

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 02/24/2021

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
5	10-35559 OPEN	U.S. Bank N.A., as Trustee vs. <i>McNamara Karen J. & McNamara Kevin</i>	2216 Wharton Road Glenside PA 19038 <i>Abington Township</i>	30-00-71860-00-2 RAS Citron LLC	\$659,561.73 \$1,243.24
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
11	13-01952 POSTPONED BY COURT	Pottstown Borough Authority and Borough of Pottstown vs. <i>Christie Joseph B. & Christie Kathleen M.</i>	121 East Third Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-29380-00-7 Portnoff Law Associates, Ltd.	\$9,067.25 \$1,549.46
15	13-12274 POSTPONED BY COURT	LSF9 Master Participation Trust vs. <i>Anderson Jin and Christopher</i>	8021 Fair View Lane Norristown PA 19403 <i>Lower Providence Township</i>	43-00-04065-18-5 McCabe, Weisberg & Conway, P.C.	\$611,086.94 \$2,184.95
20	14-08912 POSTPONED BY COURT	Citizens Bank of Pennsylvania vs. <i>Mulhern Tina M</i>	20 Wilson Boulevard Eagleville PA 19403 <i>Lower Providence Township</i>	43-00-15961-00-7 Law Office of Gregory Javardian, LLC	\$211,107.06 \$1,883.30
33	15-24291 POSTPONED	The Bank of New York Mellon vs. <i>Deragon Marc A. and Deragon Kerrie H.</i>	315 Washington Lane Fort Washington PA 19034 <i>Upper Dublin Township</i>	54-00-16483-00-5 Law Offices of Gregory Javardian, LLC	\$490,799.10 \$1,941.35
34	15-25424 POSTPONED	U S Bank Trust N.A. vs. <i>Owens Susan A.</i>	263 Hunsberger Lane Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-01159-00-6 Lynch Law Group LLC	\$190,943.62 \$2,196.57
38	16-04840 POSTPONED BY COURT	Walnut Street Property Management LLC vs. <i>613 Sonada Associates, LLC</i>	613 West Cheltenham aka 613 Cheltenham Avenue aka 613 City Line Ave Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-05488-00-7; 31-00-05491-00-4 Eisenberg, Gold & Agrawal, PC	\$576,462.70 \$2,486.48

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40	16-09921 POSTPONED BY COURT	Pottstown School District vs. <i>Ray Donna</i>	412 Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-30028-00-7 Portnoff Law Associates LTD.	\$3,168.47 \$1,464.96
44	16-13818 POSTPONED BY COURT	Perkiomen Valley School District vs. <i>Cassari Jr. Jack R. and Cassari Leah</i>	4305 Gypsy Lane Collegeville PA 19426 <i>Skippack Township</i>	51-00-01814-02-5 Portnoff Law Associates, Ltd.	\$15,136.56 \$2,456.23
45	16-14620 POSTPONED BY COURT	Nationstar Mortgage, LLC vs. <i>Demkovitz Peter H. and Demkovitz Laura aka Demkovitz Laura C. and USA</i>	8706 Marshall Road Wyndmoor PA 19038 <i>Springfield Township</i>	52-00-11161-53-2 Powers Kirn, LLC	\$136,164.24 \$2,600.88
52	17-09457 POSTPONED BY COURT	Township of Upper Pottsgrove vs. <i>Hess Melissa D.</i>	1280 North Hanover Street Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-01231-00-5 Portnoff Law Associates, Ltd.	\$2,170.77 \$2,010.88
53	17-09471 OPEN	Souderton Area School District vs. <i>Fluck Warren W. and Fluck Karen A. and USA</i>	236 East Broad Street Souderton PA 18964 <i>Souderton Borough</i>	21-00-00908-00-7 Portnoff Law Associates, Ltd.	\$4,272.59 \$1,065.64
55	17-15089 POSTPONED BY COURT	School District of Cheltenham Township vs. <i>Jones Jazmin K.</i>	1646 Hillcrest Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-14752-00-4 Portnoff Law Associates Ltd.	\$9,764.48 \$2,779.55
63	17-19678 POSTPONED BY COURT	School District of Cheltenham Township vs. <i>Sims Duane M. Executor of the Estate of Sims B. Armita</i>	7715 Doe Lane Cheltenham PA 19038 <i>Cheltenham Township</i>	31-00-08482-00-1 Portnoff Law Associates LTD.	\$19,165.21 \$1,957.40
64	17-20323 POSTPONED	Nationstar Mortgage, LLC d/b/a Champion Mortgage Company vs. <i>Spiller Donald aka Spiller Donald G.</i>	1313 Ashbourne Road aka 313 Ashbourne Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-00721-00-4 KML Law Group, P. C.	\$329,970.02 \$2,381.75

