

## County of Montgomery Sheriff's Office

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

**Sale Date: 01/30/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	Defendant	Twp/Borough	Attorney	All Costs	
2	<b>06-12254</b> POSTPONED BY COURT	Norristown Municipal Waste Authority vs. <i>Grimm Brothers Realty Company</i>	636 Cherry Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-07748-00-6 Portnoff Law Associates, Ltd.	<b>\$8,551.42</b> \$1,837.36
3	<b>06-12259</b> POSTPONED BY COURT	Norristown Municipal Waste Authority vs. <i>Grimm Brothers Realty Co.</i>	857 Cherry Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-08228-00-3 Portnoff Law Associates	<b>\$21,148.93</b> \$1,664.20
5	<b>06-12265</b> POSTPONED BY COURT	Norristown Municipal Waste Authority vs. <i>Grimm Brothers Realty Company</i>	901 Swede Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-36456-00-8 Portnoff Law Associates, Ltd.	<b>\$11,910.82</b> \$1,801.60
7	<b>08-23496</b> OPEN	Goshen Mortgage, LLC vs. <i>Pike Jeanine</i>	513 Norristown Road Horsham PA 19044 <i>Horsham Township</i>	36-00-09127-00-8 Grenen & Birsic, P.C.	<b>\$314,297.37</b> \$2,035.85
10	<b>09-36320</b> POSTPONED	PennyMac Holdings, LLC vs. <i>Dunham Richard III &amp; Dawn</i>	612 Linnet Road aka Audubon, PA 19403 Norristown PA 19403 <i>Lower Providence Township</i>	43-00-07579-00-1 McCabe, Weisberg and Conway, P. C.	<b>\$314,763.28</b> \$2,172.58
14	<b>10-07199</b> BANKRUPTCY POSTPONED	The Bank of New York Mellon vs. <i>Hanrahan Joseph John &amp; Lynn M. aka Lynn Marie &amp; USA</i>	117 Lori Lane Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-01631-20-9 Phelan Hallinan Diamond & Jones, LLP	<b>\$381,967.27</b> \$2,174.74
15	<b>10-15344</b> OPEN	Nationstar Mortgage LLC vs. <i>Hallman Linda A, Unknown Heirs of 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>\$118,363.09</b> \$1,851.26
16	<b>10-17181</b> OPEN	U.S. Bank National Association vs. <i>Scott, Alexaki</i>	145 Nancys Lane King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-14041-00-4 KML Law Group, P.C.	<b>\$218,074.11</b> \$2,079.35

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20	11-10363 OPEN	Fannie Mae vs.  <i>Jones Eric &amp; 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> \$2,271.06
21	11-11892 OPEN	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>\$103,177.11</b> \$1,989.59
22	11-12861 POSTPONED BY COURT	Souderton Area School District vs.  <i>Kulp Roseann F. &amp; Ronald (Dec'd)</i>	850 Sunset Lane Telford PA 18969 <i>Franconia Township</i>	34-00-04786-00-4 Portnoff Law Associates, Ltd.	<b>\$6,162.24</b> \$1,361.78
27	12-09046 BANKRUPTCY POSTPONED	Deutsche Bank National Trust Company vs.  <i>Lefebvre Joanne M. aka Joanne &amp; Richard G., Jr. aka Richard, Jr.</i>	220 Broadway Avenue Horsham PA 19044 <i>Horsham Township</i>	36-00-01075-00-5 Milstead & Associates, LLC	<b>\$252,560.49</b> \$1,722.21
28	12-12646 POSTPONED BY COURT	Pottstown School District vs.  <i>Southeastern Properties, LLC &amp; Frisco Alice A &amp; Frock Margaret S, Executrix of the Estate of Frock Jr., Joseph W (Dec'd)</i>	57 North Hanover Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-13040-00-3 Portnoff Law Associates, Ltd.	<b>\$4,295.31</b> \$1,922.26
30	12-22823 OPEN	Diplomat Property Manager, LLC vs.  <i>Brennan Daniel J aka Daniel &amp; Linda aka Linda D</i>	3169 Deer Creek Road Worcester PA 19490 <i>Worcester Township</i>	67-00-00733-40-6 Phelan Hallinan Diamond & Jones, LLP	<b>\$840,181.76</b> \$2,732.31
31	12-23065 OPEN	Sovereign Bank, N.A. vs.  <i>Buono Benjamin P. &amp; Friedberger Alma T.</i>	703 Swade Road Glenside PA 19038 <i>Springfield Township</i>	52-00-17200-00-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$448,611.52</b> \$2,550.42
35	13-02275 POSTPONED	School District of Cheltenham Township vs.  <i>Gayl Johnathan &amp; Cutler Hannah Co-Exec of Estate of Cutler David (Dec'd) &amp; USA</i>	124 Greenwood Avenue Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-12662-00-6 Portnoff Law Associates, Ltd.	<b>\$6,964.87</b> \$1,639.57

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41	13-14063 POSTPONED BY COURT	School District of Cheltenham vs. <i>1330 Willow Ave Assoc., LLC</i>	1330 Willow Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-28807-00-7 Portnoff Law Associates Ltd.	<b>\$95,333.04</b> \$1,579.00
43	13-23021 POSTPONED BY COURT	Citimortgage, Inc. vs. <i>Robinson Marcia</i>	105 Cricket Drive Conshohocken PA 19428 <i>Plymouth Township</i>	49-00-03091-56-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$303,332.12</b> \$1,466.60
44	13-24286 OPEN	MTGLQ Investors, L.P. vs. <i>Spady, Jr. Winslow D</i>	7307 Oak Avenue Melrose Park PA 19027 <i>Cheltenham Township</i>	31-00-20803-00-1 McCabe, Weisberg & Conway, PC	<b>\$144,994.92</b> \$1,819.17
45	13-26872 OPEN	JPMorgan Chase Bank, NA vs. <i>Bross Pamela M. &amp; Robert M. Jr.</i>	3890 Round Meadow Lane Hatboro PA 19040 <i>Upper Moreland Township</i>	59-00-15472-00-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$183,817.32</b> \$2,930.61
46	13-31993 POSTPONED	Federal National Mortgage Association vs. <i>Flannery James W.</i>	2110 Hidden Meadow Drive Lot 32 Colmar PA 18915 <i>Hatfield Township</i>	35-00-22011-31-9 Milstead & Associates, LLC	<b>\$326,437.77</b> \$1,566.58
47	13-32043 OPEN	US Bank National Association vs. <i>Chibwe Malama K</i>	135 Buckwalter Road Royersford PA 19468 <i>Upper Providence Township</i>	61-00-00783-22-7 Manley Deas Kochalski, LLC	<b>\$489,111.10</b> \$2,085.89
51	13-35894 OPEN	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> \$2,657.97
52	14-03197 OPEN	Bank of America, N.A. vs. <i>Penhollow Eileen J. &amp; Montgomery Stan AKA Stan B.</i>	2330 Nylsor Avenue Abington PA 19001 <i>Abington Township</i>	30-00-47204-00-7 Shapiro & DeNardo, LLC	<b>\$234,119.65</b> \$1,549.95

