

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 03/30/2022

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
1	10-21149 OPEN	U.S. Bank Trust National Association as Trustee of the Lodge Series III Trust vs. <i>Mazik Tatyana, Vasilenko Viktor & Mazik Yuriy</i>	1269 Waller Drive Huntingdon Valley PA 19006 <i>Lower Moreland Township</i>	41-00-09322-00-6 Friedman Vartolo, LLP	\$600,588.28 \$2,387.09
2	13-01849 POSTPONED BY COURT	Pottstown Borough Authority and Borough of Pottstown vs. <i>Reichert Stephen J. & Reichert 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
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
8	14-11568 POSTPONED	Pottsgrove School District vs. <i>Leader Gary Stephen, Leader Sandra A & USA</i>	1134 North State Street Upper Pottsgrove PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02836-00-2 Portnoff Law Associates, Ltd.	\$24,504.31 \$2,501.32
11	14-24970 POSTPONED	Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWAL, Inc., Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11 vs. <i>Fazio, Robert Bruce & Upper Indian Head Road</i>	290 Upper Indian Head Road Collegeville PA 19426 <i>Upper Providence Township</i>	61-00-02653-01-3 Pincus Law Group, PLLC	\$1,117,858.66 \$2,262.43
15	15-09609 BANKRUPTCY POSTPONED	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
17	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
19	16-04774 BANKRUPTCY POSTPONED	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 \$1,836.61

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20	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
21	16-04960 POSTPONED	U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. <i>Lee Tommie Maree Carey</i>	1664 Easton Road Willow Grove PA <i>Abington Township</i>	30-00-14184-00-6 Hladik Onorato & Federman, LLP	\$294,014.61 \$2,146.60
25	16-12708 BANKRUPTCY POSTPONED	Pottstown School District vs. <i>Ludy Karen L.</i>	553 Grant Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-11808-00-2 Portnoff Law Associates, Ltd.	\$7,880.43 \$1,886.35
27	16-15277 OPEN	U.S. Bank, N.A. vs. <i>Bridges John Lawrence & USA</i>	303 Willard Road Hatboro PA 19040 <i>Upper Moreland Township</i>	59-00-18406-00-3 Hladik Onorato & Federman, LLP	\$363,256.17 \$2,366.76
30	17-01630 POSTPONED	LSF10 Master Participation Trust vs. <i>Organtini Christopher A. & Organtini Dawn M.</i>	572 East Main Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-21644-00-6 Milstead & Associates, LLC	\$86,413.19 \$2,165.72
31	17-02042 POSTPONED	Specialized Loan Servicing LLC vs. <i>Davis James R. Jr.</i>	1210 Ricewynn Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-23074-00-7 Manley Deas Kochalski LLC	\$590,848.11 \$2,874.33
36	17-19137 OPEN	Secretary of Veterans Affairs vs. <i>Brooks Lucille V.</i>	1033 West Orvilla aka 1033 Orvilla Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-07825-00-6 KML Law Group, P.C.	\$125,751.23 \$2,228.08
38	17-19310 POSTPONED	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 \$2,359.76

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40	17-21585 POSTPONED	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 \$2,417.30
44	18-07279 OPEN	Nationstar Mortgage LLC vs. <i>Borzick Melissa & Bristol Douglas aka Bristol Douglas A.</i>	65 Potts Drive Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-22428-00-2 KML Law Group	\$108,542.12 \$2,002.97
45	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
52	18-16196 POSTPONED BY COURT	Wilmington Savings Fund Society, FSB vs. <i>Snowden Calvin R. Jr. aka Snowden 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 \$2,588.93
60	18-22347 POSTPONED	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 \$2,559.06
62	18-26368 OPEN	Citizens Bank of Pennsylvania vs. <i>Bucci Sharon L. aka Campbell Sharon L. & Campbell Bryan C.</i>	302 Brittmuir Avenue Conshohocken PA 19428 <i>West Conshohocken Borough</i>	24-00-00180-00-3 Law Office of Gregory Javardian, LLC	\$83,508.15 \$2,145.37
64	18-27628 POSTPONED	Pennsylvania Housing Finance Agency vs. <i>Long Robert R. & Vogel Jane T.</i>	601 West Elm Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-10964-00-3 KML Law Group, P.C.	\$31,147.01 \$3,184.29
66	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

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67	19-00619 BANKRUPTCY POSTPONED	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
69	19-01989 POSTPONED BY COURT	LoanCare, LLC 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
70	19-02211 POSTPONED	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Inc. vs. <i>Zuin Cristiano & Zuin Robyn aka Robyn A.</i>	59 Crooked Billet Road Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-01282-00-6 KML Law Group, P.C.	\$279,226.61 \$3,027.86
73	19-14393 POSTPONED	Freedom Mortgage Corporation vs. <i>Perry Stacey M.</i>	303 Dartmouth Drive Norristown PA 19401 <i>Norristown Borough</i>	13-00-09284-00-9 Brock & Scott PLLC	\$172,385.34 \$2,285.74
75	19-14436 POSTPONED	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 \$1,894.11
76	19-14592 POSTPONED	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 \$1,954.86
77	19-15317 OPEN	FV-I, Inc. In Trust for Morgan Stanley Mortgage Capital Holdings LLC vs. <i>Weniger Chad J.</i>	105 Pulaski Street Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-03862-00-7 KML Law Group	\$316,190.14 \$1,983.88
83	19-18737 POSTPONED	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 \$1,913.48

