

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
8	09-12970 OPEN	Equity Trust Company Custodian FBO Dennis T. Regan IRA vs. <i>Waridi Zenobia</i>	220 Rices Mill Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-23005-00-4 Stern & Eisenberg, PC	<b>\$380,328.73</b> \$1,008.38
9	09-16022 POSTPONED E	US Bank National Association, as Trustee vs. <i>Sible Jason R aka Jason P &amp; Violet H</i>	1415 Reiner Road Norristown PA 19403 <i>Worcester Township</i>	67-00-00616-44-6 Phelan Hallinan Diamond & Jones, LLP	<b>\$1,284,749.56</b> \$2,582.04
11	09-44515 BANKRUPTCY	Citibank, N.A. vs. <i>Smith Bryan A. &amp; Melissa A.</i>	761 Lincoln Avenue Pottstown PA 19464 <i>Pottstown Borough</i>	16-00193-48-00-4 McCabe, Weisberg & Conway	<b>\$139,747.89</b> \$2,194.33
12	10-06972 POSTPONED E	Norristown Municipal Waste Authority vs. <i>Keys James &amp; Velma</i>	232 East Oak Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-28724-00-9 Portnoff Law Assoc	<b>\$2,638.86</b> \$2,286.48
13	10-15344 POSTPONED E	Wells Fargo Bank, N.A. vs. <i>Hallman Linda A, Unknown Heirs of Hallman Jim, Deceased, Hallman Jim (dec'd)</i>	259 Queen Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-23656-00-7 Phelan, Hallinan, Diamond & Jones, LLP	<b>\$110,128.85</b> \$2,211.70
14	10-19505 OPEN	U.S. Bank National Association, as Trustee vs. <i>Alexaki Lauren &amp; Scott</i>	1813 Chain Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-07552-00-4 KML Law Group, P.C.	<b>\$161,735.40</b> \$1,154.12
16	10-32429 OPEN	Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A. vs. <i>Jablonsky Julius J. &amp; Marsha J. &amp; James</i>	1610 Hedgewood Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-04661-11-9 Manley Deas Kochalski LLC	<b>\$570,974.94</b> \$1,270.78
19	11-10363 BANKRUPTCY	Fannie Mae vs. <i>Jones Eric and Celestine</i>	7761 Bennett Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-02125-00-4 Martha E. Von Rosenstiel, P.C.	<b>\$335,491.18</b> \$2,677.01

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
20	11-11892 POSTPONED E	NationsCredit Financial Services Corporation vs. <i>Fisher Beth Ann</i>	629 Church Street Royersford PA 19468 <i>Royersford Borough</i>	19-00-00932-00-3 Hladik, Onorato & Federman, LLC	<b>\$103,177.44</b> \$2,120.69
23	11-26127 POSTPONED E	Hatboro Federal Savings vs. <i>Henry Catherine</i>	1901 Acorn Lane Abington PA 19001 <i>Abington Township</i>	30-00-00348-00-9 Timoney Knox, LLP	<b>\$385,800.60</b> \$2,377.51
25	12-06827 POSTPONED E	Pottsgrove School District vs. <i>Tedor Kathleen</i>	2185 East High Street Lower Pottsgrove PA 19464 <i>Lower Pottsgrove Township</i>	42-00-01510-00-5 Portnoff Law Associates, Ltd.	<b>\$4,523.48</b> \$1,804.63
28	12-14905 POSTPONED E	Upper Perkiomen School District vs. <i>Smith, Beverly Rose Executrix of the Estate of Rose Godshall</i>	3160 Main Street Marlborough PA <i>Marlborough Township</i>	45-00-02617-00-2 Portnoff Law Associates	<b>\$4,333.41</b> \$1,875.85
32	13-02122 BANKRUPTCY	U.S. ROF IV Legal Title Trust 2015-1 vs. <i>Cohen Bonita B.</i>	162 Stoneway Lane Bala Cynwyd PA 19004 <i>Lower Merion Township</i>	40-00-59392-00-4 Shapiro & DeNardo, LLC	<b>\$369,851.65</b> \$1,740.21
33	13-08805 OPEN	Deutsche Bank National Trust Co. vs. <i>Hennessy Paulre &amp; Edward AKA Edward J.</i>	113 Holland Avenue Ardmore PA 19003 <i>Lower Merion Township</i>	40-00-26156-00-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$294,663.88</b> \$1,105.16
34	13-09272 BANKRUPTCY	PNC Bank, N.A. vs. <i>Witherite Beth A and Prier Duncan &amp; Jr. James &amp; Andrews Deborah Known Heirs of Prier James aka James E, Estate of Prier James aka James E, Unknown Heirs of Prier James aka James E</i>	638 Gary Lane Norristown PA 19401 <i>Norristown Borough</i>	13-00-12864-00-2 Udren Law Offices, PC	<b>\$110,063.51</b> \$2,127.29
37	13-12920 POSTPONED E	Pottstown School District vs. <i>Velez Daniel E.</i>	75 North Franklin Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-10404-00-2 Portnoff Law Associates, Ltd.	<b>\$4,036.37</b> \$1,424.42

