

# County of Montgomery Sheriff's Office

## Sheriff Sale - Solicitor's Sale Day Report

**Sale Date: 08/28/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
8	09-12970 POSTPONED BY COURT	Equity Trust Company Custodian FBO Dennis T. Regan IRA vs. <i>Waridi Zenobia &amp; USA</i>	220 Rices Mill Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-23005-00-4 Stern & Eisenberg, PC	<b>\$373,562.05</b> \$5,863.02
15	12-14283 POSTPONED	John J. O'Neill, et al vs. <i>Ruch Robert Jr. &amp; Robert Sr.</i>	3550 Mill Road Hatboro PA 19040 <i>Upper Moreland Township</i>	59-00-12625-00-6 Stradley Ronon Stevens & Young, LLP	<b>\$327,828.33</b> \$2,377.87
26	14-00538 BANKRUPTCY POSTPONED	MTGLQ Investors, L.P. vs. <i>Dipiero Giachetti Patti</i>	216 Cardinal Drive Conshohocken PA 19428 <i>Plymouth Township</i>	49-00-01741-88-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$544,757.65</b> \$2,117.16
33	14-11219 POSTPONED BY COURT	TD Bank, NA vs. <i>O'Hara Eugene T. Jr.</i>	232-234-236 and 240 West Main Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-22504-00-1; 13-00-22508-00-6; 13-00-22512-00-2; 13-00-22520-00-3 Friedman, Schuman, Applebaum & Nemeroff, P.C.	<b>\$906,779.51</b> \$7,026.83
34	14-12147 BANKRUPTCY POSTPONED	PHH Mortgage Corporation vs. <i>Knox Frances Page</i>	412 Whitpain Hills Blue Bell PA 19422 <i>Whitpain Township</i>	66-00-06406-96-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$77,213.43</b> \$1,825.67
36	14-18922 POSTPONED	CitiMortgage, Inc. vs. <i>Grasty Patricia &amp; USA</i>	1529 Saint James Place Abington PA 19001 <i>Abington Township</i>	30-00-63384-00-9 Powers Kirm, LLC	<b>\$170,777.78</b> \$2,335.40
38	14-19664 BANKRUPTCY POSTPONED	Wilmington Savings Fund Society, FSB vs. <i>Cooperstein, Elaine K. aka Elaine</i>	1600 Hagysford Road Unit #3Y Penn Valley PA 19072 <i>Lower Merion Township</i>	40-00-22136-67-5 Law Offices of Gregory Javardian LLC	<b>\$62,861.23</b> \$1,482.65
39	14-23795 OPEN	Federal National Mortgage Association vs. <i>Jong Sang Bom and Jong In Bok</i>	401 Foulke Road a/k/a 401 Foulke Avenue Ambler PA 19002 <i>Lower Gwynedd Township</i>	39-00-01309-00-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$273,393.10</b> \$1,958.73

