

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 12/01/2021

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
4	13-09920 OPEN	U.S. Bank National Association vs. <i>White Joseph & White Jennifer</i>	403 Division Street Jenkintown PA 19046 <i>Jenkintown Borough</i>	10-00-00832-00-4 Hladik Onorato and Federman, LLP	\$232,164.25 \$2,564.29
5	13-21502 POSTPONED BY COURT	U.S. Bank National Association as Trustee vs. <i>Cupo Natalie, Executrix of the Estate of Kenworthy Eric (dec'd)</i>	41 Taylor Road Conshohocken PA 19428 <i>Whitemarsh Township</i>	65-00-11476-00-6 McCabe, Weisberg & Conway, P.C.	\$562,021.20 \$2,362.55
7	13-35851 POSTPONED BY COURT	Vist Bank vs. <i>Peta Frank J. Jr. & Peta 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
12	15-12866 POSTPONED BY COURT	Hope USA, LLC vs. <i>Chung Julia I. & Chung Joshua I.</i>	1108 West Autumn Court Collegeville PA 19426 <i>Lower Providence Township</i>	43-00-00954-09-2 Lynch Law Group LLC	\$189,193.43 \$2,175.86
15	15-24845 POSTPONED BY COURT	LSF9 Master Participation Trust vs. <i>Oliver Rena, Oliver Timothy Brian (Dec'd) & Renaissance Trust</i>	500 South Warminster Road Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-05719-00-6 McCabe Weisberg & Conway, LLC	\$692,028.27 \$2,732.90
16	15-25451 POSTPONED	Wilmington Savings Fund Society, FSB vs. <i>Knause Tabitha L & Thomas Scott A</i>	3152 Middle Creek Road Gilbertsville PA <i>New Hanover Township</i>	47-00-04972-00-3 KML Law Group, P. C.	\$299,660.05 \$1,999.60
17	15-30745 POSTPONED BY COURT	U.S. Bank National Association, as Co-trustee for Mortgage-Backed Equity Conversion Asset Trust 2011-1 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
19	16-04774 OPEN	Pottstown Borough Authority and Borough of Pottstown vs. <i>Ludy Karen L</i>	327 Grant Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-11748-00-8 Portnoff Law Associates, Ltd	\$3,597.01 \$1,816.61

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21	16-04960 OPEN	Wilmington Savings Fund Society vs. <i>Lee Tommie Maree Carey</i>	1664 Easton Road Willow Grove PA Abington Township	30-00-14184-00-6 Hladik Onorato & Federman, LLP	\$294,014.61 \$2,126.60
23	16-12708 OPEN	Pottstown School District vs. <i>Ludy Karen L.</i>	553 Grant Street Pottstown PA 19464 Pottstown Borough	16-00-11808-00-2 Portnoff Law Associates, Ltd.	\$7,880.43 \$1,886.35
24	16-13608 BANKRUPTCY POSTPONED	U.S. Bank National Association vs. <i>Randel William H. & Hell Linda M. aka Hell Linda aka Showaker Linda M. aka Showaker Linda</i>	105 Gerstley Road Hatboro PA 19040 Horsham Township	36-00-04642-00-2 Romano Garubo & Argentieri Counselors at Law, LLC	\$264,623.74 \$2,608.80
25	16-27514 POSTPONED BY COURT	U.S. Bank N.A. vs. <i>Jackson Eric and Jackson Michele</i>	844 Beachwood aka Beechwood Drive Havertown PA 19083 Lower Merion Township	40-00-04916-00-3 Milstead & Associates, LLC	\$432,257.26 \$2,308.70
26	17-01630 POSTPONED	LSF10 Master Participation Trust vs. <i>Organtini Christopher A. & Organtini Dawn M.</i>	572 East Main Street Norristown PA 19401 Norristown Borough	13-00-21644-00-6 Milstead & Associates, LLC	\$86,413.19 \$2,165.72
27	17-02042 OPEN	Wells Fargo Bank, NA vs. <i>Davis James R. Jr.</i>	1210 Ricewynn Road Wyncote PA 19095 Cheltenham Township	31-00-23074-00-7 Manley Deas Kochalski LLC	\$590,848.11 \$2,854.33
28	17-09457 POSTPONED BY COURT	Township of Upper Pottsgrove vs. <i>Hess Melissa D.</i>	1280 North Hanover Street Pottstown PA 19464 Upper Pottsgrove Township	60-00-01231-00-5 Portnoff Law Associates, Ltd.	\$2,170.77 \$2,010.88
30	17-15792 POSTPONED	Pottsgrove School District vs. <i>Watson Shawn D. and USA</i>	941 Kenny Road Pottstown PA 19464 Lower Pottsgrove Township	42-00-02521-00-2 Portnoff Law Associates, Ltd.	\$9,507.53 \$2,198.12

