

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 07/28/2021

| LR # | Docket # | Plaintiff | Sale Address | Parcel Number(s) | Debt Amount |
|------|--|--|--|---|-----------------------------------|
| | Status | Defendant | Twp/Borough | Attorney | All Costs |
| 7 | 13-10236 POSTPONED BY COURT | 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 \$3,055.29 |
| 10 | 13-32043 OPEN | Wilmington Trust National Association vs. <i>Chibwe Malama K.</i> | 135 Buckwalter Road Royersford PA 19468 <i>Upper Providence Township</i> | 61-00-00783-22-7 KML Law Group, P.C. | \$396,182.57 \$2,276.67 |
| 18 | 15-01936 OPEN | HSBC Bank USA, N.A. vs. <i>Avellino Aimee and Avellino Drew</i> | 108 Mary Watersford Road Bala Cynwyd PA 19004 <i>Lower Merion Township</i> | 40-00-35480-00-3 Logs Legal Group LLC | \$921,499.93 \$3,046.48 |
| 19 | 15-09609 POSTPONED BY COURT | US Bank N.A. vs. <i>Kerr John</i> | 430 Ashley Drive Hatboro PA 19040 <i>Upper Moreland Township</i> | 59-00-00485-14-9 RAS Citron LLC | \$307,256.21 \$2,148.78 |
| 31 | 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 |
| 35 | 17-00646 POSTPONED BY COURT | Bank of America, N.A. vs. <i>Stevens Louis B. aka Louis & Stevens 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 |
| 39 | 17-15303 POSTPONED BY COURT | The Bank of New York Mellon vs. <i>Pollitt Anthony</i> | 36 Prospect Avenue Bryn Mawr PA 19010 <i>Lower Merion Township</i> | 40-00-47948-00-9 KML Law Group, P. C. | \$204,571.67 \$1,937.45 |
| 51 | 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 |

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| 68 | 18-19090 POSTPONED BY COURT | Lakeview Loan Servicing, LLC vs. <i>Mann Matthew S. & Laverty Melissa A.</i> | 404 Franklin Court Collegetown PA 19426 <i>Trappe Borough</i> | 23-00-00425-39-8 RAS Citron LLC | \$244,626.03 \$1,823.88 |
| 69 | 18-20454 POSTPONED BY COURT | MTGLQ Investors, L.P. vs. <i>Raftogianis Michael J.</i> | 30 Simmons Road Perkiomenville PA 18074 <i>Lower Frederick Township</i> | 38-00-02472-01-9 KML Law Group | \$599,797.27 \$3,079.44 |
| 70 | 18-22163 POSTPONED BY COURT | U.S.Bank National Association vs. <i>Nordberg Nicole M. a/k/a Nordberg 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 |
| 73 | 19-00174 POSTPONED BY COURT | J.P. Morgan Mortgage Acquisition Corp. vs. <i>Miller Calvin and Miller Annette</i> | 18 Parkview Road Cheltenham PA 19012 <i>Cheltenham Township</i> | 31-00-21991-00-1 Friedman Vartolo LLP | \$405,977.09 \$2,121.23 |
| 74 | 19-00619 POSTPONED BY COURT | Huntingdon Valley Bank vs. <i>Milks Thomas J & Milks 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 |
| 76 | 19-01081 POSTPONED | Citizens Bank, N.A. s/b/m Citizens Bank of Pennsylvania vs. <i>DiPaul Victoria Marie, Sherbert Kenneth & 2925 Stoney Creek Land Trust</i> | 2925 Stoney Creek Road East Norriton PA 19401 <i>East Norriton Township</i> | 33-00-08398-00-2 Law Office of Gregory Javardian | \$117,980.92 \$2,265.87 |
| 78 | 19-01989 POSTPONED BY COURT | Mid-Island Mortgage Corp. vs. <i>Wright Moshe D. Executor & Devisee of The Estate of Joseph L. Carroll, III aka Joseph L. Carroll</i> | 514 Butler Street aka 514 Butler Ave Pottstown PA 19464 <i>Pottstown Borough</i> | 16-00-02648-00-9 Stern & Eisenberg, P.C. | \$75,073.02 \$2,104.68 |
| 79 | 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 |