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43	14-24970 OPEN	Bank of New York Mellon vs. <i>Fazio, Robert B. &amp; Upper Indian Head Road Development, LLC</i>	290 Upper Indian Head Road Collegeville PA 19426 <i>Upper Providence Township</i>	61-00-02653-01-3 Eckert Seamans Cherin & Mellott, LLC	<b>\$1,165,371.59</b> \$2,143.56
47	15-05352 POSTPONED	U.S. Bank N.A. as Trustee vs. <i>Best-Harris aka Best Harris Tracie M.</i>	1536 Coolidge Avenue Abington PA 19001 <i>Abington Township</i>	30-00-10448-00-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$175,734.70</b> \$2,141.24
57	15-23391 POSTPONED BY COURT	Cascade Funding RM1 Alternative Holdings, LLC vs. <i>Sturrock Mary P. &amp; Ian</i>	6011 Cannon Hill Road Fort Washington PA 19034 <i>Whitemarsh Township</i>	65-00-01555-00-9 McCabe, Weisberg & Conway, P.C.	<b>\$438,033.31</b> \$1,961.90
58	15-23807 POSTPONED	LSF9 Master Participation Trust vs. <i>Atkins Annette &amp; Craig O.</i>	895 Whitney Drive Blue Bell PA 19422 <i>Whitpain Township</i>	66-00-06706-00-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$375,023.27</b> \$2,042.01
63	15-29544 OPEN	Homebridge Financial Services, Inc. c/o Cenlar FSB vs. <i>Flannery Anson S &amp; Keys Natalie E</i>	179 Papermill Road a/k/a 179 Paper Mill Barto PA 19504 <i>Douglass Township</i>	32-00-05100-00-7 KML Law Group, P.C.	<b>\$312,600.99</b> \$2,579.37
72	16-03354 OPEN	HSBC Bank USA, National Association vs. <i>Weldon Bradley Dale</i>	1650 Franklin Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-22604-00-1; 30-00-22612-00-2; 30-00-22608-00-6 Milstead & Associates, LLC	<b>\$256,646.29</b> \$2,226.15
78	16-07321 POSTPONED BY COURT	Lsf10 Master Participation Trust vs. <i>Disandro, Enrico A &amp; Hagerty-Disandro Tricia</i>	2165 Country Club Drive Huntingdon Valley PA 19006 <i>Upper Moreland Township</i>	59-00-03250-00-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$324,633.38</b> \$2,087.16
80	16-11895 OPEN	U.S. Bank, N.A. vs. <i>Oates Patrick &amp; Evelyn a/k/a Evelyn S</i>	501 Monticello Lane Plymouth Meeting PA 19462 <i>Whitemarsh Township</i>	65-00-01336-31-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$893,157.55</b> \$2,031.81

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85	16-15203 POSTPONED	MTGLQ Investors, L.P. vs. <i>Carnarvon Nicole &amp; Dyer Jenilee</i>	1816 Erlen Road Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-09592-00-7 Stern & Eisenberg, P.C.	<b>\$259,371.28</b> \$2,226.26
95	16-22680 OPEN	US Bank National Association as Trustee for Certificate Holders of Bear Stearns Series 2005- AC4 vs. <i>Smith Jacqueline</i>	55 Hilldale Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-14845-00-1 Eckert Seamans Cherin & Mellott, LLC	<b>\$275,458.78</b> \$1,922.58
96	16-22703 OPEN	LSF9 Master Participation Trust vs. <i>Wells Jarrett T &amp; Jacqueline T</i>	318 Baintree Road Bryn Mawr PA 19010 <i>Lower Merion Township</i>	40-00-03076-00-7 Manley Deas Kochalski, LLC	<b>\$654,458.97</b> \$2,876.04
106	17-00227 OPEN	JPMorgan Chase Bank, National Association vs. <i>Hawkins Robert K &amp; Lavine-Hawkins Patricia aka Lavine-Hawkins Patricia A aka Hawkins Patricia L aka Lavine Hawkins P</i>	201 Township Line Road Schwenksville PA 19473 <i>Limerick Township</i>	37-00-05236-05-5 Shapiro & DeNardo, LLC	<b>\$253,629.87</b> \$1,781.55
107	17-01380 OPEN	JP Morgan Chase Bank, N.A. vs. <i>Alexaki Deborah &amp; Scott</i>	717 West Valley Forge Road King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-19837-00-4 KML Law Group, P. C.	<b>\$396,350.06</b> \$2,082.39
109	17-03115 OPEN	Wells Fargo Bank NA vs. <i>Kormaenicki Kathileen aka Kathileen A &amp; Dubin Justin K aka Dubin Justin Komar (dec'd) &amp; Dubin Stanley &amp; Unkown Heirs</i>	535 Revere Road Merion Station PA 19066 <i>Lower Merion Township</i>	40-00-49432-00-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$751,197.75</b> \$2,620.40
112	17-04882 POSTPONED BY COURT	Ocwen Loan Servicing, LLC vs. <i>Jones Mitchell R &amp; Jeannette M (Dec'd) &amp; USA</i>	715 Collins Avenue Lansdale PA 19446 <i>Upper Gwynedd Township</i>	56-00-01623-65-2 Stern & Eisenberg, PC	<b>\$398,766.06</b> \$2,299.46
116	17-08446 OPEN	Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust B vs. <i>Yu Book a/k/a Bock S &amp; Yoon Eul a/k/a Eul B</i>	5001 Rose Court Lower Providence PA 19426 <i>Lower Providence Township</i>	43-00-12556-10-9 Manley Deas Kochalski LLC	<b>\$277,496.87</b> \$1,691.61