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65	17-20762 POSTPONED BY COURT	Pottstown School District vs. <i>Covington Samuel</i>	952 Queen Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-23244-00-5 Portnoff Law Associates, Ltd.	\$4,628.00 \$1,581.56
67	17-24262 POSTPONED BY COURT	U.S. Bank National Association as Trustee vs. <i>Baumgartner Thomas K. & Griffith Shelly L.</i>	2867 Homestead Court Gilbertsville PA 19525 <i>New Hanover Township</i>	47-00-07080-00-1 Stern & Eisenberg PC	\$310,495.52 \$2,552.32
71	18-00829 POSTPONED BY COURT	Municipality of Norristown vs. <i>Cianciulli & Sons Investments, L.L.C.</i>	1014 Stanbridge Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-34996-00-1 Portnoff Law Associates Ltd.	\$1,368.18 \$1,645.88
74	18-02295 POSTPONED BY COURT	Municipality of Norristown vs. <i>Haines Bruce</i>	1203 Locust Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-20780-00-6 Portnoff Law Associates, Ltd.	\$4,218.17 \$1,471.46
77	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
78	18-04557 POSTPONED BY COURT	Nationstar Mortgage, LLC vs. <i>Nichols, Barbara Louise</i>	1937 Fawn Drive Laverock PA 19038 <i>Cheltenham Township</i>	31-00-09871-00-7 RAS Citron LLC	\$212,784.98 \$2,121.36
89	18-14442 POSTPONED BY COURT	Pottstown School District vs. <i>Clifford Gary P.</i>	560 Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-30208-00-7 Portnoff Law Associates Ltd.	\$3,424.31 \$1,541.30
91	18-16196 OPEN	Wilmington Savings Fund Society vs. <i>Snowden Jr. Calvin R. aka Calvin R. & Dan Mei Ling</i>	46 Brookside Road Glenside PA 19038 <i>Springfield Township</i>	52-00-02461-00-7 RAS Citron LLC	\$275,435.13 \$1,503.88

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92	18-16387 POSTPONED BY COURT	Perkiomen Valley School District vs. <i>Long Harry & Betty (dec'd)</i>	4 Fourth Avenue Schwenksville PA 19473 <i>Lower Frederick Township</i>	38-00-00265-00-3 Portnoff Law Associates Ltd.	\$5,183.58 \$1,674.35
95	18-18746 POSTPONED	Specialized Loan Servicing, LLC vs. <i>Williams Dennis R., O'Donnell Tara & Wells Fargo NA</i>	1810 Schwenksville Road Schwenksville PA 19473 <i>Upper Salford Township</i>	62-00-01522-00-9 Romano Garubo & Argentieri Counselors at Law, LLC	\$308,616.48 \$1,978.04
97	18-20156 OPEN	J.P. Morgan Mortgage Acquisition Corporation vs. <i>Martin Sally E</i>	211 Columbia Avenue Horsham PA 19044 <i>Horsham Township</i>	36-00-02356-00-2 Romano, Garubo & Argentieri Counselors at Law, LLC	\$262,812.82 \$1,235.48
99	18-21044 POSTPONED	MidAtlantic Farm Credit, ACA vs. <i>Sloane R. Six and J.Scott Clemens</i>	0 Quarry Road and 681 Upper Mainland Road Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-03517-02-4 and 50-00-03517-01-5 Stevens & Lee P.C.	\$1,203,222.96 \$6,624.92
100	18-21547 POSTPONED	MidAtlantic Farm Credit, ACA vs. <i>Sloane R. Six, et al.</i>	620 Quarry Road Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-03513-00-1 Stevens & Lee, P.C.	\$183,103.30 \$2,236.64
111	19-00625 POSTPONED BY COURT	Wells Fargo Bank, National Association vs. <i>Creedon Michael P & Regina A</i>	4 Saljon Court Maple Glen a/k/a Ambler PA 19002 <i>Upper Dublin Township</i>	54-00-13860-52-2 Stern & Eisenberg, P.C.	\$566,252.66 \$2,499.81
116	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
122	19-05614 POSTPONED BY COURT	Firsttrust Bank vs. <i>Rosen Craig B, Deborah M. & USA</i>	1420 Centennial Road Narberth PA 19072 <i>Lower Merion Township</i>	40-00-55449-05-9 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	\$92,278.51 \$2,353.22

