</i>	837 Swede Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-36448-00-7 Portnoff Law Associates LTD	\$12,393.79 \$1,950.66
4	06-12265 POSTPONED BY COURT	Norristown Municipal Waste Authority vs. <i>Grimm Brothers Realty Company & USA</i>	901 Swede Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-36456-00-8 Portnoff Law Associates, Ltd.	\$11,910.82 \$1,801.60
6	11-18124 POSTPONED BY COURT	School District of Cheltenham Township vs. <i>Waridi Zenobia & USA</i>	220 Rices Mill Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-23005-00-4 Portnoff Law Associates, Ltd.	\$97,856.54 \$1,608.59
8	12-19853 POSTPONED BY COURT	School District of Upper Dublin vs. <i>Green Jacqueline Administratrix of the Estate of Mary L. Hendrick (dec'd)</i>	147 Girard Avenue North Hills PA 19038 <i>Upper Dublin Township</i>	54-00-07240-00-5 Portnoff Law Associates Ltd	\$4,222.22 \$1,433.00
10	12-23521 POSTPONED BY COURT	Pottsgrove School District vs. <i>Leck Michael J & Geri L</i>	294 South Sanatoga Road Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-04321-00-2 Portnoff Law Associates, Ltd.	\$21,059.08 \$1,634.73
11	13-01849 POSTPONED BY COURT	Borough of Pottstown and Pottstown Borough Authority vs. <i>Reichert Stephen J. & Deborah A.</i>	122 East Third Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-29244-00-8 Portnoff Law Associates, Ltd.	\$2,714.33 \$1,447.99

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16	13-10236 OPEN	U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. <i>Williams Sheila</i>	567 Wanamaker Road Jenkintown PA 19046 <i>Abington Township</i>	30-00-70112-00-4 Richard M. Squire & Associates, LLC	\$323,749.33 \$3,035.29
18	13-13179 POSTPONED BY COURT	Upper Perkiomen School District vs. <i>Renninger Jeffrey</i>	2644 Geryville Pike Pennsburg PA 18073 <i>Upper Hanover Township</i>	57-00-00922-00-2 Portnoff Law Associates, Ltd.	\$14,710.32 \$1,717.70
22	13-35851 POSTPONED BY COURT	Vist Bank vs. <i>Peta, Jr. Frank J. & Anna Marie</i>	68 Madison Avenue Bala Cynwyd PA 19004 <i>Lower Merion Township</i>	40-00-33872-00-9 Law Offices Of Joseph L. Haines LLC	\$111,988.40 \$2,763.70
32	15-10632 POSTPONED BY COURT	US Bank National Association vs. <i>Dellose Tina & Domenic a/k/a Domeonic & USA</i>	21 Simmons Road Perkiomenville PA 18074 <i>Lower Frederick Township</i>	38-00-02458-00-6 RAS Citron LLC	\$980,693.27 \$1,617.26
34	15-20342 POSTPONED BY COURT	Pottsgrove School District vs. <i>Kauffman Robert W.</i>	Farmington Avenue Upper Pottsgrove PA 19464 <i>Upper Pottsgrove Township</i>	60-00-00646-00-5 (vac land only) Portnoff Law Associates, Ltd.	\$2,562.76 \$1,508.01
43	15-30745 POSTPONED BY COURT	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, LLC.	\$239,153.35 \$1,688.58
44	16-00408 POSTPONED	Christiana Trust, a division of Wilmington Savings Fund Society vs. <i>Jackson Andrea aka Andrea A & David aka David B</i>	1544 Birchwood Avenue Roslyn PA 19001 <i>Abington Township</i>	30-00-04376-00-4 RAS Citron Law Offices	\$212,687.43 \$2,129.12
46	16-01803 POSTPONED	U.S. Bank National Association vs. <i>Taylor Barbara</i>	429 Deaver Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-08137-00-4 Hladik Onorato & Federman, LLP	\$196,619.22 \$2,726.28

