

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 01/26/2022

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
3	13-05620 POSTPONED BY COURT	Deutsche Bank National Trust Company vs. <i>Alexaki, Scott & Alexaki Scott M.</i>	720 West Valley Forge Road King of Prussia PA <i>Upper Merion Township</i>	58-00-19471-62-2 Eckert, Seamans, Cherin & Mellott, LLC	\$1,000,418.07 \$2,547.23
7	13-28484 POSTPONED BY COURT	MTGLQ Investors, LP vs. <i>Bertino Carolyn L.</i>	20 Meredith Road Phoenixville PA 19460 <i>Upper Providence Township</i>	61-00-03370-07-3 Powers Kirm, LLC	\$1,422,639.13 \$2,478.95
14	15-09106 OPEN	School District of Cheltenham Township vs. <i>Ricci Emil T. and Ricci Barbara</i>	118 Johns Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-15787-00-4 Portnoff Law Associates, Ltd.	\$8,879.05 \$2,251.88
16	15-09609 POSTPONED BY COURT	U.S. Bank National Association 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
33	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 <i>Lower Merion Township</i>	40-00-04916-00-3 Milstead & Associates, LLC	\$432,257.26 \$2,308.70
37	17-05879 OPEN	Wilmington Savings Fund Society, FSB vs. <i>Abbagnaro David J and Abbagnaro Michele</i>	335 Elm Avenue North Wales PA 19454 <i>North Wales Borough</i>	14-00-00468-00-4 Hill Wallack, LLP	\$267,352.74 \$2,223.16
49	17-26296 OPEN	Chimera Reo 2018-NR1 LLC vs. <i>Montague Scott D.</i>	442 Brookside Avenue Lower Gwynedd PA 19002 <i>Lower Gwynedd Township</i>	39-00-00454-00-2 KML Law Group, P. C.	\$295,870.26 \$2,126.83
50	17-27118 OPEN	The Bank of New York Mellon vs. <i>Sion Frances S. (dec'd); Sion Robert J.; and U.S.A. Department of the Treasury - I.R.S</i>	386 Rockledge aka 368 Rockledge Avenue Huntingdon Valley PA 19006 <i>Abington Township</i>	30-00-57140-00-7 Shapiro & DeNardo, LLC	\$322,165.46 \$2,165.00

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56	18-07270 OPEN	Secretary of Veterans Affairs vs. <i>Chandler Eric L & Chandler 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 \$1,799.99
57	18-07703 POSTPONED BY COURT	Waterfall Victoria Grantor Trust II, Series G vs. <i>Quarles James F & Quarles Michelle R</i>	1801 Maple Circle Lansdale PA 19446 <i>Worcester Township</i>	67-00-02133-00-5 Stern & Eisenberg, P.C.	\$325,216.97 \$1,920.12
58	18-07902 POSTPONED BY COURT	238 Keswick, LLC, assignee of Mark C. Knouse, Lynn Brinker & Kimberly Beidler vs. <i>Nguyen Lisa</i>	238 Keswick Avenue Glenside PA 19038 <i>Abington Township</i>	30-00-35728-00-8 Unruh, Turner, Burke & Frees, P.C.	\$183,566.76 \$3,239.16
59	18-08721 POSTPONED BY COURT	Reverse Funding Mortgage LLC vs. <i>Kenworthy-Ward Kelley Executrix of The Estate of Jane M. Kenworthy (Dec'd) Kenworthy Eugene P. (Dec'd)</i>	751 Cathcart Road Blue Bell PA 19422 <i>Whitpain Township</i>	66-00-00763-00-8 Stern & Eisenberg, PC	\$377,947.39 \$2,674.37
65	18-15559 OPEN	Ditech Financial LLC vs. <i>Rivelli Nicholas</i>	20 Hickory Drive Condo B-1 Horsham PA 19044-1935 <i>Horsham Township</i>	36-00-11669-68-8 KML Law Group, P.C.	\$173,239.81 \$2,275.78
70	18-19090 POSTPONED BY COURT	Lakeview Loan Servicing, LLC vs. <i>Mann Matthew S. & Laverty Melissa A.</i>	404 Franklin Court Collegeville PA 19426 <i>Trappe Borough</i>	23-00-00425-39-8 RAS Citron LLC	\$244,626.03 \$1,823.88
71	18-20410 OPEN	Ditech Financial, LLC vs. <i>Carfi Joseph & Malloy Kelly</i>	409 North Avenue Penllyn PA 19422 <i>Lower Gwynedd Township</i>	39-00-03061-00-5 KML Law Group, P. C.	\$213,190.67 \$2,277.98
72	18-21655 POSTPONED	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 \$2,526.60