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

#### Sale Date: 07/25/2018

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
39	13-14298 POSTPONED	Deutsche Bank National Trust Co., as Trustee vs. <i>Pressman Nancy and Ira J.</i>	76 East Levering Mill Road Bala Cynwyd PA 19004 <i>Lower Merion Township</i>	40-00-32348-00-3 Phelan, Hallinan, Diamond & Jones, LLP	<b>\$511,985.86</b> \$2,069.28
40	13-14535 POSTPONED	Ditech Financial, LLC sbmt Green Tree Servicing, LLC vs. <i>Shim Jodie &amp; Robert</i>	840 Clubhouse Drive Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-00408-03-7 McCabe, Weisburg, and Conway, PC	<b>\$505,783.40</b> \$1,500.47
42	13-21811 POSTPONED	Souderton Area School District vs. <i>Godshall Laverne, Jr and Kiersten P</i>	228 Sandown Court Souderton PA 18964 <i>Franconia Township</i>	34-00-04452-02-3 Portnoff Law Associates, Ltd.	<b>\$4,880.29</b> \$1,315.35
43	13-22459 OPEN	MTGLQ Investors, L.P. vs. <i>Bergey Frederick R. &amp; Noel T.</i>	1634 Powell Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-31276-00-4 Stern & Eisenberg, PC	<b>\$84,217.95</b> \$953.61
44	13-24701 BANKRUPTCY	Wilmington Savings Fund Society, FSB vs. <i>Flamino John J. &amp; Alvaro Vicki as Heir and Administrator of the Estate of Joann Pickwell</i>	363 Stewart Avenue Jenkintown PA 19046 <i>Abington Township</i>	30-00-63716-00-1 Stern & Eisenberg, P.C.	<b>\$187,579.17</b> \$2,983.84
46	13-26758 OPEN	Everbank by its servicer Ocwen Loan Servicing, LLC vs. <i>Giambrone Anthony A.</i>	75 Stuart Drive Condo 75 Norristown PA 19401 <i>East Norriton Township</i>	33-00-08580-03-6 Stern & Eisenberg, PC	<b>\$235,559.18</b> \$1,059.66
51	13-35894 POSTPONED E	US Bank National Association vs. <i>Park Hea Sook &amp; Park Hyung Kyoun (dec'd)</i>	302 Anthony Drive Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-11792-32-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$764,402.25</b> \$2,566.68
52	14-00472 POSTPONED E	LSF9 Master Participation Trust vs. <i>Brown Deborah Renee aka Deborah R and Jackson Michael Brown aka Michael B</i>	3101 West Hayes Road Norristown PA 19403 <i>East Norriton Township</i>	33-00-10750-00-8 KML Law Group, P. C.	<b>\$181,680.75</b> \$2,548.75

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
53	14-02777 POSTPONED E	U.S. Bank N.A. vs.  <i>Kim Tok Su &amp; Man K. aka Mon K.</i>	1710 Twining Road Willow Grove PA 19090 <i>Upper Dublin Township</i>	54-00-16278-00-3 KML Law Group, P.C.	<b>\$982,659.39</b> \$2,767.56
55	14-07828 OPEN	Carisbrook Asset Holding Trust vs.  <i>Natale Linda</i>	1011 Maple Street Conshohocken PA 19428 <i>Conshohocken Borough</i>	05-00-06572-00-2 KML Law Group, P. C.	<b>\$223,563.07</b> \$868.61
56	14-07984 POSTPONED E	U.S. Bank National Association, as Trustee vs.  <i>Myers Ronald and Myers Sandra</i>	aka 524 Glenn Valley Drive 524 Glen Valley Drive Norristown PA 19401-3129 <i>Norristown Borough</i>	13-00-13720-00-1 Phelan Hallinan, LLP	<b>\$297,308.63</b> \$4,126.20
59	14-10300 BANKRUPTCY	U.S Bank N.A. vs.  <i>Moyer Gary aka Gary D, Sr and Cathy aka Cathy L aka Kathy</i>	1383 Oakdale Drive Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-03231-44-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$344,124.82</b> \$1,710.09
61	14-11618 POSTPONED E	Municipality of Norristown vs.  <i>Utah Chinedum and Chukwuma and the USA</i>	924 West Main Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-22720-00-1 Portnoff Law Associates, LTD.	<b>\$2,683.47</b> \$2,375.04
63	14-18897 BANKRUPTCY	Deutsche Bank National Trust Company vs.  <i>Ziejewski Joan aka Joan E. &amp; Walter aka Walter J.</i>	131 West Northwestern Avenue Philadelphia PA 19125 <i>Springfield Township</i>	52-00-12499-00-4 KML Law Group, P. C.	<b>\$398,659.01</b> \$2,596.90
64	14-19897 BANKRUPTCY	U.S. Bank, N.A. vs.  <i>Ochs Nicholas J. &amp; Karen L &amp; Finocchio Harry G. (dec'd)</i>	847 South Penn Oak Road aka 870 South Penn Oak Rd Lower Gwynedd PA 19002 <i>Lower Gwynedd Township</i>	39-00-03443-43-3 Phelan, Hallinan, Diamond & Jones, LLP	<b>\$1,260,045.00</b> \$1,855.30
65	14-24050 OPEN	Bank of America, N. A. vs.  <i>Gallagher Jennifer D. and Dennis</i>	1016 Perkiomenville Road Perkiomenville PA 18074 <i>Upper Frederick Township</i>	55-00-01237-10-3 & 55-00-01237-00-4 KML Law Group, P. C.	<b>\$397,218.03</b> \$1,677.52