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117	17-09149 POSTPONED	Branch Banking and Trust Company vs. <i>Rath Gerald E. &amp; Christine A a/k/a Christine M Amento</i>	120 West 8th Avenue Conshohocken PA 19428 <i>Conshohocken Borough</i>	05-00-00612-00-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$67,406.97</b> \$2,153.08
124	17-14792 POSTPONED	Republic First Bank d/b/a Republic Bank vs. <i>Mainland Terroir, LLC</i>	17 Mainland Road aka 17 Main St Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-01684-00-3 & (53-00-08126-00-2 - Vac Land) McCarter & English, LLP	<b>\$376,218.22</b> \$2,587.91
133	17-19480 OPEN	Bayview Loan Servicing, LLC vs. <i>Branigan Frank &amp; Tracy</i>	215 Lincoln Terrace Norristown PA 19403 <i>West Norriton Township</i>	63-00-04684-00-5 KML Law Group, P. C.	<b>\$342,378.44</b> \$1,866.33
138	17-21585 POSTPONED BY COURT	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	<b>\$84,250.37</b> \$1,823.04
140	17-22357 OPEN	Citizens Bank of Pennsylvania vs. <i>Molas Sandra &amp; USA</i>	7900 Old York Road Unit 710-A Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-30005-84-3 The Law Office of Gregory Javardian LLC	<b>\$60,793.65</b> \$2,264.47
141	17-23167 OPEN	Deutsche Bank National Trust Company et al vs. <i>Dent William L. III &amp; Lisa L.</i>	915 Woodland Avenue Eagleville PA 19403 <i>East Norriton Township</i>	33-00-10805-00-7 Parker McCay P.A.	<b>\$504,841.72</b> \$2,006.34
142	17-23283 OPEN	Branch Banking & Trust Co. vs. <i>Feather Miles N.</i>	506 North Evans Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-07660-00-1 McCabe Weisberg & Conway, P.C.	<b>\$107,068.19</b> \$1,622.82
144	17-24059 POSTPONED	CitiMortgage, Inc. vs. <i>Fredericks Linda S. AKA Hennessy Linda</i>	1306 Barbaras Court North Wales PA 19454 <i>Montgomery Township</i>	46-00-00005-26-4 Powers Kirm , LLC	<b>\$154,305.25</b> \$1,532.15