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| 81 | 19-05303 POSTPONED BY COURT | Wilmington Savings Fund Society, F.S.B. vs. <i>Burns Timothy D. and Burns Claire E.</i> | 26 Meredith Road Phoenixville PA 19460 <i>Upper Providence Township</i> | 61-00-03370-05-5 Ballard Spahr LLP | \$331,758.20 \$2,336.07 |
| 83 | 19-05776 POSTPONED BY COURT | Bank of America, N.A. vs. <i>Unknown Heirs of Edith L. Johns aka Edith Louise Johns (Dec'd)</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 |
| 86 | 19-07825 POSTPONED BY COURT | Freedom Mortgage Corporation vs. <i>Bradley Ciante</i> | 1955 Preston Avenue Willow Grove PA 19090 <i>Abington Township</i> | 30-00-54620-00-7 KML Law Group, P.C. | \$215,350.17 \$2,061.29 |
| 87 | 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 |
| 89 | 19-12772 POSTPONED BY COURT | Bank of America, N.A. vs. <i>Luber Justin K. & Luber Danielle aka Pudles Danielle</i> | 58 Twin Brooks Drive Willow Grove PA 19090 <i>Abington Township</i> | 30-00-21508-00-8 Powers Kirn, LLC | \$193,930.52 \$1,982.21 |
| 90 | 19-16053 POSTPONED | US Bank Trust National Association, Not in its individual capacity but solely as owner trustee for VRMTG Asset Trust vs. <i>Ricketts Marion B. aka Cristelli Marion B</i> | 1413 Cherry Lane Pottstown PA 19464 <i>Pottstown Borough</i> | 16-00-04600-00-1 Logs Legal Group LLC | \$148,860.17 \$2,111.37 |
| 97 | 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 |
| 104 | 19-18977 OPEN | Cascade Funding Mortgage Trust HB5 vs. <i>Brown Marlet; Evans Rovella; Farrell Kyla; Harris Antonio; Harris Anwar; Harris Carlos; Harris Kylla; Harris Nikia aka Harris Niki; Williams Angel aka Williams Angela Heirs of Richard Harris dc'd</i> | 2103 Harrison Court Norristown PA 19403 <i>Norristown Borough</i> | 63-00-02689-95-6 KML Law Group, P.C. | \$289,370.24 \$3,030.49 |

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| 115 | 19-23931 POSTPONED BY COURT | Deutsche Bank National Trust Company vs. <i>Winters Francis T. and Winters Katie A.</i> | 605 Roseland Avenue Jenkintown PA 19046 <i>Abington Township</i> | 30-00-58316-00-1 Parker McCay P.A. | \$500,441.56 \$2,250.14 |
| 118 | 19-25526 POSTPONED BY COURT | Wells Fargo Bank, N.A. vs. <i>Robin Gomsil as believed Heir and/or Administrator of the Estate of Linda Epstein</i> | 133 Cornell Road Bala Cynwyd PA 19004 <i>Lower Merion Township</i> | 40-00-12600-00-5 Manley Deas Kochalski, LLC | \$336,913.17 \$1,899.66 |
| 119 | 19-25828 POSTPONED BY COURT | 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 & Elsner 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 |
| 121 | 19-27158 POSTPONED BY COURT | Select Portfolio Servicing, Inc. vs. <i>William E. Bonewitz</i> | 1823 North Adams Street Pottstown PA 19464 <i>Lower Pottsgrove Township</i> | 42-00-00107-16-6 Hladik Onorato and Federman, LLP | \$208,785.42 \$1,995.46 |
| 124 | 20-02659 POSTPONED BY COURT | National Capital Management, L.P. vs. <i>Weisbaum Adam a/k/a Weisbaum Adam M.</i> | 100 and 550 Easton Road Horsham PA 19044 <i>Horsham Township</i> | 36-00-03718-00-8 & 36-00-03835-00-8 Friedman, Schuman, Applebaum & Nemeroff, P.C. | \$1,090,477.66 \$3,707.34 |
| 129 | 20-15720 POSTPONED | Aegis Asset Backed Securities LLC vs. <i>Petty Robert A.</i> | 1050 Timber Lane Pottstown PA 19464 <i>Lower Pottsgrove Township</i> | 42-00-04906-00-2 Leopold & Associates, PLLC | \$104,606.61 \$2,924.09 |
| 132 | 20-19102 OPEN | ABS Loan Trust V vs. <i>Decoteau Daniel A.</i> | 417 North Broad Street Lansdale PA 19446 <i>Lansdale Borough</i> | 11-00-00620-00-8 KML Law Group P.C. | \$133,692.28 \$2,365.55 |
| 134 | 20-19946 OPEN | U.S. Bank National Association vs. <i>Loglisci Nicole</i> | 200 North Maplewood Drive C 5 Pottstown PA 19464 <i>Pottstown Borough</i> | 16-00-12992-26-7 KML Law Group, P.C. | \$69,443.32 \$2,063.42 |

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| 135 | 20-20001 OPEN | U.S. Bank National Association vs. <i>Leregina Louis J. aka Leregina Louis J.</i> | 100 West Avenue Unit 314 W aka 314 W Beaver Hill Jenkintown PA 19046 | 10-00-04694-13-8 KML Law Group, P.C. | \$82,110.63 \$2,377.81 |
| 138 | 21-00316 OPEN | PNC Bank vs. <i>Dangler Kathleen A.</i> | 103 Sunrise Drive Pottstown PA 19464 <i>Pottstown Borough</i> | 16-00-28636-89-5 Manley Deas Kochalski, LLC | \$90,197.75 \$2,001.56 |
| 139 | 21-01689 OPEN | US Bank Trust National Association vs. <i>Kern Danielle K.</i> | 108 W 5th Street Bridgeport PA 19405 <i>Bridgeport Borough</i> | 02-00-01576-00-6 Richard M. Squire & Associates, LLC | \$125,297.50 \$2,252.05 |