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

#### Sale Date: 07/25/2018

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
66	14-24100 POSTPONED E	Capital One, N.A. vs.  <i>Speranza Joseph M</i>	105 Darter Lane North Wales PA 19454 <i>Montgomery Township</i>	46-00-00695-02-4 McCarter & English, LLP	<b>\$442,941.56</b> \$2,055.58
68	14-25211 OPEN	CitiMortgage, Inc. vs.  <i>Sheppleman Theodore C. aka Sheppleman Theodore &amp; Lisa</i>	433 Tudor Road Collegeville PA 19426 <i>Perkiomen Township</i>	48-00-02239-51-2 Phelan Hallinan, LLP	<b>\$122,955.63</b> \$1,114.52
75	15-04777 OPEN	JP Morgan Chase Bank, N.A. vs.  <i>Bulanhagui Edgard aka Edward C. &amp; Audra aka Audra Beth Lader &amp; USA</i>	132 Aileen Drive Lansdale PA 19446 <i>Montgomery Township</i>	46-00-00003-34-6 Phelan Hallinan Diamond & Jones, LLP	<b>\$230,620.58</b> \$1,490.13
77	15-05722 POSTPONED	Federal National Mortgage Association vs.  <i>Stefanik Maria D. &amp; Michael C.</i>	3004 Penn View Lane Norristown PA 19403 <i>Lower Providence Township</i>	43-00-10904-00-6 Milstead & Associates, LLC	<b>\$519,713.90</b> \$2,217.12
79	15-07230 POSTPONED	U.S. Bank National Association vs.  <i>Milanesi Michael Robert, as Heir of Milanesi Ann E aka Anne (Dec'd), Unknown Heirs of Milanesi Ann aka Anne E</i>	2441 Edgecomb Avenue Ardley PA 19038 <i>Abington Township</i>	30-00-15036-00-9 Phelan Hallinan Diamond & Jones, LLP	<b>\$80,177.59</b> \$2,856.27
82	15-08355 POSTPONED E	Wilmington Trust, N.A. Successor Trustee to Citibank, N.A. vs.  <i>Carden William a/k/a William, Jr.</i>	28 West County Line Road Hatboro PA 19040 <i>Upper Moreland Township</i>	59-00-03403-00-3 Milstead & Associates, LLC	<b>\$260,744.48</b> \$1,982.74
83	15-08398 POSTPONED	Franklin Mint Federal Credit Union vs.  <i>LaRocca Richard E aka Richard Edward &amp; Roberta A., as Indv &amp; Trustees of the LaRocca Richard Trust &amp; The LaRocca Richard Trust</i>	350 East Butler Avenue Ambler PA 19002 <i>Ambler Borough</i>	01-00-00883-00-7 Pressman & Doyle, LLC	<b>\$61,241.12</b> \$2,568.09
85	15-09838 OPEN	School District of Cheltenham Township vs.  <i>Jones Ondre &amp; Griffin Aisha</i>	715 Ashbourne Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-00-922-00-1 Portnoff Law Associates	<b>\$7,985.69</b> \$1,199.17

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
86	15-10069 POSTPONED E	U.S. Bank, N.A. vs. <i>Montana Linda Lee &amp; Anthony J. (Dec'd)</i>	1528 Fulton Drive Maple Glen PA 19002 <i>Upper Dublin Township</i>	54-00-07038-02-7 Milstead & Associates, LLC	<b>\$326,196.60</b> \$2,790.54
91	15-20106 POSTPONED E	Wells Fargo Bank, N.A. vs. <i>Lindsey Anglos M. &amp; Shinok K.</i>	109 Cardinal Way NorthWales PA 19454 <i>Upper Gwynedd Township</i>	56-00-00840-02-2 Manley Deas Kochalski, LLC	<b>\$308,940.80</b> \$2,451.42
94	15-21823 POSTPONED E	MTGLQ Investors, L.P. vs. <i>Purcell Cynthia A</i>	317 Rosedale Drive Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-25100-03 McCabe, Weisberg & Conway, P.C.	<b>\$134,578.18</b> \$2,149.92
96	15-22885 POSTPONED E	Deutsche Bank National Trust Company vs. <i>Thompson George A and Deborah A aka Deborah &amp; USA</i>	2473 Radcliffe Avenue Abington PA 19001 <i>Abington Township</i>	30-00-54988-00-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$251,794.82</b> \$2,958.19
97	15-24455 OPEN	Township of Cheltenham vs. <i>B L R Associates, Ltd</i>	7774 Montgomery Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-19342-00-4 Portnoff Law Associates	<b>\$1,732.25</b> \$800.92
100	15-25303 OPEN	Ditech Financial, LLC vs. <i>Kim Yong S. and Na Yong S.</i>	12 Melissa Way Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-07503-06-2 McCabe, Weisberg & Conway, P. C.	<b>\$480,762.62</b> \$1,279.09
105	15-30745 POSTPONED	Nationstar Mortgage LLC vs. <i>Blay-Miezhah Jeannine</i>	216 Chestnut Avenue Ardmore PA 19003 <i>Lower Merion Township</i>	40-00-10472-00-9 McCabe, Weisberg & Conway, LLC	<b>\$239,153.35</b> \$1,699.83
106	15-31507 BANKRUPTCY	WVMF Funding, LLC vs. <i>Boco Ferdinand &amp; Loreda</i>	227 Gwynedd Avenue North Wales PA 19454 <i>Upper Gwynedd Township</i>	56-00-03583-00-6 Stern & Eisenberg, P.C.	<b>\$263,281.92</b> \$2,348.79

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
108	15-32606 POSTPONED	21st Mortgage Corporation, as servicer, agent, and assignee for and of Christiana Trust vs. <i>Guha Smita &amp; Amit</i>	615 Glenview Drive Horsham PA 19044 <i>Horsham Township</i>	36-00-04757-74-2 Gross McGinley, LLP	<b>\$586,401.52</b> \$1,867.20
109	15-33151 POSTPONED E	Wells Fargo Bank, N.A. vs. <i>Stefan Gregory J &amp; Grochowski Berger Carol aka Berger Carol G aka Carol</i>	111 East Old Gulph Road Wynnewood PA 19096 <i>Lower Merion Township</i>	40-00-43788-00-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$568,286.72</b> \$4,193.28
111	16-00351 OPEN	Citizens Bank of Pennsylvania vs. <i>Choi Hue &amp; Won</i>	9 Shalimar Lane Ambler PA 19002 <i>Upper Dublin Township</i>	54-00-14002-58-7 KML Law Group, P. C.	<b>\$120,720.54</b> \$1,095.22
113	16-01750 OPEN	Ally Bank vs. <i>Williams John T and Joan</i>	7906 Anselm Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-00165-03-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$276,914.93</b> \$1,195.31
117	16-02097 OPEN	Ditech Financial, LLC f/k/a Green Tree Servicing, LLC vs. <i>Choi Inn S. &amp; Cheol W.</i>	301 Meadow View Lane Lansdale PA 19446 <i>Worcester Township</i>	67-00-02138-00-9 KML Law Group, P. C.	<b>\$344,349.20</b> \$1,666.71
118	16-02113 POSTPONED	Wells Fargo Bank, N.A. vs. <i>Litten, Brett S.</i>	1273 Lynn Drive Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-02983-00-8 Manley Deas Kochalski, LLC	<b>\$142,528.70</b> \$1,681.65
121	16-04840 POSTPONED E	Asian Bank vs. <i>613 Sonada Associates, LLC</i>	613 West Cheltenham Avenue aka 613 Cheltenham aka 613 City Line Ave Elkins Park PA 19027	31-00-05488-00-7, 31-00-05491-00-4 Eisenberg, Gold & Cettei, PC	<b>\$576,462.70</b> \$2,486.48
122	16-05508 POSTPONED E	U.S. Bank National Association vs. <i>Gahm Darrell J aka Darrell &amp; Patricia A</i>	707 Tose Street Bridgeport PA 19405 <i>Upper Merion Township</i>	58-00-18976-00-1 Milstead & Associates, LLC	<b>\$229,438.81</b> \$2,632.04