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128	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
133	19-14417 POSTPONED	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 \$2,719.28
139	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
143	19-18309 POSTPONED BY COURT	Citizens Bank, N.A. vs. <i>Burnetta Thomas E Jr</i>	120 North Bethlehem Pike Unit 101 aka Apt A101 Fort Washington PA 19034 <i>Upper Dublin Township</i>	54-00-02380-10-4 Law Office of Gregory Javardian, LLC	\$67,203.46 \$1,809.63
146	19-18828 POSTPONED	Wilmington Savings Fund Society vs. <i>Wagner Ann E. & Jerry H. Jr.</i>	122 Culpepper Drive Unit L 16D Penllyn PA 19422 <i>Lower Gwynedd Township</i>	39-00-00728-34-9 Richard M. Squire & Associates, LLC	\$175,188.38 \$2,406.26
149	19-20038 POSTPONED BY COURT	Wells Fargo Bank, N. A. vs. <i>Gardy Simon J. aka Simon; Suzanne aka Suzanne R. aka Dicarolo aka Decarolo Suzanne</i>	2082 Holloway Road Norristown PA 19403 <i>West Norriton Township</i>	63-00-03289-00-5 Manley Deas Kochalski, LLC	\$225,788.88 \$1,848.51
151	19-20389 POSTPONED	Nationwide Assets, LLC vs. <i>Sally Christopher E., Jennifer A. aka Zielinski Jennifer A.</i>	432 Prospect Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-04584-00-4 Law Office of Gregory Javardian, LLC	\$121,419.76 \$2,186.14
155	19-21475 POSTPONED	MTGLQ Investors, L.P. vs. <i>Beatty Kenneth A. & Loretta M.</i>	506 Meadowview Lane Mont Clare PA 19453 <i>Upper Providence Township</i>	61-00-01660-16-9 Richard M. Squire & Associates, LLC	\$208,758.96 \$2,046.46