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146	17-26296 POSTPONED BY COURT	U.S. Bank National Association vs.  <i>Montague, Scott D.</i>	442 Brookside Avenue Lower Gwynedd PA 19002 <i>Lower Gwynedd Township</i>	39-00-00454-00-2 KML Law Group, P. C.	<b>\$295,870.26</b> \$1,923.53
152	17-26866 OPEN	Wells Fargo Bank, N.A. vs.  <i>Vicario William E. &amp; Tonya S.</i>	763 Rising Sun Road Telford PA 18969 <i>Franconia Township</i>	34-00-04255-00-4 Manley Deas Kochalski, LLC	<b>\$150,371.82</b> \$1,856.13
158	17-28899 OPEN	Wells Fargo Bank, NA vs.  <i>Smith Charles &amp; Omar Kirsten</i>	170 Walnut Street King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-20308-00-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$172,981.90</b> \$1,881.80
159	17-29455 POSTPONED BY COURT	Deutsche Bank National Trust Co. vs.  <i>Hansley Melissa &amp; Bret</i>	140 West Moyer Road Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02260-20-9 Stern & Eisenberg PC	<b>\$334,597.62</b> \$2,406.48
160	18-00431 OPEN	LSF10 Master Participation Trust vs.  <i>Lewis Shawn C. and Nicole L.</i>	1203 Duchess Court Limerick PA 19468 <i>Limerick Township</i>	37-00-00657-07-3 Richard M. Squire & Associates, LLC	<b>\$301,285.95</b> \$3,066.63
166	18-03791 OPEN	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 LLC	<b>\$248,053.85</b> \$1,683.33
169	18-03842 POSTPONED	Carrington Mortgage Services, LLC vs.  <i>Chronister Louie R. aka Louie Richard</i>	4003 Walnut Ridge Estates Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-05119-94-1 Shapiro & DeNardo, LLC	<b>\$149,913.75</b> \$2,006.34
171	18-04213 POSTPONED BY COURT	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 P.C.	<b>\$210,198.83</b> \$1,670.55

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174	18-04497 POSTPONED	Pennsylvania Housing Finance Agency vs. <i>McConnon Mary K., Dennis a/k/a Dennis M.</i>	446 Mill Street Boyertown PA 19512 <i>Douglass Township</i>	32-00-01636-00-6 Martha E. Von Rosenstiel, P.C.	<b>\$192,682.39</b> \$1,701.02
177	18-06199 OPEN	Pennymac Loan Services, LLC vs. <i>Hoffman David Lee a/k/a Hoffman David Lee III &amp; Brake Savana Key</i>	2061 Morgan Hill Drive 7A aka 2061 Morgan Hill Drive, Lower M28 Pennsburg PA 18073 <i>Upper Hanover Township</i>	57-00-02650-60-9 Phelan Hallinan Diamond & Jones, LLP	<b>\$190,304.50</b> \$1,944.28
179	18-07119 BANKRUPTCY POSTPONED	Citadel Federal Credit Union vs. <i>Thompson Melody C.</i>	650 Fawn Circle King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-06780-61-4 Fox Rothschild, LLP	<b>\$189,716.34</b> \$1,834.68
189	18-12931 POSTPONED	LSF9 Master Participation Trust vs. <i>Masson Carol, Peel Margaret &amp; USA</i>	614 Ascot Court North Wales PA 19454-4523 <i>Montgomery Township</i>	46-00-00001-24-1 Richard M. Squire & Associates, LLC	<b>\$253,879.71</b> \$2,074.28
190	18-13137 POSTPONED BY COURT	Wells Fargo Bank, N.A. vs. <i>Peiper, Chad E. &amp; Aryn aka Brooke Aryn</i>	526 Ford Street Conshohocken PA 19428 <i>West Conshohocken Borough</i>	24-00-00959-00-7 Powers Kirn, LLC	<b>\$350,664.19</b> \$2,169.61
192	18-14288 BANKRUPTCY POSTPONED	U.S. Bank National Association vs. <i>Whitney Kim, Barry D. aka Barry</i>	1082 Edgehill Road aka 1082 Edge Hill Rd Abington PA 19001 <i>Abington Township</i>	30-00-15552-00-6 Stern & Eisenberg, PC	<b>\$135,284.17</b> \$2,682.14
193	18-14972 BANKRUPTCY POSTPONED	Penn Community Bank vs. <i>Landis, Jonathan &amp; Crystal</i>	660 Seminary Street Pennsburg PA 18073 <i>Pennsburg Borough</i>	15-00-02462-73-6 Grim, Biehn & Thatcher P.C.	<b>\$136,641.09</b> \$2,063.33
198	18-17139 OPEN	LSF9 Master Participation Trust vs. <i>Wheeler-Farmer Michelle R aka Wheeler Michelle aka Wheeler Farmer Michelle R &amp; Farmer Robert</i>	1728 High Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-28560-00-3 Manley Deas Kochalski, LLC	<b>\$207,817.62</b> \$1,834.26