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56	14-10141 OPEN	Bayview Loan Servicing, LLC vs.  <i>Godwin, Jr. Durwin</i>	1636 High Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-28532-00-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$266,771.32</b> \$1,525.96
60	14-18896 OPEN	Lower Pottsgrove Township Municipal Authority vs.  <i>Talbott, Lauren M.</i>	101 Village Lane Lower Pottsgrove PA <i>Lower Pottsgrove Township</i>	42-00-04529-00-1 Portnoff Law Associates, Ltd.	<b>\$1,891.69</b> \$1,517.35
61	14-24100 POSTPONED BY COURT	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
62	14-24607 OPEN	The Bank of New York Mellon vs.  <i>Mack Barbara &amp; Jr, William A (Dec'd) &amp; USA</i>	518 Jefferson Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-15403-00-1 Shapiro & DeNardo, LLC	<b>\$130,240.66</b> \$2,618.67
65	14-29707 POSTPONED	U.S. Bank, N.A. vs.  <i>Eble Mark P &amp; Michele A</i>	155 Upland Avenue Horsham PA 19044 <i>Horsham Township</i>	36-00-11272-00-5 Milstead & Associates, LLC	<b>\$379,631.30</b> \$1,739.77
66	14-31226 POSTPONED BY COURT	Stonegate Mortgage Corporation vs.  <i>Moore Stephanie Y. &amp; Naylor Mary, aka Corley aka Robinson</i>	26 Butternut Drive Hatboro PA 19040 <i>Horsham Township</i>	36-00-01498-00-5 Hladik, Onorato & Federman, LLP	<b>\$283,385.93</b> \$2,081.70
67	14-32283 OPEN	Wells Fargo Financial Pennsylvania, Inc. vs.  <i>Al-Yassa R. Al-Mahi aka Al Mahi</i>	335 West Broad Street Hatfield PA 19440-2911 <i>Hatfield Borough</i>	09-00-00307-04-4 Phelan Hallinan Diamond Jones LLP	<b>\$425,946.25</b> \$2,190.80
69	15-01833 BANKRUPTCY POSTPONED	Superior Credit Union vs.  <i>Godino Rick &amp; June</i>	16 Skyline Drive Norristown PA 19403 <i>Lower Providence Township</i>	43-00-13501-00-1 Wilson Law Firm	<b>\$323,696.23</b> \$1,882.43

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70	15-02216 BANKRUPTCY POSTPONED	HSBC Bank USA, N.A. vs. <i>Scott Mark D &amp; Jacqueline B (Dec'd)</i>	2990 Brambling Lane Norristown PA 19403 <i>East Norriton Township</i>	33-00-00752-67-3 Milstead & Associates, LLC	<b>\$452,617.67</b> \$2,304.08
71	15-02311 OPEN	The Bank Of New York Mellon vs. <i>Arehart Adam C &amp; Angela M</i>	3441 Ridge Pike Collegeville PA 19426 <i>Lower Providence Township</i>	43-00-12052-00-1 Shapiro & DeNardo, LLC	<b>\$156,622.48</b> \$1,768.19
73	15-04831 POSTPONED BY COURT	Wilmington Savings Fund Society vs. <i>Woolbert Susan &amp; Martin</i>	520 Deerfield Drive Norristown PA 19403 <i>Lower Providence Township</i>	43-00-02971-00-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$261,117.49</b> \$2,551.25
75	15-05996 BANKRUPTCY POSTPONED	HSBC Bank USA vs. <i>Frazier Rodgers &amp; Penny L</i>	371 Beech Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-01484-00-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$70,903.13</b> \$1,709.20
77	15-09324 POSTPONED BY COURT	Pottstown School District vs. <i>Moyer Edward B.</i>	752 Spruce Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-27864-00-2 Portnoff Law Associates, Ltd.	<b>\$2,947.46</b> \$2,454.16
83	15-13129 POSTPONED	Pottstown School District vs. <i>C &amp; K Partners</i>	115 High Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-14676-00-5 Portnoff Law Associates Ltd.	<b>\$7,048.23</b> \$1,383.58
86	15-20070 POSTPONED	Citizens Bank, N.A. vs. <i>Duncan Yvette</i>	420 Carlton Avenue Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-04228-00-7 Law Offices of Gregory Javardian	<b>\$253,562.76</b> \$2,264.70
87	15-20106 POSTPONED BY COURT	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

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91	15-24291 BANKRUPTCY POSTPONED	The Bank of New York Mellon vs. <i>Deragon Marc A and Kerrie H</i>	315 Washington Lane Fort Washington PA 19034 <i>Upper Dublin Township</i>	54-00-16483-00-5 Law Offices of Gregory Javardian	<b>\$490,799.10</b> \$1,881.59
93	15-31791 POSTPONED	PNC Bank, N.A. vs. <i>Gallagher, Joseph Admin. of the Estate of Gallagher Joseph A (Dec'd) &amp; Linda I (Dec'd)</i>	11 Woodhill Road Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-18958-00-9 Manley Deas Kochalski, LLC	<b>\$107,364.13</b> \$2,009.84
96	15-33151 POSTPONED BY COURT	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
97	16-00020 POSTPONED BY COURT	JP Morgan Chase Bank, N.A. vs. <i>Lawler Michael P. a/k/a Michael</i>	822 North Washington Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-32104-00-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$170,506.48</b> \$1,749.55
98	16-00495 POSTPONED	LSF9 Master Participation Trust vs. <i>Gambone Michael C &amp; Lisa</i>	22 Sandown Road Norristown PA 19403 <i>Lower Providence Township</i>	43-00-12679-00-4 Mattleman, Weinroth & Miller, P.C.	<b>\$379,925.29</b> \$2,340.81
99	16-00798 OPEN	Wells Fargo Bank, N.A. vs. <i>Ackridge, Vernon D.</i>	8124 Hawthorne Lane Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-13825-00-4 Powers Kirm & Associates, LLC	<b>\$95,559.60</b> \$2,652.30
102	16-01803 POSTPONED BY COURT	Bank of America, N.A. vs. <i>Taylor Barbara</i>	429 Deaver Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-08137-00-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$196,619.22</b> \$2,888.47
103	16-02522 BANKRUPTCY POSTPONED	U.S. Bank N.A. vs. <i>Richardson Rosaria J &amp; Glenn, Jr</i>	39 Dwight Drive Royersford PA 19468 <i>Upper Providence Township</i>	61-00-01250-10-2 Shapiro & DeNardo, LLC	<b>\$236,961.65</b> \$2,429.57