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51	16-10707 POSTPONED BY COURT	Pottstown School District vs. <i>Hudson, Dolores E.</i>	535 Beech Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-01660-00-7 Portnoff Law Associates LTD.	\$2,928.33 \$1,449.65
52	16-12690 POSTPONED BY COURT	Bank of America, N.A. vs. <i>Young Efelda M</i>	316 Curtis Drive Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-07885-00-4 RAS Citron LLC	\$266,411.72 \$2,090.40
60	16-28762 POSTPONED BY COURT	LSF10 Master Participation Trust vs. <i>Brown William P</i>	201 Commons Lane Collegeville PA 19426 <i>Perkiomen Township</i>	48-00-00611-00-7 Richard M. Squire & Associates, LLC	\$340,727.65 \$2,051.38
62	17-00646 POSTPONED BY COURT	Bank of America, N.A. vs. <i>Stevens Louis B aka Louis & Kim D</i>	122 Annabel Road North Wales PA 19454 <i>Montgomery Township</i>	46-00-00009-05-3 KML Law Group, P. C.	\$755,921.60 \$1,931.72
73	17-15950 POSTPONED BY COURT	West Norriton Township vs. <i>Egbe Matthew I. & Ehime J.</i>	122 Flannery Drive Norristown PA 19403 <i>West Norriton Township</i>	63-00-02263-23-9 Portnoff Law Associates Ltd.	\$3,247.93 \$1,862.35
74	17-16755 POSTPONED BY COURT	Township of Cheltenham vs. <i>Miller Yvonne O.</i>	1827 Cheltenham Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-05686-00-7 Portnoff Law Associates, Ltd.	\$17,809.41 \$1,631.66
82	17-23167 POSTPONED BY COURT	Deutsche Bank National Trust Company et al vs. <i>Dent William L. III & Lisa L.</i>	915 Woodland Avenue Norristown PA <i>East Norriton Township</i>	33-00-10805-00-7 Parker McCay P.A.	\$504,841.72 \$1,904.36
85	17-24431 POSTPONED BY COURT	Township of Upper Pottsgrove vs. <i>Gentile Margaret</i>	1906 Laura Lane Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-01628-15-7 Portnoff Law Associates, Ltd.	\$1,379.02 \$1,831.45

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86	17-26582 POSTPONED BY COURT	Wilmington Savings Fund Society vs. <i>Crane III George H. aka George H. & Steinbach Florence J. & USA</i>	3962 Short Lane Huntingdon Valley PA 19006 <i>Lower Moreland Township</i>	41-00-08398-00-3 Hladik Onorato & Federman, LLP	\$301,791.23 \$1,735.25
88	17-29339 POSTPONED BY COURT	US Bank National Association, etc. vs. <i>Campbell Alana</i>	412 Centre Ave aka 100 Centre Ave Condo Unit 412 Norristown PA 19403 <i>West Norriton Township</i>	63-00-04865-09-4 Romano & Garubo & Argentieri Counselors at Law LLC	\$98,459.77 \$1,955.63
90	18-00772 POSTPONED BY COURT	Municipality of Norristown vs. <i>Eraho & Sterling Homes, L.L.C.</i>	512 High Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-16712-00-6 Portnoff Law Associates, Ltd.	\$1,268.98 \$1,638.44
98	18-03791 POSTPONED BY COURT	U.S. Bank N.A. vs. <i>Forster Scott C.</i>	859 Valley View Road Flourtown PA 19031 <i>Whitemarsh Township</i>	65-00-12187-00-6 RAS Citron LLC	\$248,053.85 \$1,722.93
101	18-07270 POSTPONED BY COURT	Secretary of Veterans Affairs vs. <i>Chandler Eric L & Cynthia Y</i>	2916 Carnation Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-06472-00-5 KML Law Group,P.C.	\$372,995.31 \$1,952.24