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200	18-18012 BANKRUPTCY POSTPONED	Ditech Financial, LLC vs.  <i>Hinnegan Patrick M. &amp; Anne T.</i>	516 Argyle Avenue Ambler PA 19002 <i>Upper Dublin Township</i>	54-00-00757-00-8 RAS Citron LLC	<b>\$152,207.28</b> \$2,282.21
202	18-18745 OPEN	Wells Fargo Bank vs.  <i>Mertz Denise A</i>	1139 South Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-27112-00-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$69,855.28</b> \$1,780.87
204	18-19090 OPEN	Lakeview Loan Servicing, LLC vs.  <i>Mann Matthew S &amp; Laverty Melissa A</i>	404 Franklin Court Collegeville PA 19426 <i>Trappe Borough</i>	23-00-00425-39-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$225,635.95</b> \$1,626.04
205	18-19100 POSTPONED	Wells Fargo Bank vs.  <i>Debickes Joshua E. &amp; USA</i>	1459 Lotus Drive Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-01747-00-2 Manley, Deas, Kochalski, LLC	<b>\$129,647.36</b> \$1,938.51
212	18-21781 OPEN	Federal National Mortgage Assciation ("Fannie Mae") vs.  <i>Velez Carlos &amp; Camps Maribel</i>	1543 Lakeside Road Pennsburg PA 18073 <i>Upper Hanover Township</i>	57-00-02104-00-8 Milstead & Associates, LLC	<b>\$260,917.23</b> \$1,871.73
217	18-22758 OPEN	Wells Fargo Bank, N.A. vs.  <i>Waeltz Gary a/k/a Gary W</i>	318 Cricket Avenue Glenside PA 19038 <i>Abington Township</i>	30-00-11276-00-7 Manley Deas Kochalski, LLC	<b>\$142,756.54</b> \$2,011.95
220	18-23250 OPEN	Nationstar Mortgage, LLC d/b/a Mr. Cooper vs.  <i>Witmer Benjamin E.</i>	81 South Grange Avenue Collegeville PA 19426 <i>Lower Providence Township</i>	43-00-05719-00-7 Shapiro & DeNardo, LLC	<b>\$412,604.45</b> \$1,850.22
223	18-23401 OPEN	Wells Fargo Bank, N.A. vs.  <i>Fischer Kevin C.</i>	364 Bala Avenue Bala Cynwyd PA 19004 <i>Lower Merion Township</i>	40-00-03480-00-8 Manley Deas Kochalski, LLC	<b>\$213,397.48</b> \$1,523.28

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224	18-23559 POSTPONED	Wells Fargo Bank, N.A. vs.  <i>Hinkle Aaron</i>	572 Seminary Street Pennsburg PA 18073 <i>Pennsburg Borough</i>	15-00-02458-22-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$160,717.84</b> \$1,975.16
226	18-23930 OPEN	Wells Fargo Bank, N.A. vs.  <i>Grau Thomas R. &amp; Tamara D.</i>	1 Princeton Road Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-09547-00-7 Manley Deas Kochalski, LLC	<b>\$317,237.64</b> \$1,964.82
231	18-25653 BANKRUPTCY POSTPONED	Nationstar Mortgage LLC d/b/a Mr. Cooper vs.  <i>Pupillo Lori Ann &amp; Sellers Ryan M.</i>	1512 North Keim Street Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-02206-00-2 KML Law Group, P.C.	<b>\$182,274.95</b> \$1,927.23
240	18-27553 OPEN	Carrington Mortgage Services, LLC vs.  <i>McCarthy John J. III</i>	169 Cedar Avenue Conshohocken PA 19428 <i>West Conshohocken Borough</i>	24-00-00380-00-1 Shapiro & DeNardo, LLC	<b>\$270,833.68</b> \$2,491.71
241	18-27580 POSTPONED	Deutsche Bank National Trust Company vs.  <i>Burbank Jacob D.</i>	1042 Terrace Lane Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-29028-00-8 Phelan Hallinan Diamond & Jones, LLP	<b>\$107,217.69</b> \$1,764.38
242	18-27601 POSTPONED	Citizens Bank, N.A. vs.  <i>Trump Daniel F. and Pamela J.</i>	428 Fairview Street Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-01222-00-1 McCabe, Weisberg & Conway, LLC	<b>\$127,711.10</b> \$2,062.88
244	18-27963 OPEN	Bank of America, N.A. vs.  <i>Pergamenter Adeline</i>	307 Tregaron Road Bala Cynwyd PA 19004 <i>Lower Merion Township</i>	40-00-61900-00-7 McCabe, Weisberg & Conway, LLC	<b>\$97,648.28</b> \$2,120.35
245	18-28287 POSTPONED	JP Morgan Chase Bank, National Association vs.  <i>White Carol A. AKA McCoy Carol A.</i>	1076 Oakdale Drive Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-03231-19-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$220,163.93</b> \$2,024.68