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104	16-02581 POSTPONED	Government Loan Securitization Trust vs. <i>O'Neill Patrick T &amp; Fronheiser Holli aka Holli S</i>	304 Grosstown Road Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-02044-00-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$173,767.22</b> \$1,978.67
106	16-04289 OPEN	Wilmington Savings Fund Society vs. <i>Berler Boris AKA Boris B. &amp; Sally</i>	1291 Mettler Road Huntingdon Valley PA 19006 <i>Lower Moreland Township</i>	41-00-05695-52-8 Milstead & Associates, LLC	<b>\$211,666.55</b> \$2,434.20
107	16-04840 POSTPONED BY COURT	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
110	16-09535 POSTPONED BY COURT	Wells Fargo Bank, N.A. vs. <i>Cowan Lorraine Suhodolnik</i>	3127 Jenkintown Road Glenside PA 19038 <i>Upper Dublin Township</i>	54-00-09199-00-8 Powers Kirm & Associates, LLC	<b>\$338,772.77</b> \$2,722.91
111	16-09594 OPEN	Wells Fargo Bank, N.A. vs. <i>Levin Curtis &amp; Veronica</i>	117 Zane Avenue Jenkintown PA 19046 <i>Abington Township</i>	30-00-74964-00-3 Milstead & Associates LLC	<b>\$222,589.64</b> \$1,643.49
115	16-11211 BANKRUPTCY POSTPONED	The Bank of New York Mellon vs. <i>Ellman Leroy S. &amp; Sheila D. Ind. &amp; as Trustees of the Ellman Leroy S. &amp; Sheila D. Revocable Trust</i>	1504 Evans Road Ambler PA 19002 <i>Lower Gwynedd Township</i>	39-00-01141-20-6 Hladik Onorato & Federman, LLP	<b>\$592,515.52</b> \$3,100.11
120	16-15180 OPEN	U.S. Bank National Association vs. <i>Indictor Deborah J. &amp; Kenneth M.</i>	1033 Twin Silo Lane Huntingdon Valley PA 19006 <i>Lower Moreland Township</i>	41-00-09061-00-6 KML Law Group, P.C.	<b>\$375,691.82</b> \$2,982.12
125	16-20510 BANKRUPTCY POSTPONED	Branch Banking and Trust Company vs. <i>Longo Donna</i>	387 Buchert Road Pottstown PA 19464 <i>New Hanover Township</i>	47-00-00536-00-2 Barley Snyder	<b>\$149,035.70</b> \$1,979.00

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127	16-22402 OPEN	US Bank National Association 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> \$1,715.95
131	16-28035 OPEN	Elizon Master Participation Trust 1 vs. <i>Bickings, Michael</i>	440 Manor Road Hatboro PA 19040 <i>Upper Moreland Township</i>	59-00-12058-00-6 Powers Kirm, LLC	<b>\$275,182.47</b> \$2,641.58
133	16-28762 POSTPONED BY COURT	LSF10 Master Participation Trust vs. <i>Brown William P</i>	201 Commons Lane Collegeville PA 19426 <i>Perkiomen Township</i>	48-00-00611-00-7 Richard M. Squire & Associates, LLC	<b>\$340,727.65</b> \$1,645.49
137	17-01119 OPEN	Ditech Financial, LLC vs. <i>Minor Kenya</i>	131 Jackon Avenue Glenside PA 19038 <i>Upper Dublin Township</i>	54-00-08815-00-5 KML Law Group, P.C.	<b>\$83,607.94</b> \$1,643.01
140	17-02537 OPEN	Branch Banking and Trust Company vs. <i>Cardwell Anthony &amp; Cornella</i>	8308 Jenkintown Road Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-15496-00-7 McCabe, Weisberg & Conway, P.C.	<b>\$287,783.94</b> \$1,833.00
142	17-03780 POSTPONED	Caliber Home Loans, Inc. vs. <i>Malatesta Andrew aka Andrew G.</i>	360 Bridge Street Collegeville PA 19426 <i>Perkiomen Township</i>	48-00-00223-62-9 Richard M. Squire & Associates, LLC	<b>\$216,577.01</b> \$1,490.16
144	17-04187 POSTPONED BY COURT	Bank of America, N.A. vs. <i>Price Geraldine M</i>	1468 Doris Road Abington PA 19001 <i>Abington Township</i>	30-00-13228-00-8 Powers Kirm & Associates, LLC	<b>\$175,666.48</b> \$2,444.88
145	17-04201 OPEN	Bank of America, N.A. vs. <i>Foster Christopher &amp; Harris Stephanie</i>	3105 Nottingham Road Norristown PA 19403 <i>East Norriton Township</i>	33-00-06421-00-8 McCabe, Weisberg & Conway, P.C.	<b>\$299,360.82</b> \$2,004.29

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150	17-05155 POSTPONED BY COURT	Specialized Loan Servicing LLC vs. <i>Cwienk, III George T aka George T &amp; April Lynn aka April</i>	351 Ross Road King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-01954-00-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$218,350.15</b> \$1,938.90
151	17-05980 POSTPONED	Wilmington Savings Fund Society vs. <i>Pier Patirica A. aka Cardillo Patricia A aka Pier Cardillo Patricia, Pier Michael F.</i>	880 Rabbit Run Road Blue Bell PA 19422 <i>Whitpain Township</i>	66-00-05794-00-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$133,311.45</b> \$2,266.00
153	17-07556 OPEN	Bayview Loan Servicing, LLC vs. <i>Andreacchio, Joseph L. &amp; USA</i>	2700 Limekiln Pike Glenside PA 19038 <i>Abington Township</i>	30-00-37892-00-4 KML Law Group, P.C.	<b>\$237,776.06</b> \$1,754.88
157	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> \$1,506.73
159	17-09488 POSTPONED BY COURT	U.S. Bank National Association 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> \$1,496.80
161	17-09758 BANKRUPTCY POSTPONED	Homeowners Association at the Twins at Monroe Court vs. <i>Cross Cyrus &amp; Elena aka Cina Elena</i>	4049 Harmon Court Collegetown PA 19426 <i>Skippack Township</i>	51-00-02860-00-5 Thomas E. Carluccio	<b>\$12,125.39</b> \$1,844.58
162	17-09760 POSTPONED BY COURT	MTGLQ Investors, L.P. vs. <i>Marsden Mary Torrey</i>	1902 Chippewa Ridge Ambler PA 19002 <i>Upper Dublin Township</i>	54-00-04167-11-7 McCabe, Weisberg & Conway, P. C.	<b>\$125,440.77</b> \$2,389.39
164	17-09882 POSTPONED	LSF10 Master Participation Trust vs. <i>Johnson Matthew &amp; Bradley as Co-Admin &amp; Heirs at Law of the Estate of Johnson Wayne Scott (Dec'd)</i>	488 Willow Street fka 8 Farmington Court Pottstown PA <i>Pottstown Borough</i>	16-00-09012-00-8 Richard M. Squire & Associates, LLC	<b>\$50,647.05</b> \$2,290.74