102	18-07354 POSTPONED BY COURT	Lsf10 Master Participation Trust vs. <i>David Cugno</i>	411 S Barry Ave & Vacant Lots & 2 Vacant Lots- Sunnyside Ave Norristown PA 19403 <i>Norristown Borough</i>	43-00-01285-00-4;43-00-01279-00-1; 43-00-01282-00-7; 43-00-14287-00-7; 43-00-14290-00-4 McCabe, Weisberg & Conway, LLC	\$249,499.85 \$3,732.12
104	18-07947 OPEN	Wilmington Savings Fund Society FSB d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust vs. <i>White Derrick Andre Sr. & Nancy Marie</i>	1353 Meadowview Drive Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02039-11-5 Richard M. Squire & Associates, LLC	\$398,959.98 \$2,317.60
106	18-08592 POSTPONED BY COURT	Wilmington Trust National Association vs. <i>Laffredo Michael</i>	200 Prince Frederick Street Unit N2 King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-15119-00-6 McCabe, Weisberg & Conway, LLC	\$130,464.72 \$1,743.23

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111	18-13203 POSTPONED BY COURT	Colonial Savings, F.A. vs. <i>Zonies Stuart</i>	2714 Adams Court North Wales PA 19454 <i>Montgomery Township</i>	46-00-00002-93-3 Richard M. Squire & Associates, LLC	\$142,775.18 \$2,386.26
115	18-14714 POSTPONED BY COURT	Lakeview Loan Servicing, LLC vs. <i>Mount Michael F. & Linda L.</i>	1010 Thorndale Drive Lansdale PA 19446-4424 <i>Towamencin Township</i>	53-00-00364-05-4 Stern & Eisenberg, P.C.	\$373,090.24 \$1,642.25
118	18-18118 POSTPONED	Pentex Holdings, LLC vs. <i>Eckert, Edward G. & Shana M.</i>	1821 Fleming Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-21768-00-9 Hladik Onorato & Federman, LLP	\$291,112.50 \$2,007.59
125	18-22163 POSTPONED BY COURT	U.S. Bank National Association vs. <i>Nordberg Nicole M. a/k/a Nicole</i>	408 Manor Avenue Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-07300-00-4 Romano Garubo & Argentieri Counselors at Law, LLC	\$128,901.29 \$1,973.70
130	18-23930 POSTPONED	U.S. Bank Trust National Association vs. <i>Grau Thomas R & Tamara D</i>	1 Princeton Road Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-09547-00-7 Manley Deas Kochalski, LLC	\$332,278.61 \$2,163.44
133	18-27000 POSTPONED BY COURT	U.S. Bank National Association vs. <i>Faubert Mark aka Mark Lee & Robin A aka Robin</i>	109 North Towamencin Avenue Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-17264-00-5 Milstead & Associates, LLC	\$147,853.83 \$2,277.97
138	18-28670 POSTPONED BY COURT	Citadel Servicing Corporation vs. <i>Robbins Holly Sue and Michael Edward</i>	968 Idlewild Road Gladwyne PA 19035 <i>Lower Merion Township</i>	40-00-26484-00-8 Richard M. Squire & Associates, LLC	\$1,436,198.35 \$2,323.20
139	18-29035 POSTPONED	HSBC Bank USA, N.A. vs. <i>Blackmore Joseph</i>	25 Corson Road Conshohocken PA 19428 <i>Whitemarsh Township</i>	65-00-02596-00-3 Stern & Eisenberg PC	\$331,593.54 \$2,294.01

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142	19-00619 POSTPONED BY COURT	Huntingdon Valley Bank vs. <i>Milks Thomas J & Corinne Ann</i>	515 North York Road Unit 9E Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-19898-95-9 Berger Law Group, P.C.	\$111,730.37 \$1,812.71
148	19-03187 POSTPONED BY COURT	Ditech Financial LLC vs. <i>Deleone Theodore M</i>	215 Cottage Avenue Unit 213-B aka 213 B Cottage Avenue Horsham PA 19044-2528 <i>Horsham Township</i>	36-00-02602-02-6 RAS Citron LLC	\$346,276.83 \$1,604.93