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33	17-19310 OPEN	Green Willow Run Condo Association vs. <i>Gwin Carolyn & Gwin Barbara W. (dec'd)</i>	515 North York Road Condo. 2-D a/k/a Unit 2-D Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-19898-14-9 Clemons Richter & Reiss, P.C.	\$10,512.35 \$2,339.76
34	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
35	17-21585 OPEN	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	\$94,047.76 \$2,397.30
36	17-28513 BANKRUPTCY POSTPONED	U.S. Bank National Association, niicbsa Trustee for the RMAC Trust, Series 2016-CTT vs. <i>Lawson Lance & Lawson Yvonne S</i>	600 Caroline Drive Norristown PA 19401 <i>Norristown Borough</i>	13-00-06416-00-6 Romano Garubo & Argentieri Counselors at Law LLC	\$224,472.24 \$2,046.98
40	18-07717 OPEN	LIMOSA, LLC vs. <i>The Unknown Heirs of Patricia A. Rogers, Deceased Griffin Rashid Solely in His Capacity as Heir of Patricia A. Rogers, Deceased and Kennedy Julius Soley in His Capacity as Heir of Patricia A. Rogers</i>	719 Stanbridge Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-35560-00-4 KML Law Group, P.C.	\$56,974.40 \$2,409.45
42	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 Sr. Derrick Andre & White Nancy Marie</i>	1353 Meadowview Drive Pottstown PA <i>Upper Pottsgrove Township</i>	60-00-02039-11-5 Richard M. Squire & Associates, LLC	\$412,179.00 \$2,529.80
46	18-14017 POSTPONED BY COURT	Krish Investors LLC and 2508 Federal LLC vs. <i>Perry Kathleen & Sirianni Melissa</i>	2825 Cowpath Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-02662-00-3 Brown McGarry Nimeroff, LLC	\$236,611.00 \$1,949.71
51	18-18315 POSTPONED BY COURT	U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3 vs. <i>Abramson Gilbert B. aka Abramson Gilbert; Abramson Ilene J. aka Abramson Ilene & USA</i>	438 Warick Road Wynnewood PA 19096 <i>Lower Merion Township</i>	40-00-64004-00-9 Brock and Scott PLLC	\$702,501.46 \$2,214.99

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54	18-21655 OPEN	Citizens Bank of Pennsylvania vs. <i>Murray Michael a/k/a Murray, III Michael, Carbone Mary T. a/k/a Mayer Mary T. and United States of America</i>	45 South Dietz Mill Road Telford PA 18969 <i>Salford Township</i>	44-00-00636-30-1 Law Offices of Gregory Javardian	\$153,267.00 \$2,506.60
55	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
56	18-22347 OPEN	Select Portfolio Servicing, Inc. vs. <i>Sandler David and Sandler Karen J</i>	7764 Montgomery Avenue Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-19330-00-7 Hladik Onorato and Federman, LLP	\$95,902.97 \$2,539.06
58	19-00174 POSTPONED BY COURT	U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust 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
62	19-05043 POSTPONED BY COURT	Wells Fargo Bank N.A. vs. <i>Henshaw Joseph S. aka Henshaw Joseph S. Jr. & Henshaw Barbara A. & USA</i>	305 Cambridge Drive Royersford PA 19468-2845 <i>Upper Providence Township</i>	61-00-01010-22-5 Brock & Scott, PLLC	\$238,839.03 \$2,168.32
63	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
67	19-16329 POSTPONED BY COURT	The Bank of New York Mellon vs. <i>Boccutto Thomas W. and McFarland Jennifer A. aka Mc Farland Jennifer A.</i>	282 Lloyd Avenue Collegeville PA 19426 <i>Collegeville Borough</i>	04-00-00809-10-5 Pincus Law Group, PLLC	\$268,336.32 \$2,241.29
71	19-17978 OPEN	Perkiomen Valley School District vs. <i>Penn Wood Partners</i>	395 East Seventh Avenue Trappe PA 19426 <i>Trappe Borough</i>	23-00-01057-00-9 Portnoff Law Associates, Ltd.	\$8,443.80 \$2,701.23