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254	18-29746 OPEN	LSF8 Master Participation Trust vs. <i>Bahm Robert G Jr &amp; Elizabeth A a/k/a Lucido Elizabeth A</i>	58 Cedar Court Limerick PA 19468 <i>Limerick Township</i>	37-00-00347-50-7 McCabe, Weisberg & Conway, LLC	<b>\$411,668.20</b> \$1,820.13
255	18-29826 OPEN	Lakeview Loan Servicing, LLC vs. <i>Shireman Mark T.</i>	1324 Harding Boulevard Norristown PA 19401 <i>Norristown Borough</i>	13-00-15336-00-5 Stern & Eisenberg, PC	<b>\$206,593.30</b> \$1,666.75
256	18-29928 OPEN	Kathryn Joan Kivlin vs. <i>Peterson James a/k/a Peterson James Howard &amp; Ledgewood International LTD &amp; Saxon Supply LLC &amp; D.H. Wire LLC</i>	22 Fitzwatertown Road Unit E-6 Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-07492-52-2 Law Office of Gregory Javardian, LLC	<b>\$233,999.93</b> \$2,131.03
259	19-00179 OPEN	Nationstar Mortgage LLC D/B/A vs. <i>Glover Robert L. Sr</i>	121 Buttonwood Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-05632-00-7 Phelan Hallinan Diamond & Jones, LLP	<b>\$111,951.85</b> \$1,711.56
262	19-00619 OPEN	Huntingdon Valley Bank vs. <i>Milks Thomas J &amp; 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.	<b>\$111,730.37</b> \$1,792.71
263	19-00680 OPEN	Nationstar Mortgage, LLC d/b/a Mr. Cooper vs. <i>Mott Joshua M &amp; Wood Veronica</i>	22 West Sixth Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-25996-00-7 KML Law Group, P.C.	<b>\$161,994.53</b> \$1,703.49
264	19-00993 OPEN	Nationstar Mortgage, LLC d/b/a Champion Mortgage Company vs. <i>Rhoades Geraldine J.</i>	330 Linden Avenue Glenside PA 19038 <i>Upper Dublin Township</i>	54-00-10681-00-2 RAS Citron LLC	<b>\$201,806.40</b> \$2,148.03
265	19-01231 POSTPONED	M&T Bank vs. <i>Pavlow, Brigit Gellner &amp; Randy</i>	4802 Renoir Lane Schwenksville PA 19473 <i>Skippack Township</i>	51-00-03095-02-2 KML Law Group, P.C.	<b>\$368,397.84</b> \$1,979.74