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

#### Sale Date: 07/25/2018

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
126	16-08860 OPEN	Perkiomen Valley School District vs.  Watson Matthew	494 Bridge Street Collegeville PA 19426 Perkiomen Township	48-00-00224-92-5 Portnoff Law Associates LTD.	<b>\$4,018.85</b> \$721.23
131	16-09974 OPEN	JP Morgan Chase Bank, N.A. vs. Johnson Jr. James Admin & Heir of Johnson Christina (Dec'd), Johnson Jewell, Jodeci, and J.J. as Heirs of the Estate of Christina and Unknown Heirs of Christina Johnson (Dec'd)	447 North York Street Pottstown PA 19464 Pottstown Borough	16-00-34012-00-1 Phelan Halliman Diamond & Jones, LLP	<b>\$102,565.95</b> \$1,298.04
133	16-10268 POSTPONED	Pottsgrove School District vs. Steinmetz Tobiah P. & Yveillisse	8 West Vine Street Stowe PA 19464 West Pottsgrove Township	64-00-05050-00-7 Portnoff Law Associates LTD.	<b>\$4,090.49</b> \$1,835.55
134	16-10348 POSTPONED	Wells Fargo Bank, N.A. vs. Wolfe Gregory D and Donna	390 Carpenter Lane Hatfield PA 19440 Hatfield Township	35-00-01393-00-3 Milstead & Associates LLC	<b>\$274,713.25</b> \$1,518.20
137	16-11928 POSTPONED E	U.S. Bank, N.A. vs. Pearson Lauren as Admin of Estate of Tomlinson Michael A (Dec'd), Moore Anthony and Tomlinson Andrew as Heirs of Tomlinson Michael A (Dec'd), Unknown Heirs of Tomlinson Michael A (Dec'd),	11 Stanbridge Street Norristown PA 19401 Norristown Borough	13-00-35180-00-6 Michael Boland, Esquire	<b>\$110,020.93</b> \$2,628.71
140	16-12786 OPEN	Wilmington Savings Fund Society, FSB vs. Didomenico Anthony W & Collins Dorothy A	606 Pennbrook Avenue Lansdale PA 19446 Lansdale Borough	11-00-12520-00-6 KML Law Group, P.C.	<b>\$189,340.54</b> \$1,048.56
142	16-12861 POSTPONED E	U.S. Bank N.A. vs. Andain Allan G., Executor & Trustee of the Estate of Muthel C. aka Muthial C. & Trustee of the Rev Living Trust	1033 Dekalb Street Norristown PA 19401 Norristown Borough	13-00-10104-00-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$128,796.73</b> \$2,283.16
143	16-12972 BANKRUPTCY	Deutsche Bank National Trust Company vs. Moyer Christopher W	265 Stonehaven Drive Red Hill PA 18076 Red Hill Borough	17-00-00992-14-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$298,948.94</b> \$2,744.79



## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

#### Sale Date: 07/25/2018

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
148	16-15550 OPEN	Key Bank, NA as sbmt First Niagra Bank, NA vs. <i>Campbell Daniel G</i>	69 West 3rd Street aka 69 West Third Street Condo #5 Red Hill PA 18076 <i>Red Hill Borough</i>	17-00-01050-50-8 KML Law Group, P. C.	<b>\$23,150.96</b> \$1,282.28
149	16-15630 POSTPONED	Township of Upper Pottsgrove vs. <i>Edwards Jamesha K</i>	1583 Laura Lane Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-01629-26-4 Portnoff Law Associates LTD.	<b>\$1,349.01</b> \$1,836.37
150	16-20197 POSTPONED E	U.S. Bank, N.A. vs. <i>Wenhold Scott and Regina aka Gina M</i>	61 Durham Circle Schwenksville PA 19473 <i>Limerick Township</i>	37-00-00657-90-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$570,955.11</b> \$2,434.00
151	16-20421 BANKRUPTCY	U.S. Bank, N.A. vs. <i>Brown Brandon L</i>	1415 Astor Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-03580-00-7 KML Law Group, P. C.	<b>\$128,028.24</b> \$1,815.08
153	16-21942 OPEN	Bank of America, N.A. vs. <i>Walker Saphoria Tolbert aka Saphoria L aka Saphoria T aka Saphoria</i>	201 Truman Court Norristown PA 19403 <i>West Norriton Township</i>	63-00-08531-08-2 Udren Law Office, P.C.	<b>\$335,218.72</b> \$1,032.15
155	16-22402 POSTPONED E	US Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2004-1, Adjustable Rate Mortgage Backed Pass Through Certificates, Series 2004-1 vs. <i>Strong Candice L aka Candice</i>	324 Northview Avenue Telford PA 18969 <i>Telford Borough</i>	22-02-01693-00-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$123,539.53</b> \$2,148.95
157	16-23908 POSTPONED	Nationstar Mortgage LLC vs. <i>Baker Constance a/k/a Constance B.</i>	1506 Wistar Drive Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-29470-00-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$288,063.98</b> \$2,602.30
160	16-25852 OPEN	Federal National Mortgage Association ("Fannie Mae") vs. <i>Elliott Emily</i>	224 Nassau Place Norristown PA 19401 <i>Norristown Borough</i>	13-00-26668-00-4 Martha E. Von Rosenstiel, P.C.	<b>\$98,657.72</b> \$1,035.64