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78	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
83	19-06411 OPEN	Reverse Mortgage Solutions, Inc. vs. <i>Rudakewych Lee</i>	529 Waln Road Glenside PA 19038 <i>Cheltenham Township</i>	31-00-27382-00-1 KML Law Group, P.C.	\$364,605.36 \$2,296.27
84	19-07045 OPEN	Nationstar Mortgage LLC dba Mr. Cooper as Successor by Merger to Pacific Union Financial, LLC vs. <i>Martin Tracey E. aka Martin Tracey</i>	194 Ridge Pike Lafayette Hill PA 19444 <i>Whitemarsh Township</i>	65-00-09976-25-5 KML Law Group, P.C.	\$197,567.92 \$2,048.11
86	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
89	19-14436 OPEN	Midfirst Bank vs. <i>Smith Thomas</i>	104 West Hartranft Boulevard East Norriton PA 19401 <i>East Norriton Township</i>	33-00-03862-00-2 KML Law Group, P.C.	\$235,041.54 \$1,874.11
90	19-14592 OPEN	Pottstown School District vs. <i>Deegan Gregory P.</i>	1019 Terrace Lane Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-29124-00-2 Portnoff Law Associates Ltd.	\$5,135.24 \$1,934.86
91	19-15521 OPEN	Pottstown School District vs. <i>Bergey James F. Jr.</i>	468 North Evans Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-07620-00-5 Portnoff Law Associates Ltd.	\$4,153.19 \$1,817.11
96	19-18088 POSTPONED	Wells Fargo Bank, N.A. vs. <i>Wyatt Danny a/k/a Wyatt Danny Jr. a/k/a Wyatt Danny Ray Jr.; Wyatt Chrystale, a/k/a Wyatt Chrystale Cheri, a/k/a Hawkins Chrystale a/k/a Hawkins Chrystale Cheri</i>	249 Industrial Highway Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-15856-38-1 Manley Deas Kochalski, LLC	\$387,042.60 \$2,622.62

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97	19-18309 POSTPONED BY COURT	Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania 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
107	19-21083 POSTPONED	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 \$2,264.75
109	19-21591 POSTPONED	Diamond Credit Union vs. <i>Mauger Lawrence a/k/a Mauger Lawrence D. and Mauger Patty a/k/a Mauger Patty Lynn</i>	1311 Cherry Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-05288-00-6 KML Law Group, P.C.	\$15,594.39 \$2,170.07
112	19-23127 OPEN	Pottsgrove School District vs. <i>Farkosh Stephen</i>	128 Maugers Mill Road Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02005-00-5 Portnoff Law Associates LTD.	\$5,711.21 \$1,947.34
113	19-23254 POSTPONED	Amerihome Mortgage Company, LLC vs. <i>Graves Joseph C. Jr. and Graves Jacqueline N.</i>	666 West Germantown Pike Condo 2320 Plymouth Meeting PA 19462	49-00-04108-64-9 KML Law Group, P.C.	\$159,937.92 \$2,718.69
114	19-23377 OPEN	Keybank, NA s/b/m First Niagara Bank, NA s/b/m Harleysville National Bank and Trust Company vs. <i>Koestel Walter & Koestel Carole Ann aka Koestel Carole</i>	1715 Gravel Pike Perkiomenville PA 18074 <i>Upper Frederick Township</i>	55-00-00679-00-4 Manley Deas Kochalski, LLC	\$410,088.54 \$3,382.49
115	19-23406 POSTPONED	U.S. Bank National Association vs. <i>Rines Joseph as Administrator of the Estate of Gaskin Joseph A. (deceased)</i>	1448 Thomson Road Roslyn PA 19001 <i>Abington Township</i>	30-00-66776-00-1 KML Law Group	\$188,858.58 \$2,608.74
127	19-29517 OPEN	Reverse Mortgage Solutions, Inc. vs. <i>Thompson Abbott W.</i>	313 Woodside Avenue Narberth PA 19072 <i>Narberth Borough</i>	12-00-03856-00-2 KML Law Group, P.C.	\$562,655.30 \$1,893.28