150	19-04402 POSTPONED BY COURT	U.S. Bank National Association vs. <i>Golphin Trina as Administratrix for Estate of Jackie Golphin(dc'd)</i>	46 Township Line Road Unit 223 Jenkintown PA 19046 <i>Cheltenham Township</i>	31-00-26564-20-7 Hladik Onorato & Federman, LLP	\$112,365.77 \$2,390.79
156	19-05166 POSTPONED BY COURT	Reverse Mortgage Solutions, Inc. vs. <i>Ratkowski Edward A Jr. & Wilshinski Walter & Unknown Heirs of Nardi Sylvia (dc'd)</i>	393 Evergreen Road King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-06730-00-7 RAS Citron LLC	\$277,138.88 \$3,087.20
158	19-05776 POSTPONED BY COURT	Bank of America, N.A. vs. <i>Unknown Heirs</i>	15 Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-30436-00-4 RAS Citron LLC	\$61,495.21 \$2,235.90
164	19-08565 POSTPONED BY COURT	HSBC Bank USA, N.A. vs. <i>Thompson Catherine M</i>	321 Columbia Avenue Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-02416-00-3 RAS Citron LLC	\$142,202.56 \$2,550.24
165	19-12387 POSTPONED BY COURT	The Money Source Inc. vs. <i>Liles Herbert</i>	1538 Robinson Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-57008-00-4 McCabe, Weisberg & Conway, LLC	\$245,554.36 \$1,538.87
166	19-12595 POSTPONED BY COURT	The Bank of New York Mellon vs. <i>Monteleone Susan L & Gerald T</i>	410 Ford Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-02144-00-5 KML Law Group, P.C.	\$108,611.95 \$1,859.72

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168	19-12772 POSTPONED BY COURT	Bank of America, N.A. vs. <i>Luber Justin K & Danielle aka Pudles Danielle</i>	58 Twin Brooks Drive Willow Grove PA 19090 <i>Abington Township</i>	30-00-21508-00-8 Powers Kirm, LLC	\$193,930.52 \$1,982.21
171	19-14068 OPEN	Nationstar Mortgage vs. <i>Unknown Heirs</i>	626 East Basin Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-04064-00-9 Pincus Law Group, PLLC	\$119,756.05 \$2,605.83
173	19-14417 OPEN	Bank of New York Mellon Trust Company, N.A. vs. <i>Tyson Linda Barndt, Executrix of the Estate of Orvis Barndt (dec'd)</i>	2172 Ziegler Road Pennsburg PA 18073 <i>Marlborough Township</i>	45-00-03295-00-8 Shapiro & DeNardo, LLC	\$196,648.05 \$2,699.28
174	19-15379 POSTPONED	Partners for Payment Relief De IV, LLC vs. <i>Ferrero John T. & Bonnie L.</i>	1008 Creekview Drive Pennsburg PA 18073 <i>Upper Hanover Township</i>	57-00-00386-04-5 Hladik Onorato & Federman, LLP	\$277,501.36 \$2,910.52
180	19-17295 POSTPONED BY COURT	U.S. Bank National Association vs. <i>Zaffino, Dominic P. & Gemma</i>	1220 Cabin Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-01318-00-6 RAS Citron LLC	\$416,138.02 \$2,970.43
181	19-17693 POSTPONED BY COURT	American Advisors Group vs. <i>Schuenemann Paul</i>	916 Thornton Road Horsham PA 19044 <i>Horsham Township</i>	36-00-11089-00-8 McCabe, Weisberg & Conway, LLC	\$243,544.45 \$2,648.48
182	19-17778 POSTPONED BY COURT	Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. <i>Freedenberg Helen K aka Helen</i>	2136 Ash Lane Lafayette Hill PA 19444 <i>Whitemarsh Township</i>	65-00-00185-08-3 RAS Citron LLC	\$251,577.33 \$2,036.63
188	19-18475 POSTPONED	AJAX Mortgage Loan Trust 2019-E vs. <i>Weldon, Bradley Sr.</i>	118 Wayne Avenue Norristown PA 19401 <i>Norristown Borough</i>	13-00-38368-00-4 Schiller Knapp Lefkowitz & Hertzell LLP	\$58,003.63 \$1,842.78

