

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 01/29/2020

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
7	11-02501 OPEN	US Bank National Association vs. <i>Houser Denise</i>	120 Hanover Avenue North Wales PA 19454 <i>Montgomery Township</i>	46-00-01037-30-3 Manley Deas Kochalski, LLC	\$689,038.49 \$2,134.05
9	11-18124 POSTPONED	School District of Cheltenham Township vs. <i>Waridi Zenobia & USA</i>	220 Rices Mill Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-23005-00-4 Portnoff Law Associates, Ltd.	\$97,856.54 \$1,608.59
10	12-05205 OPEN	Asset Management 19, LLC vs. <i>Ahmed Rafeeq</i>	2625 Horsham Road Hatboro PA 19040 <i>Upper Moreland Township</i>	59-00-09553-00-9 Norris McLaughlin & Marcus PA	\$177,360.36 \$1,978.68
11	12-05493 OPEN	Lsf9 Master Participation Trust vs. <i>Dalesandro Edward J & Rosemary A aka O'Donnell Rosemary A. aka Rosemary</i>	128 Bonnet Lane Hatboro PA 19040-4521 <i>Upper Moreland Township</i>	59-00-01273-00-9 Phelan Hallinan Diamond & Jones, LLP	\$356,389.40 \$1,847.88
20	13-09920 POSTPONED BY COURT	U.S. Bank N.A. vs. <i>White Joseph & Jennifer</i>	403 Division Street Jenkintown PA 19046-3216 <i>Jenkintown Borough</i>	10-00-00832-00-4 Phelan Hallinan Diamond & Jones, LLP	\$232,164.25 \$2,146.52
21	13-10236 POSTPONED BY COURT	U.S. Bank National Association vs. <i>Williams Sheila</i>	567 Wanamaker Road Jenkintown PA 19046 <i>Abington Township</i>	30-00-70112-00-4 Richard M. Squire & Associates, LLC	\$302,474.63 \$2,350.25
26	13-29473 OPEN	U.S. Bank National Association vs. <i>Henderson David & Cecial Nicole</i>	512 Championship Drive Harleysville PA 19438-2177 <i>Lower Salford Township</i>	50-00-00428-06-2 Phelan Hallinan Diamond & Jones, LLP	\$577,813.90 \$2,427.56
33	14-18922 POSTPONED BY COURT	CitiMortgage, Inc. vs. <i>Grasty Patricia & USA</i>	1529 Saint James Place Abington PA 19001 <i>Abington Township</i>	30-00-63384-00-9 Powers Kirm, LLC	\$170,777.78 \$2,335.40

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34	14-23915 POSTPONED BY COURT	Wells Fargo Bank, N.A. vs. <i>Ortolani Jacquelyn I & Anthony E (dec'd) & USA</i>	122 Gwynmont Drive North Wales PA 19454 <i>Montgomery Township</i>	46-00-01035-18-8 Powers Kirm, LLC	\$295,090.83 \$2,092.25
35	14-29707 OPEN	U.S. Bank, N.A. vs. <i>Eble Mark P & Michele A</i>	155 Upland Avenue Horsham PA 19044 <i>Horsham Township</i>	36-00-11272-00-5 Milstead & Associates, LLC	\$379,631.30 \$1,745.49
37	15-04831 OPEN	Wilmington Savings Fund Society vs. <i>Woolbert Martin & Susan</i>	520 Deerfield Drive Norristown PA 19403-1202 <i>Lower Providence Township</i>	43-00-02971-00-1 Phelan Hallinan Diamond & Jones, LLP	\$330,697.50 \$2,323.02
39	15-05550 POSTPONED BY COURT	James P. Colahan vs. <i>Parmar Jayant K. Sr., Ratan P. & Jaymala, Inc.</i>	632 Eagle Lane Lansdale PA 19446 <i>Upper Gwynedd Township</i>	56-00-01917-59-2 Friedman, Schuman, Applebaum & Nemeroff, P.C.	\$337,498.29 \$2,664.09
40	15-05757 OPEN	Meadows Condominium Association vs. <i>Roscoe Linda D</i>	1610 Meadowview Lane Mont Clare PA 19453 <i>Upper Providence Township</i>	61-00-01662-78-8 Clemons Richter & Reiss, P.C.	\$26,846.77 \$1,845.34
47	15-29485 POSTPONED BY COURT	Wilmington Savings Fund Society vs. <i>Ricci Emil T. & Barbara</i>	118 Johns Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-15787-00-4 Powers Kirm, LLC	\$193,603.34 \$2,311.73
50	16-01365 OPEN	Cascade Funding Mortgage Trust 2017-1 vs. <i>Dwojak Paula R.</i>	434 Moyer Road Pottstown PA 19464 <i>New Hanover Township</i>	47-00-01896-00-1 Stern and Eisenberg P.C.	\$227,538.47 \$2,300.80
51	16-01735 OPEN	The Bank of New York vs. <i>Schwartz Ronald & Lori</i>	1756 Hood Lane Ambler PA 19002 <i>Upper Dublin Township</i>	54-00-08680-86-9 Law Offices of Gregory Javardian LLC	\$445,900.34 \$2,604.48