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	Status	Defendant	Twp/Borough	Attorney	All Costs
166	17-12723 OPEN	Nationstar Mortgage, LLC vs. <i>Eggleston Horace, Wiley Cheryl, Unknown Heirs of Eggleston, J.D. (Dec'd)</i>	201 & 205 Highland Avenue Ambler PA 19002 <i>Ambler Borough</i>	01-00-02155-00-4; 01-00-02158-00-1 KML Law Group, P.C.	<b>\$261,126.10</b> \$2,154.87
167	17-15106 OPEN	Wells Fargo Bank, N.A. vs. <i>Mascione Nicholas AKA Nicholas F.</i>	2539 Jenkintown Road Condo 107 Glenside PA 19038	30-00-33973-05-3 Manley Deas Kochalski, LLC	<b>\$120,159.24</b> \$1,958.19
168	17-15118 OPEN	Deutsche Bank National Trust Company vs. <i>Baldwin, Donald E aka Donald &amp; Tracy A</i>	714 Wells Street Conshohocken PA 19428 <i>Conshohocken Borough</i>	05-00-11928-00-1 RAS Citron Law Offices	<b>\$188,504.16</b> \$1,966.07
174	17-18464 OPEN	American Heritage Federal Credit Union vs. <i>Schmutz David Robert aka David</i>	1113 Sembling Avenue Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-25428-00-8 Martha E. Von Rosenstiel, P.C.	<b>\$79,633.21</b> \$2,073.89
175	17-18967 POSTPONED BY COURT	PNC Bank, National Association vs. <i>Thomas Cynthia E aka Cynthia F</i>	209 Brookdale Court Dresher PA 19025 <i>Upper Dublin Township</i>	54-00-02708-34-3 Tucker Arensberg, P.C.	<b>\$125,791.92</b> \$2,093.66
176	17-19549 OPEN	Ditech Financial LLC vs. <i>Dzlierichvili Irakly aka Irakli &amp; Iastshenbski Juliana</i>	2184 Josua Road Lafayette Hill PA 19444 <i>Whitemarsh Township</i>	65-00-06172-00-9 KML Law Group, P.C.	<b>\$100,014.95</b> \$2,001.17
179	17-20841 OPEN	New Penn Financial, LLC vs. <i>Ulkloss, Eric A. &amp; Jamie J.S.</i>	873 Sycamore Drive Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-15892-00-9 Phelan Hallinan Diamond & Jones, LLP	<b>\$285,031.26</b> \$2,532.76
180	17-20862 POSTPONED BY COURT	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> \$1,917.34

## County of Montgomery Sheriff's Office

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

#### Sale Date: 01/30/2019

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
181	17-20945 OPEN	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> \$2,022.66
182	17-21345 OPEN	Wells Fargo Bank, N.A. vs.  <i>Thorpe Joseph M, James F. AKA James Francis &amp; Gallen Jessica AKA Jessica L. &amp; USA</i>	163 Barley Sheaf Drive Norristown PA 19403 <i>East Norriton Township</i>	33-00-00540-20-1 Manley Deas Kochalski, LLC	<b>\$194,507.43</b> \$1,748.27
183	17-21908 OPEN	Quicken Loans, Inc. vs.  <i>MacLachlin John &amp; Kimberly A.</i>	1722 Snyder Road Green Lane PA 18054 <i>Upper Frederick Township</i>	55-00-01657-00-7 KML Law Group, P.C.	<b>\$209,037.96</b> \$1,684.56
185	17-22544 OPEN	Finance of America Reverse LLC vs.  <i>Bodolus Michael, Frederick, Carole &amp; Unknown Surviving Heirs of Betty J. Bodolus</i>	959 Terrace Lane Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-29076-00-5 McCabe, Weisberg & Conway, P.C.	<b>\$125,822.82</b> \$2,243.86
187	17-22754 OPEN	Quicken Loans, Inc. vs.  <i>Derstine Sara Jane AKA Sara J. AKA Sara (Dec'd), Britta, James &amp; Richard AKA Rick, Clark, Amy, Kearney, Kimberly, Landis, Rebecca AKA Becky, Steffon Dawn, Unknown Heirs</i>	532 Spring Hill Drive Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-04146-09-7 KML Law Group, P.C.	<b>\$159,133.40</b> \$3,362.40
190	17-23641 POSTPONED BY COURT	New Penn Financial, LLC vs.  <i>Thomas Cynthia F aka Cynthia</i>	209 Brookdale Court aka Lot 72 Brookdale Court Dresher PA 19025 <i>Upper Dublin Township</i>	54-00-02708-34-3 KML Law Group, P.C.	<b>\$262,632.31</b> \$1,661.11
200	17-25693 OPEN	Ditech Financial LLC vs.  <i>Topham Barry H. &amp; Patricia D.</i>	1 Kerwick Court North Wales PA 19454 <i>Upper Gwynedd Township</i>	56-00-04497-00-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$27,080.15</b> \$1,753.77
201	17-26205 BANKRUPTCY POSTPONED	LSF10 Master Participation Trust vs.  <i>Scarborough Claude C aka Claude C, Jr &amp; Rhonda F</i>	1000 W. Church Road aka 1000 Church Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-06820-00-7 Richard M. Squire & Associates, LLC	<b>\$440,637.18</b> \$2,360.92