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75	19-18737 OPEN	Perkiomen Valley School District vs. <i>Heitz Howard</i>	323 Main Street Lower Frederick PA 19478 <i>Lower Frederick Township</i>	38-00-01282-00-3 Portnoff Law Associates Ltd.	\$8,024.89 \$1,893.48
76	19-19461 POSTPONED BY COURT	Wells Fargo Bank NA vs. <i>Morgan Lyndsay M. aka Morgan Lyndsey M, Executor of the Estate of Robert Morgan (dc'd)</i>	8302 Old York Road #A24 aka Condo/Apt A24 Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-30106-21-1 Brock & Scott, PLLC	\$209,539.88 \$3,786.12
78	19-20002 OPEN	U.S. Bank National Association vs. <i>Davis Roslyn</i>	736 Noble Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-27636-00-8 Brock & Scott PLLC	\$204,644.28 \$2,232.63
79	19-20336 POSTPONED BY COURT	Wells Fargo Bank NA vs. <i>Boyle John F. aka Boyle John Frederick</i>	1000 Cowpath Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-02284-00-3 Brock & Scott, PLLC	\$374,010.41 \$2,082.79
80	19-20525 POSTPONED BY COURT	U.S. Bank Trust National Association vs. <i>Stellato Jennifer F</i>	105 Falling Leaf Way Lansdale PA 19446 <i>Montgomery Township</i>	46-00-00941-14-7 The Lynch Law Group, LLC	\$321,860.82 \$3,818.54
81	19-20698 POSTPONED BY COURT	Bank of America, N.A. vs. <i>Obermiller Joseph</i>	512 Canterbury Road Jeffersonville PA 19403 <i>West Norriton Township</i>	63-00-00881-19-9 Powers Kirm, LLC	\$70,074.29 \$2,258.31
82	19-20780 BANKRUPTCY POSTPONED	U.S. Bank, National Association vs. <i>Rankin Maria A.</i>	1 Unity Way Phoenixville PA 19460 <i>Upper Providence Township</i>	61-00-00723-00-1 Romano Garubo & Argentieri Counselors at Law, LLC	\$549,503.89 \$1,777.21
83	19-21083 OPEN	Reverse Mortgage Funding, LLC vs. <i>Savage Janie M</i>	465 North Hanover Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-09028-00-1 McCabe, Weisberg & Conway, P.C.	\$107,112.51 \$2,244.75

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84	19-21475 POSTPONED BY COURT	MTGLQ Investors, L.P. vs. <i>Beatty Kenneth A. & Beatty Loretta M.</i>	506 Meadowview Lane Condo 506, Private Ent. 1-3S Mont Clare PA 19453 <i>Upper Providence</i>	61-00-01660-16-9 Richard M. Squire & Associates, LLC	\$208,758.96 \$2,046.46
87	19-21628 POSTPONED BY COURT	Quicken Loans Inc. vs. <i>Galamba Matthew J.</i>	1005 Terrace Lane aka 105 Terrace Lane Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-29116-00-1 KML Law Group, P.C.	\$106,977.61 \$2,007.31
88	19-22314 OPEN	COBA, Inc. Assignee of TD Bank, N.A. vs. <i>Berntson Angela T. and Garlick Timothy J.</i>	907 Tennis Avenue Glenside PA 19038 <i>Abington Township</i>	30-00-66556-00-5 Duane Morris, LLP	\$190,500.14 \$2,139.07
89	19-22899 POSTPONED BY COURT	Provident Funding Associates, L.P. vs. <i>Wang Hui & Benz Robert</i>	102 Veronica Lane Lansdale PA 19446 <i>Montgomery Township</i>	46-00-03151-05-2 Powers Kirm, LLC	\$389,273.98 \$1,916.24
92	19-23809 OPEN	Cheltenham School District vs. <i>Johnson Diane C.</i>	556 Shoemaker Road Cheltenham PA 19027 <i>Cheltenham Township</i>	31-00-24598-00-4 Portnoff Law Associates, Ltd.	\$7,967.04 \$2,152.75
94	19-24473 POSTPONED BY COURT	Wilmington Savings Fund Society vs. <i>Rice Thomas G.</i>	116 North Essex Avenue Narberth PA 19072 <i>Narberth Borough</i>	12-00-01174-00-2 Hladik Onorato and Federman, LLP	\$410,880.19 \$1,722.28
96	19-25298 OPEN	Reverse Mortgage Funding, LLC vs. <i>Thomas Davidheiser Known Surviving Heir of Evelyn Davidheiser, Gary Davidheiser Known Surviving Heir of Evelyn Davidheiser, Timothy Davidheiser Known Surviving Heir of Evelyn Davidheiser, Stanley Alan</i>	2126 Needhammer Road Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02335-00-8 McCabe, Weisberg & Conway, LLC	\$194,699.28 \$2,668.69
101	20-00964 POSTPONED	Wells Fargo Bank, N.A. vs. <i>Sloan, Mary A.</i>	714 Selma Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-33408-00-5 Brock & Scott, PLLC	\$96,822.01 \$2,378.19