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159	19-22335 OPEN	Bank of New York Mellon vs. <i>Brankovic John known Heir of Teresa Brankovic (dec'd) and Unknown Heirs</i>	1526 Linden Avenue Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-11230-00-6 Shapiro & DeNardo, LLC	\$218,413.39 \$1,417.40
166	19-24517 POSTPONED BY COURT	Citizens Bank, N.A. vs. <i>Reinhart Barry & Lizanne & USA</i>	518 Monticello Lane Plymouth Meeting PA 19462 <i>Whitemarsh Township</i>	65-00-01336-22-8 Law Office of Gregory Javardian, LLC	\$414,084.67 \$3,627.55
167	19-24563 POSTPONED	U.S. Bank National Association as Indenture Trustee, for the Holders of the CIM Trust 2018-R2, Mortgage-Backed Notes, Series 2018-R2 vs. <i>Snowden Lyawa A & Lacey Co-Administratrix of the Estate of Priscilla Snowden, Deceased</i>	1433 Powell Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-31616-00-6 Hladik Onorato & Federman, LLP	\$124,744.99 \$2,572.91
170	19-25828 POSTPONED	U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. <i>Elsner Erik & Amy</i>	130 Franklin Avenue Souderton PA 18964 <i>Souderton Borough</i>	21-00-03184-00-8 Hladik Onorato & Federman, LLP	\$359,238.33 \$1,958.31
172	19-26342 OPEN	PNC Bank, National Association vs. <i>McAllister, Jr. Daniel B.</i>	212 Pine Ford Road a/k/a Pineford Road Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02542-00-8 Manley Deas Kochalski, LLC	\$65,475.33 \$1,135.00
173	19-26855 POSTPONED	Bayview Loan Servicing vs. <i>Young Codey J. Administrator Estate of Young, Kevin aka Kevin J aka Kevin Joseph</i>	715 Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-30980--9 KML Law Group, P.C.	\$98,047.59 \$1,969.02
174	19-26997 POSTPONED	U.S. Bank Trust National Association as Trustee vs. <i>Sweeney Tamara J. and Thomas</i>	173 Buckwalter Road Royersford PA 19468 <i>Upper Providence Township</i>	61-00-00783-02-9 RAS Citron LLC	\$510,304.33 \$2,299.14
177	19-27320 POSTPONED BY COURT	Citizens Bank, N.A. vs. <i>Halpin Charles A.J. III</i>	1612 Tremont Avenue Norristown PA 19401 <i>Norristown Borough</i>	13-00-36892-00-4 Law Office of Gregory Javardian, LLC	\$123,156.83 \$2,154.89

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179	19-29533 OPEN	Tony Biello & Sons, Inc vs. <i>Cancelliere Joseph & Daniel</i>	7875 Mill Road Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-19123-00-7 & 31-00-19120-00-1 Bowen & Burns	\$247,586.81 \$1,465.96
180	20-00896 POSTPONED BY COURT	The Bank of New York Mellon vs. <i>Watson, Roy C. Administrator of the Estate of Florence B. Watson (Dec'd)</i>	1200 Churchill Road Wyndmoor PA 19038 <i>Springfield Township</i>	52-00-03985-00-4 Hladik Onorato & Federman, LLP	\$208,271.98 \$2,422.19
181	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
182	20-02582 POSTPONED	Utilites Employees Credit Union vs. <i>Schreader Charles J. (dec'd) & Charles Jr., & Barbara A & Rosemary B & Unknown Heirs</i>	130 Heartwood Drive Lansdale PA 19446 <i>Montgomery Township</i>	46-00-01549-00-7 Bingman, Hess, Coblentz & Bell, PC	\$323,209.33 \$2,869.00
185	20-03399 POSTPONED	20 CAP Fund I, LLC vs. <i>Jang Kae Song & Jung Ran</i>	120 Mallard Drive W North Wales PA 19454 <i>Montgomery Township</i>	46-00-02579-34-5 Dwaldman Law, P.C.	\$113,009.69 \$2,698.88
186	20-03444 OPEN	U.S. Bank Trust National Association vs. <i>Bickerdyke Joan A. & Matthew</i>	354 West Signal Hill Road King of Prussia PA 19406-1802 <i>Upper Merion Township</i>	58-00-16864-00-7 Stern & Eisenberg, P.C.	\$175,451.26 \$1,325.44
189	20-05757 POSTPONED	American Heritage Federal Credit Union vs. <i>Townsend Jerome as executor of estate Curry Mary H.</i>	360 Jefferson Avenue Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-16128-00-2 KML Law Group, P.C.	\$59,366.34 \$1,837.56
190	20-06181 POSTPONED	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 \$2,469.79

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194	20-13179 OPEN	CSMC 2018-RPL3 Trust vs. Saxton Leigh E. & Jeffrey E. (dc'd)	508 West Chesnut Street Pottstown PA 19464 Pottstown Borough	16-00-12138-06-8 Stern & Eisenberg, P.C.	\$123,452.82 \$1,306.28

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