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60	16-14191 OPEN	M&T Bank vs. <i>Didio James & Green Marla J.</i>	1320 Monk Road Gladwyne PA 19035 <i>Lower Merion Township</i>	40-00-37892-00-3 KML Law Group, P. C.	\$2,023,853.32 \$2,548.95
63	16-20535 POSTPONED BY COURT	The Bank of NY Mellon vs. <i>Capasso Flora H.</i>	3013 Grace Lane Pennsburg PA 18073 <i>Upper Hanover Township</i>	57-00-01160-57-2 Powers Kirm, LLC	\$210,141.93 \$1,898.84
65	16-22703 OPEN	LSF9 Master Participation Trust vs. <i>Wells Jarrett T & Jacqueline T</i>	318 Baintree Road Bryn Mawr PA 19010 <i>Lower Merion Township</i>	40-00-03076-00-7 Manley Deas Kochalski, LLC	\$670,056.09 \$2,871.03
67	16-23296 POSTPONED BY COURT	MV051, LLC vs. <i>Case Carla M. aka Sorrells Carla</i>	1506 Willow Avenue Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-28843-00-7 Norris McLaughlin & Marcus, P.A.	\$28,821.59 \$1,677.12
68	16-24962 POSTPONED	HSBC Bank USA vs. <i>Busby Robert & Robin</i>	1100 Hillcrest Road Penn Valley PA 19072 <i>Lower Merion Township</i>	40-00-25684-00-7 Manley Deas Kochalski, LLC	\$670,551.19 \$1,859.24
70	16-25712 POSTPONED BY COURT	Pennymac Loan Services, LLC vs. <i>Laychock Matthew & Sibre Melanie (Dec'd)</i>	525 Ryers Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-24016-00-1 Phelan Hallinan Diamond & Jones, LLP	\$318,462.05 \$2,331.27
71	16-26343 OPEN	Citizens Bank of Pennsylvania vs. <i>Chinn Howard and Deborah</i>	1469 Catlin Way Dresher PA 19025 <i>Upper Dublin Township</i>	54-00-03885-15-8 Law Offices of Gregory Javardian LLC	\$377,629.84 \$2,084.64
74	16-27225 OPEN	Bayview Loan Servicing, LLC vs. <i>Bucci Carol & Rocco</i>	1720 Hood Lane Maple Glen PA 19002 <i>Upper Dublin Township</i>	54-00-08680-77-9 Mattleman, Weinroth & Miller, P.C.	\$340,358.58 \$2,037.75