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

#### Sale Date: 07/25/2018

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
161	16-26083 POSTPONED E	PHH Mortgage Corporation, fka PHH US Mortgage Corporation vs. <i>Grady Thomas F aka Grady Thomas aka Grady, Jr. Thomas F and Grady Theresa M aka Theresa &amp; USA</i>	23 Windsor Avenue Narberth PA 19072-2128 <i>Narberth Borough</i>	12-00-03526-00-8 Phelan, Hallinan, Diamond & Jones, LLP	<b>\$159,091.09</b> \$2,514.53
162	16-26140 OPEN	U.S. Bank National Association vs. <i>Waters James J, Jr. and Lydia M</i>	9 Penfield Avenue Norristown PA 19403 <i>West Norriton Township</i>	63-00-06103-00-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$130,088.00</b> \$1,202.07
164	16-26321 OPEN	MTGLQ Investors, LP vs. <i>Rafner John</i>	88 Longleaf Court Collegeville PA 19426 <i>Upper Providence Township</i>	61-00-04473-32-2 Martha E. Von Rosenstiel, P.C.	<b>\$375,221.80</b> \$1,139.13
166	16-26781 OPEN	M&T Bank vs. <i>Levin Samuel</i>	233 South Main Street North Wales PA 19454 <i>North Wales Borough</i>	14-00-01380-00-1 KML Law Group	<b>\$367,053.96</b> \$1,641.99
168	16-27404 POSTPONED E	U.S. Bank National Association, as Trustee vs. <i>Dominguez Miguel A</i>	1021 Willow Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-38720-00-3 Hladik Onorato and Federman LLP	<b>\$225,246.31</b> \$2,231.05
171	16-28482 OPEN	Ditech Financial, LLC vs. <i>Barker, III William J.</i>	120 Jefferson Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-15295-00-1 KML Law Group, P. C.	<b>\$168,890.74</b> \$995.89
172	16-28886 OPEN	Pottsgrove School District vs. <i>Simpkins Edward L, Executor of the Estate of Mudd Daisy L (Dec'd) &amp; Mudd Joseph H (Dec'd)</i>	501 East Howard Street Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-02709-00-8 Portnoff Law Associates, Ltd	<b>\$4,674.74</b> \$890.55
173	16-29492 OPEN	U.S. Bank National Association (Trustee For The PA Housing Finance Agency) vs. <i>Williams Yolanda S</i>	714 Middleton Place Eagleville PA 19403 <i>West Norriton Township</i>	63-00-05210-73-9 KML Law Group, P. C.	<b>\$68,489.05</b> \$858.44

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
175	17-01154 OPEN	Ditech Financial, LLC vs. <i>Kim Jeoung E and Sang Y c/o Hershey Carol</i>	814 Tennis Avenue Ambler PA 19002 <i>Upper Dublin Township</i>	54-00-15424-00-2 KML Law Group, P. C.	<b>\$308,150.26</b> \$984.11
176	17-01344 OPEN	Pennsylvania Housing Finance Agency vs. <i>Knapp James J</i>	2523 Brookdale Avenue Roslyn PA 19001 <i>Abington Township</i>	30-00-05528-00-4 KML Law Group, P. C.	<b>\$225,334.30</b> \$948.76
177	17-01816 OPEN	Wells Fargo Bank vs. <i>Hollins Michael T</i>	783 Hennings aka Henning Road Perkiomenville PA 18074 <i>New Hanover Township</i>	47-00-01964-00-5 Manley Deas Kochalski, LLC	<b>\$81,045.28</b> \$1,737.77
179	17-03689 POSTPONED	Wells Fargo Bank, N.A. vs. <i>Deacon Christopher A and Ellen A</i>	2032 Deer Ridge Drive Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-01253-73-9 Manley Deas Kochalski, LLC	<b>\$253,170.37</b> \$1,730.01
188	17-07317 OPEN	Wells Fargo Bank, N.A. sbm Wells Fargo Home Mortgage, Inc. vs. <i>Halpin Wilmer and Patricia</i>	461 Evansburg Road Collegeville PA 19426 <i>Skippack Township</i>	51-00-01552-00-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$18,186.08</b> \$1,430.07
189	17-07747 POSTPONED	Wells Fargo Bank, N.A. vs. <i>Anthony Shaneiqua</i>	123 West Wood Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-39644-00-6 Phelan Hallinan Diamond & Jones, LLP	<b>\$86,596.09</b> \$2,517.06
193	17-08601 POSTPONED	Deutsche Bank National Trust Company vs. <i>Schaffer Timothy aka Timothy S</i>	965 Garfield Avenue Lansdale PA 19446 <i>Upper Gwynedd Township</i>	56-00-02728-00-6 Phelan Hallinan Diamond & Jones, LLP	<b>\$333,325.02</b> \$2,307.19
195	17-09233 OPEN	JPMorgan Chase Bank, N.A. vs. <i>Aungst Deanna M.</i>	674 Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-30320-00-3 KML Law Group, P. C.	<b>\$103,883.34</b> \$973.94