## County of Montgomery Sheriff's Office

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

**Sale Date: 01/30/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
204	17-26582 POSTPONED BY COURT	Wilmington Savings Fund Society vs. <i>Crane III George H. aka George H. &amp; Steinbach Florence J. &amp; USA</i>	3962 Short Lane Huntingdon Valley PA 19006 <i>Lower Moreland Township</i>	41-00-08398-00-3 Hladik Onorato & Federman, LLP	<b>\$301,791.23</b> \$1,735.25
210	17-27837 OPEN	Lakeview Loan Servicing, LLC vs. <i>McAllister, Robert Edmund</i>	808 Mount Airy Road Collegeville PA 19426 <i>Skippack Township</i>	51-00-02815-00-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$186,707.03</b> \$1,903.59
211	17-28180 POSTPONED	Pennsylvania Housing Finance Agency vs. <i>Mattoi Jennifer, Doyne Jonathan</i>	2716 Phipps Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-53596-00-5 Martha E. Von Rosenstiel, P.C.	<b>\$176,010.49</b> \$1,863.26
212	17-28330 OPEN	Wilmington Saving Fund Society vs. <i>Brozoski Bryan J. &amp; Stephanie L.</i>	664 Seminary Street Pennsburg PA 18073 <i>Pennsburg Borough</i>	15-00-02462-72-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$205,073.53</b> \$1,814.04
214	17-28847 OPEN	Citizens Bank of Pennsylvania vs. <i>Wilson William</i>	747 Jackson Avenue Glenside PA 19038 <i>Abington Township</i>	30-00-32852-00-4 Law Office of Gregory Javardian, LLC	<b>\$174,300.60</b> \$1,932.19
217	17-29071 OPEN	Woori America Bank vs. <i>Kim Man K. &amp; Tok Su</i>	8033 Old York Road aka 8033 York Road Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-30196-00-4 Kozloff Stoudt	<b>\$643,903.45</b> \$2,719.32
223	18-00305 POSTPONED	LSF9 Master Participation Trust vs. <i>Wosczyzna Richard E</i>	158 West Seventh Avenue Conshohocken PA 19428 <i>Conshohocken Borough</i>	05-00-08020-00-3 Richard M. Squire & Associates	<b>\$272,092.78</b> \$2,031.57
225	18-00405 OPEN	Wilmington Savings Fund Society vs. <i>Barksdale, Anna and Jerome</i>	8109 Fenton Road Laverock PA 19038 <i>Cheltenham Township</i>	31-00-09949-00-1 Hill Wallack, LLP	<b>\$465,015.42</b> \$2,237.37

# County of Montgomery Sheriff's Office

## Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 01/30/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
226	18-00423 POSTPONED BY COURT	Deutsche Bank Trust Company Americas vs. <i>Weldon Bradley</i>	252 East Penn Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-29736-00-5 RAS Citron Law Offices	<b>\$57,084.09</b> \$1,556.73
227	18-00424 OPEN	HSBC Bank USA vs. <i>Gottshall David D.</i>	3031 Jacobs Sawmill Road East Greenville PA 18041 <i>Upper Hanover Township</i>	57-00-01698-00-9 KML Law Group,P.C.	<b>\$293,801.97</b> \$1,865.52
228	18-00707 OPEN	Metalink Group, LLC vs. <i>Known &amp; Unknown Heirs, Personal Rep &amp; Devises of William R. McGee, Jr., (Dec')</i>	1408 Meadowview Lane Mont Clare PA 19453 <i>Upper Providence Township</i>	61-00-01662-47-3 Stern and Eisenberg, P.C.	<b>\$119,917.66</b> \$2,049.03
230	18-01149 POSTPONED	US Bank National Association vs. <i>Keller David M.</i>	1312 Forest Lane Condo A-6 Schwenksville PA 19473 <i>Schwenksville Borough</i>	20-00-00059-05-6 Parker McCay	<b>\$17,401.18</b> \$1,707.76
231	18-01171 OPEN	Pennsylvania Housing Finance Agency vs. <i>Allebach David B.</i>	257 North 2nd Street North Wales PA 19454 <i>North Wales Borough</i>	14-00-02868-00-7 KML Law Group, P.C.	<b>\$138,015.13</b> \$1,950.64
232	18-02094 POSTPONED	Wells Fargo Bank, N.A. vs. <i>Galloway Antonette</i>	507 George Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-13312-00-4 Stern & Eisenberg PC	<b>\$79,923.83</b> \$1,854.68
234	18-02357 OPEN	Deutsche Bank National Trust Company vs. <i>Shor Philip D.</i>	456 Game Farm Road Schwenksville PA 19473 <i>Limerick Township</i>	37-00-04747-00-4 Hladik Onorato & Federman, LLP	<b>\$79,125.43</b> \$2,078.96
236	18-02706 POSTPONED	U.S. Bank N.A. vs. <i>Vogel Horst A &amp; Deborah L &amp; USA</i>	2410 North Parkview Drive Norristown PA 19403-3619 <i>West Norriton Township</i>	63-00-05962-00-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$227,339.46</b> \$2,135.18

## County of Montgomery Sheriff's Office

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

#### Sale Date: 01/30/2019

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
238	18-02730 POSTPONED	Ocwen Loan Servicing, LLC vs. <i>Unknown Surviving Heirs of Rapalyea Angela</i>	501 East Gravers Lane Wyndmoor PA 19038 <i>Springfield Township</i>	52-00-07672-00-7 McCabe Weisberg & Conway, P.C.	<b>\$260,859.35</b> \$1,726.72
242	18-03717 OPEN	TIAA, FSB vs. <i>Boddy, Patricia McBeth &amp; Bush, Audrey (dec'd)</i>	26 Edgemoor Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-08929-00-4 McCabe, Weisberg & Conway, LLC	<b>\$173,550.22</b> \$2,137.29
243	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 Law Offices	<b>\$248,053.85</b> \$2,076.69
244	18-03833 OPEN	Trumark Financial Credit Union vs. <i>Henry Stephen S. &amp; Kathleen A.</i>	134 Gateshead Way Phoenixville PA 19460 <i>Upper Providence Township</i>	61-00-01912-94-3 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>\$33,516.79</b> \$1,970.51
247	18-04213 POSTPONED	QNB Bank vs. <i>Krol Kristen</i>	73 Blaine Avenue Hatfield PA 19440 <i>Hatfield Borough</i>	09-00-00046-00-8 Grim, Biehn & Thatcher	<b>\$210,198.83</b> \$1,670.55
250	18-04455 OPEN	Metropolitan Life Insurance Company vs. <i>McCoy Robert &amp; Elizabeth</i>	2879 Truman Drive Hatfield PA 19440 <i>Hatfield Township</i>	35-00-10454-96-8 KML Law Group, P.C.	<b>\$214,387.44</b> \$2,283.03
253	18-04648 OPEN	Live Well Financial, Inc. vs. <i>Jacobs, Edith A.</i>	422 Cloverly Lane Horsham PA 19044 <i>Horsham Township</i>	36-00-02305-00-8 McCabe, Weisberg & Conway, LLC	<b>\$333,772.25</b> \$2,417.13
254	18-04682 BANKRUPTCY POSTPONED	Santander Bank, N.A. vs. <i>Metschulat Max J.</i>	104 Centre Avenue a/k/a 104 Centre Avenue Condo 104 Norristown PA 19403-3219 <i>West Norriton Township</i>	63-00-04864-03-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$62,404.07</b> \$2,089.34