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76	16-28052 OPEN	Wilmington Trust National Association vs. <i>Baker April J & Thomas R</i>	1144 Morgan Hill Drive Pennsburg PA 18073 <i>Upper Hanover Township</i>	57-00-01006-17-2 KML Law Group, P.C.	\$449,722.80 \$1,766.49
77	16-29714 OPEN	MTGLQ Investors, L.P. vs. <i>Bloncourt George</i>	2637 Barnes Avenue Abington PA 19001 <i>Abington Township</i>	30-00-03464-00-7 Hladik Onorato & Pearlstine, LLP	\$343,211.17 \$1,913.94
79	17-00992 OPEN	Deutsche Bank National Trust Company vs. <i>Nealman Charles L.</i>	364 Adrian Road Collegetown PA 19426 <i>Perkiomen Township</i>	48-00-00160-00-8 RAS Citron LLC	\$201,566.84 \$2,083.41
80	17-03341 OPEN	JPMorgan Chase Bank, National Association vs. <i>Friel Christopher J & Molz Erica L</i>	1004 South Park Avenue Norristown PA 19403 <i>Lower Providence Township</i>	43-00-10330-00-4 Shapiro & DeNardo, LLC	\$186,664.66 \$1,710.03
85	17-04880 OPEN	The Council of Elkins Park, A Condominium vs. <i>Green Florazell</i>	7900 Old York Road Unit 605B Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-30006-86-9 Steven L. Sugarman & Associates	\$10,551.95 \$2,089.05
86	17-05436 OPEN	Truist Bank vs. <i>Dickey Erin Jo</i>	1847 Orlando Road Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02452-00-8 McCabe, Weisberg & Conway, P. C.	\$210,377.43 \$1,872.90
87	17-06687 OPEN	The Bank of New York Mellon vs. <i>Barbagallo Sean & Julie A</i>	2406 Lomara Drive Pottstown PA 19464 <i>New Hanover Township</i>	47-00-00028-02-4 KML Law Group, P. C.	\$254,498.55 \$1,937.34
89	17-09517 OPEN	U.S. Bank N.A. vs. <i>Hurley Megan A & Steven G. & Marco Kathleen</i>	7 Madison Road Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-11749-00-9 KML Law Group, P. C.	\$346,657.77 \$2,168.70

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95	17-17444 POSTPONED	The Bank of New York Mellon vs. <i>Weber Joyce aka Joyce A & William & USA</i>	265 Pamela Circle Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-03174-04-3 Stern & Eisenberg, PC	\$245,324.18 \$2,310.08
98	17-19683 OPEN	School District of Cheltenham Township vs. <i>Hastings Stephen & Scott David Mulvey, Executor Estate of Dorothy H. Mulvey (dc'd)</i>	222 Hewett Road Wyncote PA <i>Cheltenham Township</i>	31-00-14272-00-7 Portnoff Law Associates, Ltd.	\$10,611.56 \$2,357.13
99	17-20323 OPEN	Nationstar Mortgage, LLC vs. <i>Spiller Donald aka Donald G</i>	1313 Ashbourne Road aka 313 Ashbourne Road Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-00721-00-4 KML Law Group, P. C.	\$329,970.02 \$1,837.26
106	17-24059 POSTPONED BY COURT	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	\$154,305.25 \$1,532.15
113	17-29339 OPEN	LoanCare, LLC vs. <i>Campbell Alana</i>	412 Centre Ave aka 100 Centre Ave Condo Unit 412 Norristown PA 19403 <i>West Norriton Township</i>	63-00-04865-09-4 McCabe Weisberg & Conway, P.C.	\$98,459.77 \$1,935.63
114	18-00431 POSTPONED BY COURT	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	\$301,285.95 \$3,086.63
119	18-03243 OPEN	Sovereign Bank vs. <i>Breidenbach Scott F, Executor & Weber Richard L (dec'd)</i>	631 East High Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-15068-00-9 Hourigan, Kluger & Quinn, P.C.	\$156,469.18 \$1,595.23
120	18-03557 OPEN	Bayview Loan Servicing, LLC vs. <i>White Tina L.</i>	142 Walnut Street Phoenixville PA 19453 <i>Upper Providence Township</i>	61-00-05494-00-7 KML Law Group, P.C.	\$163,210.99 \$1,782.48