# County of Montgomery Sheriff's Office

## Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
196	17-09488 OPEN	U.S. Bank National Association, as Trustee vs. <i>Schaffer Wesley D.</i>	126 Washington Street East Greenville PA 18041 <i>East Greenville Borough</i>	06-00-04192-00-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$156,648.17</b> \$1,476.80
201	17-10048 POSTPONED E VS.	Federal National Mortgage Association ("Fannie Mae")  <i>Miller Carl and Fluellen Patricia</i>	919 Stanbridge Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-35668-00-4 Martha E. Von Rosenstiel, P.C.	<b>\$99,635.27</b> \$2,661.32
202	17-11376 OPEN	Ditech Financial LLC vs.  <i>Choi Keum D and Sae D</i>	22 Fitzwatertown Road Unit D2 Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-07492-36-9 KML Law Group, P.C.	<b>\$171,320.22</b> \$1,539.46
203	17-15172 POSTPONED E	Citibank, N.A. vs.  <i>Kowit Richard S &amp; USA</i>	8302 Old York Road Apt B-65 Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-30107-00-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$160,445.05</b> \$3,589.82
205	17-15306 POSTPONED E	Wells Fargo Bank, N.A. vs.  <i>Rosler Scott B</i>	415 Dartmoor Road Schwenksville PA 19473 <i>Perkiomen Township</i>	48-00-00579-19-5 Powers Kirm & Associates, LLC	<b>\$209,833.77</b> \$2,197.70
209	17-16221 POSTPONED E	Capital One, N.A. vs.  <i>Cohen Charles Stewart and Ofelia</i>	333 Rosemary Lane Narberth PA 19072 <i>Lower Merion Township</i>	40-00-53172-00-5 Milstead & Associates, LLC	<b>\$908,107.70</b> \$2,510.27
211	17-17655 OPEN	Nationstar Mortgage, LLC vs. <i>Breth Erich believed Heir &amp; Admin of Estate of Breth Celia A (Dec'd) aka Breth Celia A., Unknown Heirs or Admin of Estate of Breth Celia A. (Dec'd) aka Celia Ann</i>	233 Township Line Road Unit 5F Elkins Park PA 19027 <i>Abington Township</i>	30-00-67201-20-6 Manley Deas Kochalski, LLC	<b>\$88,578.16</b> \$1,011.36
213	17-17736 POSTPONED	Wilmington Trust, National Association, as successor trustee to Citibank, N.A. et al vs. <i>Wilson-Davis Ardette aka Davis Ardette aka Wilson Ardette</i>	1310 Arch Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-01800-00-5 Shapiro & DeNardo, LLC	<b>\$115,829.37</b> \$2,654.43

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
214	17-17933 OPEN	Citizens Bank, N.A. fka RBS Citizens, N.A. vs. <i>Cuevas Ulises</i>	256 Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-29880-00-2 McCabe, Weisberg & Conway, P. C.	<b>\$63,102.19</b> \$816.63
215	17-17999 OPEN	Hatboro Federal Savings vs. <i>Hall Frank J. aka Hall, II Frank Joseph</i>	605 McKean Road Ambler PA 19002 <i>Horsham Township</i>	36-00-07933-00-5 Timoney Knox, LLP	<b>\$117,189.57</b> \$1,687.53
218	17-18366 POSTPONED E	Bank of America, N.A. vs. <i>Newlin Nicole</i>	264 Grebe Road Schwenksville PA 19473 <i>Limerick Township</i>	37-00-01072-00-7 McCabe, Weisberg & Conway, P. C.	<b>\$25,887.44</b> \$3,594.78
219	17-18904 POSTPONED	Wells Fargo Bank, N.A. vs. <i>Hinds-Toussaint Paula</i>	1603 Reagan Court Norristown PA 19403 <i>West Norriton Township</i>	63-00-06613-26-3 Manley Deas Kochalski LLC	<b>\$264,383.71</b> \$1,669.27
221	17-19019 OPEN	Ditech Financial LLC fka Green Tree Servicing LLC vs. <i>Williams David and Danielle aka Edgerly Danielle</i>	339 Seminary Street Pennsburg PA 18073 <i>Pennsburg Borough</i>	15-00-02299-00-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$117,852.94</b> \$1,433.94
222	17-19186 OPEN	Nationstar Mortgage, LLC vs. <i>Smith Anthony J.</i>	132 South Front Street Souderton PA 18964 <i>Souderton Borough</i>	21-00-03400-00-8 Shapiro & DeNardo, LLC	<b>\$194,926.55</b> \$1,014.83
226	17-20787 OPEN	Diamond Credit Union vs. <i>Delgado Sandra L.</i>	314 North Evans Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-07544-00-9 Philips, Curtin & DiGiacomo	<b>\$66,238.35</b> \$918.52
227	17-20862 OPEN	Pennsylvania Housing Finance Agency vs. <i>Coletta Michael T</i>	132 Sycamore Court Collegeville PA 19426 <i>Upper Providence Township</i>	61-00-04934-16-2 Martha E. Von Rosenstiel, P.C.	<b>\$182,834.18</b> \$1,253.47

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	Defendant	Twp/Borough	Attorney	All Costs	
229	17-20945 BANKRUPTCY	Weichert Financial Services vs.  <i>Schaefer Cheryl J</i>	1208 Mildred Avenue Abington PA 19001 <i>Abington Township</i>	30-00-43400-00-4 Milstead & Associates, LLC	<b>\$84,207.32</b> \$1,596.13
230	17-21052 POSTPONED	New Penn Financial, LLC dba Shellpoint Mortgage Servicing vs.  <i>Smiley Jessica and Mario</i>	119 Stone Hill Drive Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-01342-41-8 Stern & Eisenberg, PC	<b>\$233,355.23</b> \$1,977.32
233	17-21462 POSTPONED	Deutsche Bank National Trust Company vs.  <i>Shearba Theodore T.</i>	119 Bavington Road Perkiomenville PA 18074 <i>Lower Frederick Township</i>	38-00-00013-00-3 Udren Law Offices, PC	<b>\$324,314.52</b> \$1,555.64
237	17-21862 OPEN	Ditech Financial LLC vs.  <i>Golden Rita</i>	5804 Drawbridge Court Limerick PA 19468 <i>Limerick Township</i>	37-00-00642-03-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$144,810.83</b> \$961.49
238	17-21935 OPEN	U.S. Bank National Association, as Trustee vs.  <i>Haslam Dennis a/k/a Dennis R.</i>	574 Old Reading Pike Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-03805-00-1 Manley Deas Kochalski, LLC	<b>\$154,762.73</b> \$992.88
242	17-22674 BANKRUPTCY	Diplomat Property Manager LLC vs.  <i>Scott, Jr. Oethan</i>	354 East Elm Street Conshohocken PA 19428 <i>Conshohocken Borough</i>	05-00-02004-00-7 KML Law Group, P. C.	<b>\$203,834.39</b> \$1,644.14
245	17-22937 POSTPONED	Pingora Loan Servicing, LLC vs.  <i>Becker Christopher R. &amp; Lyndsay J.</i>	120 North Bethlehem Pike Apt 209B Fort Washington PA 19034 <i>Upper Dublin Township</i>	54-00-02381-19-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$111,434.42</b> \$1,680.03
246	17-22971 POSTPONED	Pacific Union Financial, LLC vs.  <i>Ryan Stacy aka Stacy R</i>	1172 Valley Stream Road aka 1172 Valley Stream Drive Perkiomenville PA 18074 <i>Upper Frederick Township</i>	55-00-01704-25-8 KML Law Group, P. C.	<b>\$176,060.60</b> \$1,519.67