## County of Montgomery Sheriff's Office

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

**Sale Date: 01/30/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	Defendant	Twp/Borough	Attorney	All Costs	
256	18-04933 OPEN	CitiMortgage, Inc. vs.  <i>Petruzzi Maurus N. &amp; USA</i>	209 Winchester Drive Horsham PA 19044 <i>Horsham Township</i>	36-00-11879-10-9 Powers Kim & Associates, LLC	<b>\$132,113.58</b> \$2,394.45
257	18-05002 POSTPONED	Wells Fargo Bank, NA vs.  <i>Livers Kelly AKA Kelly A.</i>	307 West Race Street Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-03997-00-7 Manley Deas Kochalski, LLC	<b>\$108,591.69</b> \$1,971.72
260	18-05267 OPEN	New Penn Financial, LLC vs.  <i>Kozloski Bryan &amp; Gloria</i>	201 Logan Drive Hatfield PA 19440 <i>Hatfield Township</i>	35-00-06325-00-3 KML Law Group, P.C.	<b>\$153,266.73</b> \$2,401.44
261	18-05271 OPEN	Bayview Loan Servicing, LLC vs.  <i>Altenor, Patren Anne aka Patren, Brandi &amp; USA</i>	3006 Dekalb Street Norristown PA 19401 <i>East Norriton Township</i>	33-00-01903-00-8 Stern & Eisenberg, P.C.	<b>\$339,778.25</b> \$2,092.77
268	18-06344 POSTPONED	Wells Fargo Bank, N.A. vs.  <i>O'Connor Shawn and Danielle</i>	124 East Chestnut Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-08448-00-8 Manley Deas Kochalski, LLC	<b>\$80,540.50</b> \$2,052.67
271	18-06983 POSTPONED	Wells Fargo Bank, N.A. vs.  <i>Gallagher Erin J. &amp; Smith Miranda J.</i>	9 East 5th Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-09292-00-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$121,075.66</b> \$1,666.44
272	18-07018 OPEN	Finance of America Structured Securities Acquisition vs.  <i>Estate of Wagner Miriam AKA Miriam Caroline C/O Routhenstein Jacki Pers Rep, etal</i>	1001 City Avenue Unit ED516 Wynnewood PA 19096 <i>Lower Merion Township</i>	40-00-11154-14-6 RAS Citron Law Offices	<b>\$132,562.08</b> \$2,127.52
273	18-07068 OPEN	Draper and Kramer Mortgage Corporation vs.  <i>Lesoken, Kathryn E.</i>	202 Azalea Circle Limerick PA 19468 <i>Limerick Township</i>	37-00-00095-30-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$230,313.64</b> \$1,915.01

# County of Montgomery Sheriff's Office

## Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 01/30/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
275	18-07584 OPEN	JPMorgan Chase Bank, N.A. vs.  <i>Ali, Neezam</i>	1219 East Philadelphia Avenue Gilbertsville PA 19525 <i>Douglass Township</i>	32-00-05280-00-7 Shapiro & DeNardo, LLC	<b>\$202,359.15</b> \$3,446.11
276	18-07702 OPEN	Carrington Mortgage Services LLC vs.  <i>Burrington, Jeffrey</i>	34 West 5th Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-09396-00-2 Shapiro & DeNardo, LLC	<b>\$137,792.81</b> \$1,646.80
279	18-07850 OPEN	MB Financial Bank, N.A. vs.  <i>Powell Karen M. and Robert W.</i>	122 South Evans Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-08600-00-6 McCabe Weisberg & Conway, P.C.	<b>\$78,186.06</b> \$1,728.43
281	18-07947 POSTPONED	Wilmington Savings Fund Society FSB vs.  <i>White, Sr Derrick Andre &amp; Nancy Marie</i>	1353 Meadowview Drive Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02039-11-5 Richard M. Squire & Associates, LLC	<b>\$362,468.64</b> \$2,104.67
283	18-08127 POSTPONED	DLJ Mortgage Capital, Inc. vs.  <i>Unknown Heirs under Bethany T. Holland aka Bethany T. Gresh (Dec'd) &amp; Steven R.</i>	206 East Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-07092-00-2 Milstead & Associates, LLC	<b>\$133,936.65</b> \$1,813.77
285	18-08501 OPEN	Wells Fargo Bank vs.  <i>Shovelton Jessica L. AKA Jessica &amp; Glen</i>	1613 West High Street Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-02404-00-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$132,697.51</b> \$1,971.88
287	18-08674 OPEN	HSBC Bank USA vs.  <i>Estate of Peto Margaret AKA Margaret A. AKA Peggy, Mast Kenneth AKA Kenneth C. Personal Rep, Unknown Heirs</i>	221 Lemon Street Stowe PA 19464 <i>West Pottsgrove Township</i>	64-00-03289-00-4 RAS Citron Law Offices	<b>\$87,773.34</b> \$2,206.90
289	18-08762 OPEN	The Bank of New York Mellon vs.  <i>Knickerbocker, Carolyn J. a/k/a Andzejewicz, Carolyn J.</i>	107 Fulmer Road Perkiomenville PA 18074 <i>Lower Frederick Township</i>	38-00-00451-00-6 Phelan Hallinan Diamond & Jones, LLP	<b>\$106,456.44</b> \$1,681.36

## County of Montgomery Sheriff's Office

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

#### Sale Date: 01/30/2019

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
293	18-08957 OPEN	Harleysville Bank vs.  <i>Palmen, Janet L.</i>	3826 Monitor Drive Collegeville PA 19426 <i>Lower Providence Township</i>	43-00-08812-00-1 McCabe, Weisberg & Conway, LLC	<b>\$52,347.14</b> \$2,728.01
295	18-12778 POSTPONED	Wells Fargo Bank N.A. vs.  <i>Lebow Jack</i>	456 North Franklin Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-10136-00-9 Phelan Hallinan Diamond & Jones, LLP	<b>\$100,048.26</b> \$1,664.23
296	18-12795 OPEN	Wells Fargo Bank, NA vs.  <i>Dougherty Linda N.</i>	2890 Burton Drive Gilbertsville PA 19525 <i>New Hanover Township</i>	47-00-00747-80-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$96,249.60</b> \$1,832.64
297	18-12892 OPEN	Pennsylvania Housing Finance Agency vs.  <i>Wideman Sarah L.</i>	1030 West Lafayette Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-19672-00-7 KML Law Group, P. C.	<b>\$37,598.00</b> \$1,944.17
298	18-13009 POSTPONED	J.P. Morgan Mortgage Acquisition Corp vs.  <i>Keeley Cronrath Stacey L. aka Cronrath Stacey L.</i>	249 Fulmer Road Perkiomenville PA 18074 <i>Lower Frederick Township</i>	38-00-00298-00-6 Hladkik Onorato & Federman, LLP	<b>\$121,521.80</b> \$1,889.00
301	18-13286 OPEN	Federal National Morgage Association vs.  <i>Fulton, Jr Robert J a/k/a Filton, Jr Robert J</i>	790 North Hills Avenue Glenside PA 19038 <i>Upper Dublin Township</i>	54-00-12445-00-2 Martha E. Von Rosenstiel, P.C.	<b>\$233,469.00</b> \$1,844.02
302	18-13498 OPEN	Bayview Loan Servicing, LLC vs.  <i>Sears Jeffrey R.</i>	105 Loller Road Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-03466-00-9 KML Law Group, P. C.	<b>\$72,687.78</b> \$2,344.79
304	18-13963 POSTPONED	M&T Bank vs.  <i>Way John S.</i>	241 East County Line Road a/k/a 241 County line Road Ardmore PA 19003 <i>Lower Merion Township</i>	40-00-13332-00-2 Stern & Eisenberg, PC	<b>\$209,593.13</b> \$1,542.91