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127	18-05195 OPEN	PNC Bank N.A. vs. <i>Birli Scott D & Cindy L</i>	241 Elm Street Gilbertsville PA 19525 <i>Douglass Township</i>	32-00-01560-00-1 Phelan Hallinan Diamond & Jones, LLP	\$216,404.31 \$1,890.12
128	18-05997 POSTPONED	JPMorgan Chase Bank, National Association vs. <i>Pearlstein Gary & Jeannie M</i>	250 Cowpath Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-02353-00-6 Shapiro & DeNardo, LLC	\$152,110.07 \$1,987.34
134	18-07677 OPEN	JPMorgan Chase Bank, N.A. vs. <i>Valencia Brandyon Anthony & Jenkins Jolene</i>	1486 Needham Circle Hatfield PA 19440 <i>Hatfield Township</i>	35-00-07061-48-2 Shapiro & DeNardo, LLC	\$211,093.48 \$2,169.18
135	18-07703 OPEN	Cascade 2017-1 Alternative Holdings, LLC vs. <i>Quarles James F & Michelle R</i>	1801 Maple Circle Lansdale PA 19446 <i>Worcester Township</i>	67-00-02133-00-5 Stern & Eisenberg, PC	\$325,216.97 \$1,504.88
143	18-08876 POSTPONED	Flagstar Bank FSB vs. <i>Rose Lorna Majetta</i>	141 Old Cedarbrook Road Bldg. 26 Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-17338-84-5 McCabe, Weisberg & Conway, LLC	\$333,294.08 \$2,395.34
145	18-13286 BANKRUPTCY POSTPONED	Federal National Mortgage Association vs. <i>Filton Jr., Robert J aka Filton Robert J Jr</i>	790 North Hills Avenue Glenside PA 19038 <i>Upper Dublin Township</i>	54-00-12445-00-2 Martha E. Von Rosenstiel, P.C.	\$233,469.00 \$1,900.62
146	18-13560 OPEN	Nations Lending Corporation vs. <i>Thompson Steven A.</i>	434 Cedar Street Jenkintown PA 19046-2721 <i>Jenkintown Borough</i>	10-00-00164-00-6 Phelan Hallinan Diamond & Jones, LLP	\$211,065.00 \$1,818.88
153	18-16387 OPEN	Perkiomen Valley School District vs. <i>Long Harry & Betty (dec'd)</i>	4 Fourth Avenue Schwenksville PA 19473 <i>Lower Frederick Township</i>	38-00-00265-00-3 Portnoff Law Associates Ltd.	\$5,183.58 \$1,654.35

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154	18-17102 OPEN	LNV Corporation vs. <i>Leonard John W & Shawna</i>	537 East Church Road Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-06298-00-7 Manley Deas Kochalski, LLC	\$577,728.79 \$2,000.88
159	18-18823 POSTPONED	CIT Bank, N.A. vs. <i>McKenna Karen & Cavanaugh Barbara Lynn & Smith Elizabeth J (dec'd) & Unknown Heirs</i>	2898 Senak Road Roslyn PA 19001 <i>Abington Township</i>	30-00-61752-00-3 Shapiro & DeNardo, LLC	\$219,667.15 \$2,504.51
162	18-19456 OPEN	Wells Fargo Bank, N. A. vs. <i>Kilroy Zachary S a/k/a Zachery</i>	1 Orchard Court Royersford PA 19468 <i>Upper Providence Township</i>	61-00-04076-03-9 Manley Deas Kochalski, LLC	\$120,453.29 \$1,888.50
163	18-19814 OPEN	U.S. Bank National Association vs. <i>Avrach Benjamin S & Zick Christina L</i>	1479 Village Way Lansdale PA 19446 <i>Towamencin Township</i>	53-00-09020-00-8 Shapiro & DeNardo, LLC	\$258,945.59 \$1,339.80
165	18-20188 OPEN	Metropolitan Life Insurance Company vs. <i>Murphy Edward J.</i>	493 Springdale Avenue Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-05449-00-6 KML Law Group, P. C.	\$151,999.98 \$2,194.86
174	18-23135 POSTPONED	WC Fund III, LLC vs. <i>Johnstone Lance</i>	8109 Newbold Lane Laverock PA 19038-7107 <i>Cheltenham Township</i>	31-00-20260-00-4 Stivale Law Offices, PLLC	\$56,032.71 \$2,179.74
175	18-23271 POSTPONED BY COURT	Bayview Loan Servicing, LLC vs. <i>Peal Mary</i>	1638 Newport Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-46008-00-6 KML Law Group, P.C.	\$187,233.16 \$1,857.98
177	18-23636 POSTPONED	Citizens Bank of Pennsylvania vs. <i>Resch Robert & Susan H.</i>	220 Terminal Avenue Erdenheim PA 19038 <i>Springfield Township</i>	52-00-17329-00-7 Law Office of Gregory Javardian, LLC	\$257,639.60 \$2,090.90