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130	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
132	20-03630 POSTPONED	Wells Fargo Bank, N. A. vs. <i>Klotz Lisa M. a/k/a Klotz Lisa</i>	1212 Forest Lane #A4 Schwenksville PA 19473 <i>Schwenksville Borough</i>	20-00-00059-03-8 Manley Deas Kochalski, LLC	\$104,822.37 \$1,927.09
133	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	\$57,297.68 \$3,068.98
134	20-06329 POSTPONED BY COURT	Reverse Mortgage Solutions, Inc. vs. <i>Coccio Damian Heir of Coccio Helen A. a/k/a Coccio Helen (Dec'd) & Unknown Heirs</i>	479 Old Elm Street Conshohocken PA 19428 <i>Plymouth Township</i>	49-00-02827-00-4 RAS Citron, LLC	\$187,707.86 \$2,435.14
137	20-15343 POSTPONED BY COURT	U.S. Bank Trust National Association vs. <i>House to Home Strategies, LLC and Krill Trevor Guarantor</i>	3460 Ridge Pike Collegeville PA 19426 <i>Lower Providence Township</i>	43-00-11698-00-4 KML Law Group	\$945,957.20 \$2,604.93
139	20-18771 OPEN	MPB Realty Holding LLC vs. <i>Old Gulph Farm Developers, LLC</i>	32 West Old Gulph n/k/a 36 East Old Gulph Road Road Lower Merion PA 19096 <i>Lower Merion Township</i>	40-00-43360-00-7 & 40-00-43360-20-5 Eisenberg, Gold & Agrawal, PC	\$1,424,381.70 \$4,882.12
140	20-18786 OPEN	MPB Realty Holding LLC vs. <i>Old Gulph Farm Developers, LLC</i>	30 & 34 East Old Gulph Road Lower Merion Township PA <i>Lower Merion Township</i>	40-00-43359-50-3 & 40-00-43360-10-6 Eisenberg, Gold & Agrawal, PC	\$1,153,338.21 \$4,505.89
141	20-19045 OPEN	AJX Mortgage Trust, a Delaware Trust, Wilmington Savings Fund Society, FSB Trustee vs. <i>Walters Sylvannya C.</i>	1174 Kipling Court Lansdale PA 19446 <i>Upper Gwynedd Township</i>	56-00-04556-20-3 Friedman Vartolo, LLP	\$277,409.85 \$2,043.38

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144	20-20747 POSTPONED	The Money Source, Inc. vs. <i>Clea Fredrick L.; Unknown Heirs and/or Administrators of the Estate of Latiya Clea, AKA Latiya L. Clea</i>	7780 Green Valley Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-12415-00-1 Manley Deas Kochalski, LLC	\$259,069.45 \$2,585.34
145	20-21449 POSTPONED BY COURT	Towd Point Mortgage Trust 2019-3, U.S. Bank National Association, as Indenture Trustee vs. <i>Batchelder Linda S. and Batchelder Ralph T. a/k/a Batchelder Ralph T. Jr.</i>	1745 West Marshall Street Norristown PA 19403 <i>West Norriton Township</i>	63-00-04951-00-8 KML Law Group, P.C.	\$233,046.15 \$2,178.91
146	21-00979 POSTPONED	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 \$2,092.19
148	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
150	21-04917 POSTPONED	U.S. Bank National Association vs. <i>Estate of Young Kevin J., c/o Young, Codey J. administrator</i>	20 East Sixth Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-25924-00-7 Parker McCay	\$141,415.03 \$1,979.79
151	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
152	21-06394 OPEN	Montgomery Brook Condominium Association vs. <i>Rodriguez Joseph</i>	1002 Foxmeadow Drive Bldg 10, Condo 1002 Royersford PA 19468 <i>Limerick Township</i>	37-00-00744-74-1 Brady & Cissne Law	\$13,188.07 \$3,512.62
154	21-13392 OPEN	Peoples United Bank, National Association S/B/M United Bank vs. <i>Urban Renewal 1, LLC</i>	1037 Green Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-14556-00-2 Law Office of Gregory Javardian, LLC	\$106,097.21 \$1,925.10

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155	21-13403	Peoples United Bank, National Association S/B/M United Bank vs.	158 West Airy Street Norristown PA 19401	13-00-00700-00-7 Law Office of Gregory Javardian, LLC	\$108,864.37
		<i>Urban Renewal 2, LLC</i>	<i>Norristown Borough</i>		\$2,100.31

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