## County of Montgomery Sheriff's Office

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

**Sale Date: 01/30/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
305	18-14094 POSTPONED	LendingHome Funding Corporation vs. <i>Half Circle J. Investments Group LLC</i>	410 Conshohocken State Road Bala Cynwyd PA 19004 <i>Lower Merion Township</i>	40-00-57188-00-3 Hladik, Onorato and Federman, LLP	<b>\$489,833.40</b> \$2,354.52
307	18-14131 POSTPONED BY COURT	Wells Fargo Bank, N.A. vs. <i>Aliscia A Miller</i>	198 Lexington Road Schwenksville PA 19473 <i>Perkiomen Township</i>	48-00-01417-81-2 Manley Deas Kochalski, LLC	<b>\$118,390.00</b> \$1,941.41
308	18-14255 POSTPONED	Cynwyd Court Condominium Association vs. <i>Kewalramani Ravi</i>	42 Conshohocken State Road Unit 2D Bala Cynwyd PA 19004 <i>Lower Merion Township</i>	40-00-57152-40-8 Glenn M. Ross, PC	<b>\$8,322.01</b> \$1,690.73
309	18-14266 OPEN	HSBC Bank USA, N.A. vs. <i>Tyson Veleria J. AKA Veleria Jean</i>	2333 East Orvilla Road Hatfield PA 19440	35-00-07717-00-6 Phelan Hallinan Diamond & Jones, LLP	<b>\$124,911.94</b> \$1,965.01
310	18-14308 OPEN	M&T Bank vs. <i>Favors Elizabeth AKA Elizabeth Louise</i>	642 Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-30276-00-2 KML Law Group, P.C.	<b>\$50,114.89</b> \$1,644.76
311	18-14316 OPEN	Towne Mortgage Company vs. <i>Halnon, Theodore aka Raymond Theodore, Charles aka Michael Charles &amp; Unknown Heirs of Halnon, Karen Bettez aka Karen B. aka Dr. Karen Bettez</i>	340 Limekiln Pike Glenside PA 19038 <i>Cheltenham Township</i>	31-00-17395-00-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$206,949.33</b> \$2,306.31
313	18-14376 OPEN	Ditech Financial LLC vs. <i>Hunter Kristin N.</i>	132 Green Street Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-07136-00-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$154,027.67</b> \$1,671.28
315	18-14714 OPEN	Lakeview Loan Servicing, LLC vs. <i>Mount, Michael F. &amp; Linda L.</i>	1010 Thorndale Drive Lansdale PA 19446 <i>Towamencin Township</i>	53-00-00364-05-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$352,143.84</b> \$1,660.53

## County of Montgomery Sheriff's Office

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

**Sale Date: 01/30/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
316	18-14821 POSTPONED	Bayview Loan Servicing, LLC vs. <i>Houdeseshel, Jr. Robert R &amp; Berta R &amp; Delores M. &amp; Robert R. (Dec'd)</i>	1428 Marlyns Lane North Wales PA 19454 <i>Upper Gwynedd Township</i>	56-00-05302-00-6 Stern & Eisenberg, PC	<b>\$232,945.78</b> \$2,619.90
317	18-14828 POSTPONED	BGNF Group, LLC vs. <i>O'Donnell James J. &amp; Lisa A.</i>	829 George Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-13624-00-7 Hladik Onorato & Federman, LLP	<b>\$99,880.47</b> \$1,983.75
318	18-14958 OPEN	The Bank of New York Mellon vs. <i>Weber Michael D.</i>	250 North Charlotte Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-03292-00-4 KML Law Group, P. C.	<b>\$130,866.26</b> \$1,795.30
319	18-15135 OPEN	Lakeview Loan Servicing, LLC vs. <i>Stone, Renae G. &amp; Walther, Damian P.</i>	919 Glasgow Street Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-01594-00-7 Stern & Eisenberg, P.C.	<b>\$154,447.18</b> \$2,723.24
320	18-15186 OPEN	Ditech Financial LLC vs. <i>Cara Ervin &amp; Suada</i>	207 Hartranft Avenue Norristown PA 19401 <i>Norristown Borough</i>	13-00-15784-00-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$154,177.72</b> \$3,238.45
321	18-15346 OPEN	Wells Fargo Bank, N.A. vs. <i>Graham Myrna aka Myrna E.</i>	1018 Walnut Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-37448-00-6 Manley Deas Kochalski, LLC	<b>\$94,349.22</b> \$2,494.01
322	18-15489 POSTPONED BY COURT	New Penn Financial, LLC vs. <i>Knox Diana L. aka Urbinati Diana L.</i>	3108 Hemmingway Drive North Wales PA 19454 <i>Montgomery Township</i>	46-00-02582-55-8 Stern & Eisenberg, P.C.	<b>\$219,059.08</b> \$2,886.54
323	18-15561 OPEN	LSF8 Master Participation Trust vs. <i>Borkowski, Edward, Rita &amp; USA</i>	1327 Colwell Lane Conshohocken PA 19428 <i>Plymouth Township</i>	49-00-02578-00-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$298,042.37</b> \$2,251.07