**County of Montgomery Sheriff's Office**  
**Sheriff Sale - Solicitor's Sale Day Report**  
**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
251	17-23704 OPEN	Wilmington Savings Fund Society, FSB vs. <i>Schlott Desta V. &amp; Bruce H. (Dec'd)</i>	68 Pennypacker Drive Schwenksville PA 19473 <i>Schwenksville Borough</i>	20-00-00382-54-3 Milstead & Associates LLC	<b>\$122,233.11</b> \$1,143.75
257	17-24262 POSTPONED	U.S. Bank National Association vs. <i>Baumgartner Thomas K. &amp; Griffith Shelly L.</i>	2867 Homestead Court Gilbertsville PA 19525 <i>New Hanover Township</i>	47-00-07080-00-1 Stern & Eisenberg PC	<b>\$310,495.52</b> \$1,747.87
258	17-24355 POSTPONED	Branch Banking and Trust Company vs. <i>Salem Anthony W and Cynthia H</i>	1433 Rydal Road Rydal PA 19046 <i>Abington Township</i>	30-00-61176-00-3 McCabe, Weisberg & Conway, LLC	<b>\$786,046.21</b> \$1,673.08
259	17-24936 POSTPONED	New Penn Financial, LLC vs. <i>Hinz Joseph L &amp; Carol Lynne</i>	712 Main Street Red Hill PA 18076 <i>Red Hill Borough</i>	17-00-00433-00-9 KML Law Group, P. C.	<b>\$173,865.05</b> \$2,035.92
261	17-25408 POSTPONED	First Guarnty Mortgage Corporation vs. <i>Daley Richard E.</i>	302 3rd Street East Greenville PA 18041 <i>East Greenville Borough</i>	06-00-03536-00-4 KML Law Group, P.C.	<b>\$209,611.18</b> \$1,314.35
266	17-25804 POSTPONED	Wells Fargo Bank, N.A. vs. <i>Travis, Kathleen E.S. &amp; Francis Bruce (Dec'd)</i>	693 Garfield Avenue West Point PA 19486 <i>Upper Gwynedd Township</i>	56-00-02800-00-6 Hladkik Onorato & Federman, LLP	<b>\$173,015.00</b> \$1,740.41
267	17-25871 OPEN	PennyMac Loan Services, LLC vs. <i>Diffiore Jaclyn and Charles</i>	4265 Red Oak Court Collegeville PA 19426 <i>Skippack Township</i>	51-00-29839-07-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$177,168.33</b> \$1,322.07
269	17-26487 OPEN	HSBC Bank USA, National Association, as Trustee vs. <i>Weiss Daniel B &amp; Susan M aka Susan aka S M</i>	8829 Duveen Drive Wyndmoor PA 19038 <i>Springfield Township</i>	52-00-05160-09-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$149,324.77</b> \$1,096.74

# County of Montgomery Sheriff's Office

## Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
271	17-26594 POSTPONED	JPMorgan Chase Bank, N.A. vs. <i>Nailon Patricia A and Francis M (Dec'd)</i>	22 Cochise Lane Royersford PA 19468 <i>Upper Providence Township</i>	61-00-00900-40-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$193,571.23</b> \$1,993.85
277	17-26873 POSTPONED	Nationstar Mortgage, LLC vs. <i>Sickel, Jr., Ernest aka Ernest M. &amp; Verna</i>	50 Whites Mill Road Telford PA 18969 <i>Salford Township</i>	44-00-01876-40-2 KML Law Group, P. C.	<b>\$304,358.37</b> \$1,494.49
281	17-27352 OPEN	Nationstar Mortgage LLC d/b/a Mr. Cooper vs. <i>Screnci, Sr. Frank J.</i>	224 South County Line Road Telford PA 18969 <i>Salford Township</i>	44-00-00469-00-9 Milstead & Associates LLC	<b>\$188,489.32</b> \$1,380.95
282	17-27402 POSTPONED	Ditech Financial, LLC vs. <i>Ashbaugh Craig N.</i>	2822 Little Road Perkiomenville PA 18074 <i>Upper Frederick Township</i>	55-00-01076-00-3 KML Law Group, P. C.	<b>\$133,620.37</b> \$1,658.50
283	17-27407 OPEN	Ditech Financial, LLC vs. <i>Buckman James &amp; Denker Rhea as Heirs of Buckman Brian (Dec'd)</i>	2305 Foxmeadow Circle aka 2305 Foxmeadow Drive Royersford PA 19468 <i>Limerick Township</i>	37-00-00746-23-4 KML Law Group, P.C.	<b>\$154,194.24</b> \$1,466.43
284	17-27747 POSTPONED	TIAA, FSB vs. <i>Behrig Kimberly</i>	320 Green Street Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-07224-00-1 McCabe, Weisberg & Conway, LLC	<b>\$125,623.43</b> \$1,745.08
285	17-27899 OPEN	Wells Fargo Bank, N.A. vs. <i>Boyle John F.</i>	1000 Cowpath Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-02284-00-3 Manley Deas Kochalski, LLC	<b>\$355,603.22</b> \$1,033.08
286	17-28181 OPEN	Caliber Home Loans, Inc. vs. <i>Rahill James J.</i>	908 Woodland Avenue Norristown PA 19403 <i>East Norriton Township</i>	33-00-10768-00-8 Manley Deas Kochalski, LLC	<b>\$336,356.84</b> \$1,095.22



## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
288	17-28336 POSTPONED	Wells Fargo Bank, N.A. vs. <i>Bass Ronald as Executor and Devisee of the Estate of Hogan William a/k/a Bill (dec'd)</i>	666 West Germantown Pike Condo 1613 Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-04107-22-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$83,275.81</b> \$1,899.94
289	17-28642 OPEN	Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust vs. <i>Antonacci Beth &amp; John (Dec'd) and Caffey Flora M (dec'd)</i>	141 Fair Oaks Avenue Horsham PA 19044 <i>Horsham Township</i>	36-00-04315-00-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$214,036.94</b> \$1,762.74
290	17-28951 OPEN	MTGLQ Investors, L.P. vs. <i>Defren Melissa</i>	1024 Manatawny Street Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-03598-00-1 Shapiro & DeNardo, LLC	<b>\$127,049.53</b> \$824.25
292	17-29186 OPEN	Home Point Financial Corporation vs. <i>Sickler, Jr. Kendon L aka Kendon Leon and Lisa Marie aka Pirigy Lisa Maria</i>	1401 Yoder Avenue Gilbertsville PA 19525 <i>Douglass Township</i>	32-00-07984-00-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$185,371.27</b> \$1,050.77
294	17-29478 OPEN	3300 Trewigtown LLC vs. <i>Severino Addesso and Son Inc. &amp; Addesso Severino</i>	3300 Trewigtown Road Colmar PA 18915 <i>Hatfield Township</i>	35-00-10378-00-9 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>\$369,286.90</b> \$1,038.06
297	18-00244 OPEN	LPP Mortgage, Inc. F/K/A LPP Mortgage LTD. vs. <i>Hendricks, Timothy P.</i>	373 Buckingham Circle Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-00397-34-5 Manley Deas Kochalski, LLC	<b>\$168,601.36</b> \$1,463.84
298	18-00348 OPEN	Finance of America Reverse, LLC vs. <i>Jones Gloria &amp; Lyn A.</i>	1007 Pershing Road Penllyn PA 19422 <i>Lower Gwynedd Township</i>	39-00-03492-00-6 KML Law Group, P.C.	<b>\$313,437.78</b> \$1,098.91
301	18-00456 POSTPONED	LSF9 Master Participation Trust vs. <i>Harrity Scott</i>	206 Centre Avenue aka 206 Centre Ave Condo 206 Norristown PA 19403-3220 <i>West Norriton Township</i>	63-00-04864-39-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$84,474.78</b> \$1,874.70

## County of Montgomery Sheriff's Office

### Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	Defendant	Twp/Borough	Attorney	All Costs	
302	18-00526 OPEN	HSBC Bank USA vs.  <i>Meeks Judy and Mark (Dec'd)</i>	574 Hawthorne Lane Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-01010-27-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$477,534.32</b> \$1,739.67
303	18-00616 OPEN	Nationstar Mortgage LLC dba Mr. Cooper vs.  <i>Shirey Benjamin</i>	384 New Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-21432-00-8 Shapiro & DeNardo, LLC	<b>\$53,741.40</b> \$918.27
304	18-00619 OPEN	Roundpoint Mortgage Servicing Corporation vs.  <i>Phillips Lisa Marie</i>	726 Northridge Drive Unit 42-A Northridge Estates Norristown PA 19403 <i>West Norriton Township</i>	63-00-05514-26-4 Stern & Eisenberg, PC	<b>\$127,569.57</b> \$1,550.54
305	18-00755 OPEN	Bank of America, N.A. vs.  <i>Gardner Charlotte E, Per Rep of Estate of Wade Richard P (Dec'd), Unknown Heirs of Wade Richard P, Estate of Wade Richard P, Wade Richard P (Dec'd)</i>	195 Providence Forge Road Royersford PA 19468 <i>Upper Providence Township</i>	61-00-04389-19-4 Udren Law Office, P.C.	<b>\$143,996.29</b> \$918.04
306	18-01079 OPEN	JP Morgan Chase Bank, N.A. vs.  <i>Leibenguth Sharon L &amp; Renninger Tara L</i>	28 Central Avenue Unit D aka 28 Central Ave, Condo D Souderton PA 18964 <i>Souderton Borough</i>	21-00-01196-25-9 Phelan Hallinan Diamond & Jones, LLP	<b>\$113,004.46</b> \$957.90
307	18-02092 OPEN	Wells Fargo Bank, N.A. vs.  <i>Stephenson John P. &amp; Bethann C. aka Beth C.</i>	111 Brookshyre Way Lansdale PA 19446 <i>Montgomery Township</i>	46-00-00535-31-9 Phelan Hallinan Diamond & Jones, LLP	<b>\$15,050.40</b> \$1,125.84
308	18-02159 OPEN	Wells Fargo Bank, N.A. vs.  <i>Collins Gregory F. &amp; Kathleen M.</i>	1228 Crestwood Drive Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-01114-00-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$68,056.95</b> \$1,124.92
309	18-03328 OPEN	The Money Source, Inc. vs.  <i>Gerhart David W. &amp; Amy C.</i>	333 Elm Avenue North Wales PA 19454 <i>North Wales Borough</i>	14-00-00472-009 Phelan Hallinan Diamond & Jones, LLP	<b>\$199,771.97</b> \$991.86

**County of Montgomery Sheriff's Office**  
**Sheriff Sale - Solicitor's Sale Day Report**  
**Sale Date: 07/25/2018**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
310	18-03957 OPEN	Nationstar HECM Acquisition Trust 2017-1 vs. <i>Keyser, Anne C</i>	8 County Line Road Huntingdon Valley PA 19006 <i>Lower Moreland Township</i>	41-00-02545-00-6 KML Law Group, P.C.	<b>\$618,466.86</b> \$1,727.66

145