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LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	Defendant	Twp/Borough	Attorney	All Costs	
269	19-02276 OPEN	CIT Bank N.A. f/k/a One West Bank vs. <i>Perry Yvette C a/k/a Armstrong-Perry Yvette C a/k/a Cleo Armstrong Yvette a/k/a Perry Yvette &amp; Perry Matthias L a/k/a Perry Matthias Lynn a/k/a Perry Matthias</i>	721 West Oak Street Norristown PA 19401-3763 <i>Norristown Borough</i>	13-00-29296-00-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$108,816.20</b> \$1,952.04
276	19-03628 OPEN	Wells Fargo Bank, N.A. vs. <i>Eckhart Joseph M a/k/a Eckart Joseph Michael</i>	310 West Montgomery Avenue North Wales PA 19454 <i>North Wales Borough</i>	14-00-02008-00-3 Phelan Hallinan Diamond & Jones, LLP	<b>\$198,688.71</b> \$1,873.90
277	19-03633 OPEN	Santander Bank, N.A. vs. <i>Cordero Nathan a/k/a Nathan A &amp; Jaime N.</i>	352 Washington Street Pennsburg PA 18073 <i>Pennsburg Borough</i>	15-00-02581-00-5 Phelan Hallinan Diamond & Jones, LLP	<b>\$99,620.31</b> \$1,856.64
278	19-03941 OPEN	Home Point Financial Corporation vs. <i>Ayer Stephen Robert a/k/a Stephen R &amp; Victoria S a/k/a Victoria Swift</i>	841 Township Line Road Elkins Park PA 19027 <i>Abington Township</i>	30-00-67324-00-2 Phelan Hallinan Diamond & Jones, LLP	<b>\$320,335.58</b> \$2,236.88
280	19-04066 OPEN	Federal Home Loan Mortgage Corporation, et al vs. <i>Schwartz Michael &amp; Nancy</i>	258 Balligomingo Road Gulph Mills PA 19428 <i>Upper Merion Township</i>	58-00-00910-00-4 Milstead & Associates LLC	<b>\$348,497.84</b> \$1,954.81
284	19-04807 OPEN	Nationstar Mortgage LLC dba Mr. Cooper vs. <i>Richards Nelda</i>	124 Providence Forge Road aka 124 Providence Forge Royersford PA 19468 <i>Upper Providence</i>	61-00-04388-48-3 Shapiro & DeNardo, LLC	<b>\$167,431.33</b> \$1,698.66
285	19-04928 OPEN	Pennymac Loan Services, LLC vs. <i>Grasso Thomas J Jr &amp; Rachel J &amp; USA</i>	116 Fairfield Circle East Royersford PA 19468 <i>Upper Providence Township</i>	61-00-04450-15-1 Phelan Hallinan Diamond & Jones, LLP	<b>\$328,826.30</b> \$2,238.40
286	19-04987 OPEN	Wells Fargo Bank N.A. vs. <i>Davenport Anthony G. &amp; Jolanta</i>	38 East Oak Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-28648-00-4 Phelan Hallinan Diamond & Jones, LLP	<b>\$53,935.09</b> \$2,178.79

## County of Montgomery Sheriff's Office

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

**Sale Date: 08/28/2019**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	<i>Defendant</i>	<i>Twtp/Borough</i>	Attorney	All Costs	
287	19-05949 OPEN	Wells Fargo Bank N.A. vs. <i>Rubin Marcia a/k/a Marcia F. &amp; Adams Benedito &amp; Adams Kimberly &amp; McGett Sheldon</i>	129 West 2nd Street aka 129 West Second Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-05488-00-9 Phelan Hallinan Diamond & Jones, LLP	\$31,164.40 \$2,230.40
288	19-06150 OPEN	Penn Community Bank f/k/a First Savings Bank of Perkasie vs.  <i>JTA Properties LLC</i>	3141 Zepp Road Green Lane PA 18054 <i>Upper Salford Township</i>	62-00-02275-00-3; 62-00-02276-00-2; 45-00-03296-70-9 Hill Wallack LLP	\$145,845.77 \$3,473.10

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