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85	19-19461 OPEN	Wells Fargo Bank NA vs. <i>Morgan Lyndsay M. a/k/a Morgan Lyndsey M., In Her Capacity as Executor & Devisee of The Estate of Robert Morgan a/k/a Robert Boyd Morgan a/k/a Robert B. Morgan (dc'd)</i>	8302 Old York Road #A24 aka 8302 Old York Road Apartment A24 a/k/a 8302 Old York Road Condo A-24	31-00-30106-21-1 Brock & Scott, PLLC	\$209,539.88 \$3,795.22
88	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 Kim, LLC	\$70,074.29 \$2,258.31
89	19-20738 POSTPONED	Reverse Mortgage Funding, LLC vs. <i>Rector Michael, Rector Kevin, Rector David & Johnson Gina, Known & Unknown Surviving Heirs of Rector Herbert Lee</i>	1544 Lindbergh Avenue Roslyn PA 19001 <i>Abington Township</i>	30-00-38384-00-7 McCabe, Weisberg & Conway, LLC	\$169,419.26 \$2,372.62
91	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
94	19-23127 POSTPONED	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 \$1,967.34
95	19-23254 POSTPONED BY COURT	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
96	19-23809 POSTPONED	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 \$2,172.75
97	19-23931 OPEN	Deutsche Bank National Trust Company, Trustee for HSI Asset Securitization Corporation Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007-NC1 c/o Specialized Loan Servicing, LLC 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	\$500,441.56 \$2,321.92

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99	19-24900 POSTPONED	Freedom Mortgage Corporation vs. <i>Burghardt Shannon</i>	200 Tulip Lane Gilbertsville PA 19525 <i>New Hanover Township</i>	47-00-05020-58-1 Brock & Scott, PLLC	\$246,046.92 \$1,710.55
102	19-25298 POSTPONED	Reverse Mortgage Funding, LLC vs. <i>Thomas Davidheiser, Gary Davidheiser, Timothy Davidheiser, & Stanley Alan Davidheiser Known Surviving Heirs of Evelyn Davidheiser, & Unknown Surviving Heirs of Evelyn Davidheiser</i>	2126 Needhammer Road Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02335-00-8 McCabe, Weisberg & Conway, LLC	\$194,699.28 \$2,688.69
106	19-29517 POSTPONED	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 \$1,913.28
108	20-01390 OPEN	Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust 1 vs. <i>Galvin Lisa as Heir of Chicarelli Gregory J., Dec'd; Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations, claiming right, title or interest from</i>	420 Wendover Drive Condo 126-A Norristown PA 19403 <i>West Norriton Township</i>	63-00-09092-80-8 Brock & Scott, PLLC	\$141,359.94 \$3,211.97
109	20-01431 OPEN	NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. <i>Glover Michael P. and Melasecca Stephanie</i>	232 Concord Road Schwenksville PA 19473 <i>Perkiomen Township</i>	48-00-01418-53-2 Stern & Eisenberg, P.C.	\$181,248.59 \$1,926.28
110	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
111	20-02819 OPEN	Wells Fargo Bank, N.A. vs. <i>Wells Linda A.</i>	307 Washington Street Royersford PA 19468 <i>Royersford Borough</i>	19-00-05272-00-1 Brock & Scott PLLC	\$120,957.19 \$1,988.35
117	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

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119	20-20729 POSTPONED	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 \$2,095.58
121	21-01332 OPEN	Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC vs. <i>Durkin Joanne M. a/k/a Durkin Joanne, Thomas Heather and USA</i>	1950 Deer Ridge Drive Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-01253-90-1 Stern & Eisenberg, PC	\$213,495.57 \$2,603.73
122	21-02156 POSTPONED BY COURT	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
124	21-03472 OPEN	Bank of New York Mellon, Successor to the Bank of New York, niic but solely as Trustee on behalf of the Holders of the CIT Mortgage Loan Trust, 2007-1 Asset-backed certificates, series 2007-1 vs. <i>Lashley Alice and Lashley Kelvin Alvin</i>	4 Donna Brook Way Collegeville PA 19426 <i>Upper Providence Township</i>	61-00-00898-99-4 KML Law Group, P.C.	\$637,973.20 \$2,553.26
125	21-04214 OPEN	Nationstar Mortgage, LLC d/b/a Champion Mortgage Company vs. <i>Howard W. Moore, Jr. as Heir of Anna M. Moore a/k/a Ann M. Moore</i>	2926 Walnut Street A/K/A 2926 E. Walnut Street Colmar PA 18915 <i>Hatfield Township</i>	35-00-10966-00-6 RAS Citron, LLC	\$216,756.90 \$2,366.92
127	21-17035 OPEN	Sun Federal Credit Union vs. <i>Known and Unkown Heirs of White Anne R. (dc'd)</i>	1633 Thayer Drive Blue Bell PA 19422 <i>Whitpain Township</i>	66-00-07420-00-2 Law Offices of Weltman, Weinberg & Reis Co., LPA	\$250,273.46 \$2,232.12
128	21-19789 OPEN	Truist Bank vs. <i>646 Germantown Pike, LP, et al.</i>	646 + 648 Germantown Pike Suite 100-200 Whitemarsh Township PA 19444	65-00-04543-00-9 & 65-00-04549-00-3 Rosenberg Martin Greenberg	\$1,679,145.10 \$4,985.30