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102	20-01353 OPEN	Reverse Mortgage Solutions, Inc. vs. <i>Bateman Kathleen J.</i>	2024 North Trooper Road Norristown PA 19403 <i>East Norriton Township</i>	33-00-09721-00-2 KML Law Group, P.C.	\$242,416.33 \$2,281.11
103	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
104	20-02775a/b POSTPONED BY COURT	Excel Financial Corp. vs. <i>Islam Ashraful and Islam Diruba</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
106	20-05167 POSTPONED	Santander Bank, N.A. vs. <i>Levy Nicole & Unknown Heirs of Burns Arthur a/k/a Burns Arthur N, Dec'd; Unknown Heirs of Meersand Ricki a/k/a Meersand Ricki a/k/a Burns Ricki-Lyn, Dec'd; Unknown Heirs of Meersand Gloria, Dec'd Heir of</i>	515 North York Road 6E a/k/a 515 North York Road Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-19898-53-6 Brock & Scott, PLLC	\$35,741.51 \$3,068.98
110	20-14689 POSTPONED BY COURT	U.S. Bank National Association as Trustee for GMACM Mortgage Loan Trust 2010-2 vs. <i>Owens David and Owens Vanessa</i>	314 Washington Lane Jenkintown PA 19046 <i>Jenkintown Borough</i>	10-00-04520-00-6 Pincus Law Group, PLLC	\$587,831.38 \$2,560.40
111	20-15343 POSTPONED	U.S. Bank Trust National Association vs. <i>House to Home Strategies, LLC and Krill Trevor Guarantor</i>	3460 Ridge Pike Collegetown PA 19426 <i>Lower Providence Township</i>	43-00-11698-00-4 KML Law Group	\$945,957.20 \$2,604.93
112	20-18926 POSTPONED	Nationstar Mortgage LLC vs. <i>Friday Anita Y & Dean Jerome W, Co-Executors of the Estate of Inell Delores Cason (dec'd); Alverno Cason (dec'd)</i>	1723 Fairview Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-19244-00-4 Pincus Law Group, PLLC	\$205,163.08 \$1,853.05
114	20-20729 OPEN	Loancare, LLC vs. <i>Eberle Timothy and Eberle Tamara</i>	324 Spring Street Royersford PA 19468 <i>Royersford Borough</i>	19-00-03528-00-8 RAS Citron, LLC	\$153,822.98 \$2,075.58

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117	21-00979 OPEN	TVC Funding IV, LLC vs. <i>Construction Max, LLC</i>	17 West Front Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-03072-00-4 Hill Wallack LLP	\$194,487.51 \$2,072.19
118	21-01689 POSTPONED BY COURT	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 \$2,272.05
119	21-02156 POSTPONED	Reverse Mortgage Funding LLC vs. <i>Kerper Timothy, Kerper Daniel, Kerper Theodore, Unknown Heirs of Jean K. Forte, Trustee of the Jean K. Forte Trust Dated February 1, 2000, deceased</i>	417 Knight Road Ambler PA 19002 <i>Lower Gwynedd Township</i>	39-00-02197-00-5 LOGS Legal Group, LLP	\$267,415.66 \$2,673.94
120	21-02667 OPEN	Provident Funding Associates LP vs. <i>Mitchell Richard, Plenary Permanent Guardian of the Estate of Joyce Doris a/k/a Joyce Doris Mitchell</i>	81 Sunrise Drive Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-28636-99-4 Powers Kirn, LLC	\$105,361.09 \$2,199.93
121	21-04276 POSTPONED	Wilmington Savings Fund Society, FSB d/b/a Christiana Trust vs. <i>Hufnagle, Patricia A.</i>	665 Meadow Lane Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-02559-18-1 Stern & Eisenberg, P.C.	\$223,425.01 \$1,986.72
123	21-05057 BANKRUPTCY POSTPONED	Ambler Savings Bank vs. <i>Comber Joseph M.; Comber Diana C.; Comber Ryan C. and Comber Kathleen V.</i>	136 Markley Farm Circle Norristown PA 19403-1355 <i>West Norriton Township</i>	63-00-01108-42-7 Fox and Fox Attorneys at Law, P.C.	\$426,312.54 \$3,405.03
125	21-07289 OPEN	CJD Group, LLC vs. <i>Pakman Kenneth a/k/a Pakman Kenneth S.</i>	444 North York Road Condo B3 Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-06281-40-7 Fox and Fox Attorneys at Law, P.C.	\$156,352.15 \$2,648.42