## County of Montgomery Sheriff's Office

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

**Sale Date: 01/30/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
324	18-15635 OPEN	JP Morgan Chase Bank, N.A. vs.  <i>Alvarez, Julio J.</i>	805 West Main Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-23088-00-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$185,497.84</b> \$2,098.37
326	18-15765 OPEN	Lakeview Loan Servicing, LLC vs.  <i>Stott, Kimberly aka Kimberly A &amp; Beth A</i>	300 Bridge Street Collegeville PA 19426 <i>Perkiomen Township</i>	48-00-00223-02-6 Stern & Eisenberg, P.C.	<b>\$170,029.03</b> \$1,570.06
328	18-15949 OPEN	U.S. Bank National Association vs.  <i>Allen, Sheridan &amp; Harry Jr.</i>	2402 Walnut Ridge Estates Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-05118-67-2 Hladik Onorato & Federman, LLP	<b>\$64,048.00</b> \$2,081.23
329	18-16141 OPEN	Ditech Financial LLC vs.  <i>Nice Tonya J.</i>	2929 Cowpath Road Hatfield PA 19440 <i>Hatfield Borough</i>	35-00-02656-00-9 Phelan Hallinan Diamond & Jones, LLP	<b>\$149,921.30</b> \$1,862.86
330	18-16143 OPEN	Ditech Financial LLC vs.  <i>Coleman Ricky</i>	724 Chain Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-07064-00-6 KML Law Group, P. C.	<b>\$70,473.55</b> \$1,858.73
331	18-16408 OPEN	Wells Fargo Bank, NA vs.  <i>Hinds Kadine</i>	Building 11 Condo 1110 1110 Foxmeadow Drive Royersford PA 19468 <i>Limerick Township</i>	37-00-00744-98-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$151,692.34</b> \$2,492.54
333	18-16696 OPEN	Wells Fargo Bank vs.  <i>Churilla, Rebecca A. a/k/a Manning, Rebecca A., Manning, Dennis J. III &amp; USA</i>	211 Wayne Avenue Narberth PA 19072 <i>Narberth Borough</i>	12-00-03403-00-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$201,113.92</b> \$2,119.66
334	18-16749 OPEN	LendingHome Funding Corporation vs.  <i>Florent Power Investments, LLC</i>	7310 Keenan Street Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-15976-00-4 Hladik Onorato & Federman, LLP	<b>\$154,521.44</b> \$1,730.50

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335	18-16804 OPEN	Home Point Financial Corporation vs. <i>Tyson Jr. Gregory A. &amp; Sally Kimberly A.</i>	A/K/A 2023 Morgan Hill Drive Upper M19 2023 Morgan Hill Drive Pennsburg PA 18073 <i>Upper Hanover Township</i>	57-00-02650-38-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$177,387.20</b> \$1,537.44
336	18-17437 OPEN	Wells Fargo USA Holdings, Inc. vs.  <i>Salamone, Jack R.</i>	1452 Stanbridge Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-35084-00-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$91,712.32</b> \$2,577.23
337	18-17544 OPEN	Wilmington Savings Fund Society vs.  <i>Gallagher Andrew J.</i>	109 Lafayette Road Norristown PA 19401 <i>East Norriton Township</i>	33-00-05023-00-2 Stern & Eisenberg, P.C.	<b>\$177,172.21</b> \$2,501.13
338	18-17566 OPEN	Wells Fargo Bank, N.A. vs. <i>Long Scott, Executor to the Estate of Long Ruthann</i>	200 Maplewood Drive Unit E6 Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-12992-88-8 Manley Deas Kochalski, LLC	<b>\$85,499.76</b> \$1,714.69
341	18-18442 OPEN	Wilmington Savings Fund Society vs.  <i>Hammer Alan L. AKA Alan</i>	73 Fruitville Road Pottstown PA 19464 <i>Limerick Township</i>	37-00-00853-00-1 Stern & Eisenberg, P.C.	<b>\$151,060.74</b> \$1,853.56
342	18-18666 OPEN	Pennymac Loan Services, LLC vs. <i>Lamaeche Sr. Christopher S. &amp; Lori A. AKA Bergstrom Lori A.</i>	289 Maugers Mill Road Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-01831-00-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$222,243.28</b> \$2,093.59
343	18-18675 OPEN	Wells Fargo Bank, NA vs.  <i>Tyler Tracey</i>	539 Beecher Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-01987-00-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$189,357.97</b> \$1,410.49
348	18-19090 OPEN	Lakeview Loan Servicing, LLC vs. <i>Mann, Matthew S. &amp; Laverty, Melissa A.</i>	404 Franklin Court Collegetown PA 19426 <i>Trappe Borough</i>	23-00-00425-39-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$211,661.93</b> \$1,676.09

## County of Montgomery Sheriff's Office

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

**Sale Date: 01/30/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
349	18-19103 OPEN	Wells Fargo Bank, N.A. vs. <i>Kuterbach Michael As Administrator of the Estate of Kuterbach Louis</i>	18 Pennhurst Road Linfield PA 19468 <i>Limerick Township</i>	37-00-03448-00-7 Manley Deas Kochalski, LLC	<b>\$64,184.79</b> \$2,012.59
350	18-19135 OPEN	US Bank National Association vs. <i>Fosnocht, Peggy S.</i>	69 Wilson Avenue Gilbertsville PA 19525 <i>Douglass Township</i>	32-00-07852-00-9 Stern & Eisenberg, PC	<b>\$166,101.41</b> \$2,476.66
355	18-19848 OPEN	DNB First, N.A. vs. <i>Frank Gary</i>	190 Presidential Blvd Unit PH 7 Bala Cynwyd PA 19004 <i>Lower Merion Township</i>	40-00-47549-14-5 Starfield & Smith, P.C.	<b>\$633,173.21</b> \$2,262.00
356	18-19853 OPEN	Nationstar Mortgage, LLC vs. <i>Miller George W. AKA George</i>	119 North 2nd Street North Wales PA 19454 <i>North Wales Borough</i>	14-00-02836-00-3 KML Law Group, P. C.	<b>\$265,896.61</b> \$2,135.92
357	18-20350 OPEN	U.S. Bank N.A. vs. <i>Known &amp; Unknown Heirs of the Estate of Augusta P. Quinn a/k/a Augusta P. Reid a/k/a Augusta Reid Quinn</i>	1525 Arch Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-02512-00-4 Stern & Eisenberg, P.C.	<b>\$201,090.23</b> \$2,096.13
359	18-20911 OPEN	U.S. Bank N.A. vs. <i>Bryson Liliana D. AKA Liliana Drake AKA Bryson Liliana &amp; Kenneth &amp; USA</i>	214 Warwick Way North Wales PA 19454 <i>Montgomery Township</i>	46-00-04142-25-8 Milstead & Associates, LLC	<b>\$302,100.35</b> \$2,864.85
361	18-24267 OPEN	Wells Fargo Bank vs. <i>Moody National Philly Lansdale H, LLC, et. al</i>	1180 Church Road Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-02192-01-1 Ballard Spahr, LLP	<b>\$17,305,842.32</b> \$2,447.20