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189	19-18575 POSTPONED BY COURT	Deutsche Bank National Trust Company vs. <i>Livingston Virginia aka Virginia L aka Butler Virginia L</i>	1217 West Main Street Norristown PA 19401-4332 <i>Norristown Borough</i>	13-00-23228-00-6 Brock and Scott PLLC	\$78,285.18 \$2,442.21
194	19-19684 OPEN	Bayview Loan Servicing, LLC vs. <i>Sandoval Moises</i>	805 Shaw Avenue Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-14976-00-7 Mattleman, Weinroth & Miller, P.C.	\$73,205.94 \$2,368.05
198	19-20675 POSTPONED BY COURT	Nerwez, LLC vs. <i>Nason Theodore & Pham Giang</i>	260 Bella Lane King of Prussia PA 19406-3679 <i>Upper Merion Township</i>	58-00-04870-06-7 RAS Citron LLC	\$350,976.66 \$1,546.26
213	19-24540 POSTPONED BY COURT	Bayview Loan Servicing, LLC vs. <i>Unknown Heirs the Estate of Wonderly Charles aka Wonderly Charles Kenneth</i>	276 East Park Avenue Ambler PA 19002 <i>Ambler Borough</i>	01-00-03754-00-7 Manley Deas Kochalski, LLC	\$138,371.50 \$2,458.64
218	19-26066 POSTPONED BY COURT	LSF8 Master Participation Trust vs. <i>Hollinger Timothy aka Timothy M & Connie</i>	454 School Lane Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-03976-00-6 Manley Deas Kochalski, LLC	\$349,349.52 \$1,827.08
221	19-26869 POSTPONED BY COURT	J. P. Morgan Mortgage Acquisition Corp. vs. <i>Dowling Michele L & Stacey L</i>	1416 Birchwood Avenue Roslyn PA 19001 <i>Abington Township</i>	30-00-04296-00-3 Romano Garubo & Argentieri Counselors at Law, LLC	\$191,415.91 \$1,827.72
227	20-00519 POSTPONED	21st Mortgage Corporation vs. <i>Onley Connie Executrix of the Estate of Timothy (Dec'd)</i>	1100 Walnut Lane Lansdale PA 19446 <i>Towamencin Township</i>	53-00-09200-00-8 Gross McGinley, LLP	\$415,707.37 \$2,432.61
229	20-01262 POSTPONED	Reverse Mortgage Solutions, Inc. vs. <i>Unknown Surviving Heirs of John M. Gribbin</i>	152 Church Road North Wales PA 19454 <i>Upper Gwynedd Township</i>	56-00-01282-00-3 McCabe, Weisberg & Conway, LLC.	\$322,063.67 \$2,189.00

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232	20-02659 POSTPONED	National Capital Management, L.P. vs. <i>Weisbaum Adam a/k/a Adam M.</i>	100 and 550 Easton Road Horsham PA 19044 <i>Horsham Township</i>	36-00-03718-00-8 and 36-00-03835-00-8 Friedman, Schuman, Applebaum & Nemeroff, P.C.	\$1,090,477.66 \$3,707.34
233	20-02775a/b POSTPONED	Excel Financial Corp. vs. <i>Ashraful Islam and Dilruba Islam</i>	404 Doylestown Pike & 407-409 West Main Street aka 409 W.Main St Montgomeryville/Lansdale PA 18936/19446	46-00-00811-00-7;11-00-09548-00-8 Friedman, Schuman, Applebaum & Nemeroff, P.C.	\$188,518.21 \$2,975.00
239	20-06181 OPEN	Truist Bank vs. <i>Sheridan Samuel A. and Christina N.</i>	4003 Sunny View Court Collegeville PA 19426 <i>Lower Providence Township</i>	43-00-14336-07-5 Pillar Aught, LLC	\$841,981.02 \$2,449.79
240	20-13944 OPEN	HB Real Estate, LLC vs. <i>Richman Justin & Rachel aka Tabas, Rachel A.</i>	421 Cedartop Court Harleysville PA 19438 <i>Towamencin Township</i>	53-00-01275-74-2 Stradley Ronon Stevens & Young, LLP	\$689,191.83 \$2,059.17