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179	18-24601 POSTPONED BY COURT	Wells Fargo Bank NA vs. <i>Griffin R Michael AKA R M</i>	21 East Montgomery Avenue Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-03925-00-9 Phelan Hallinan Diamond & Jones, LLP	\$166,056.69 \$1,995.71
182	18-26359 OPEN	The Grande at Riverview Condominium Association vs. <i>Conway Ryan</i>	350 West Elm Street Unit 3311 Conshohocken PA 19428 <i>Conshohocken Borough</i>	05-00-02680-67-2 Stark & Stark	\$27,801.37 \$1,688.40
186	18-28143 OPEN	Specialized Loan Servicing, LLC vs. <i>Leflar Patricia A aka Jenski Patricia A</i>	620 Manatawny Street Condo 55 Bldg 6 Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-19973-12-6 Shapiro & DeNardo, LLC	\$18,274.54 \$1,894.41
189	18-29532 POSTPONED BY COURT	Deutsche Bank National Trust Company vs. <i>Jablokov Vladimir I aka Vladimir & USA</i>	4134 Jackson Drive Lafayette Hill PA 19444 <i>Whitemarsh Township</i>	65-00-06085-00-6 Phelan Hallinan Diamond & Jones, LLP	\$309,961.10 \$2,464.13
194	19-00619 BANKRUPTCY POSTPONED	Huntingdon Valley Bank vs. <i>Milks Thomas J & Corinne Ann</i>	515 North York Road Unit 9E Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-19898-95-9 Berger Law Group, P.C.	\$111,730.37 \$1,812.71
200	19-02662 POSTPONED BY COURT	David Scheuermann vs. <i>Halteman Arlin & Georgina a/k/a Georgeina</i>	2185 Kulp Road 2590 Kriebel Road Harleysville PA 19438 <i>Towamencin Township</i>	53-00-04300-00-3; 53-00-04312-01-8 Lesavoy Butz & Seitz LLC	\$418,500.00 \$7,630.49
201	19-03212 POSTPONED	Federal National Mortgage Association vs. <i>Duncan George</i>	45 Casselberry Drive Norristown PA 19403 <i>Lower Providence Township</i>	43-00-02079-44-3 Milstead & Associates LLC	\$237,289.18 \$2,537.23
204	19-03925 POSTPONED BY COURT	PNC Bank, National Association vs. <i>Harwanko Ulana a/k/a Ulana M & Myron & Johnson Michael</i>	266 Cricklewood Circle Lansdale PA 19446 <i>Montgomery Township</i>	46-00-00666-18-8 Manley Deas Kochalski, LLC	\$315,329.79 \$2,562.26

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205	19-03957 POSTPONED	Quicken Loans Inc. vs. <i>Abdelmalak Rasha & Nageb Adel</i>	509 Carousel Circle Norristown PA 19403 <i>West Norriton Township</i>	63-00-00908-24-4 KML Law Group, P.C.	\$184,689.06 \$1,966.97
213	19-04945 OPEN	Bank of America N.A. vs. <i>Santos Angel B.</i>	425 Harrison Avenue Glenside PA 19038 <i>Cheltenham Township</i>	31-00-13438-00-4 KML Law Group, P.C.	\$272,500.51 \$2,374.71
218	19-05166 OPEN	Reverse Mortgage Solutions, Inc. vs. <i>Ratkowski Edward A Jr. & Wilshinski Walter & Unknown Heirs of Nardi Sylvia (dc'd)</i>	393 Evergreen Road King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-06730-00-7 RAS Citron LLC	\$277,138.88 \$3,067.20
219	19-05650 POSTPONED	DITECH Financial LLC vs. <i>Terry William R. aka William Robert & Naomi J. aka Robinson-Terry Naomi Jill</i>	1400 Plymouth Boulevard Norristown PA 19401 <i>Norristown Borough</i>	13-00-30672-00-5 Phelan Hallinan Diamond & Jones, LLP	\$106,693.86 \$2,419.31
220	19-05908 OPEN	Lakeview Loan Servicing, LLC vs. <i>Gardenier Kevin C. & Jacquelyn D.</i>	1239 Randy Drive Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-03940-00-5 KML Law Group, P.C.	\$164,031.55 \$2,066.49
222	19-06056 OPEN	Freedom Mortgage Corporation vs. <i>Knox Robert Lee</i>	201 Bellows Way Lansdale PA 19446 <i>Montgomery Township</i>	46-00-00057-02-3 KML Law Group, P.C.	\$299,109.20 \$1,887.51
225	19-07393 OPEN	The Bank of New York Mellon Trust Company vs. <i>Perkins Brian L & Russell Jennifer</i>	943 Bush Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-00428-09-2 RAS Citron LLC	\$233,566.06 \$2,001.69
227	19-07421 OPEN	Wells Fargo Bank, N.A. vs. <i>Garon Daniel W</i>	1114 Limekiln Pike Ambler PA 19002 <i>Horsham Township</i>	36-00-06604-00-2 Phelan Hallinan Diamond & Jones, LLP	\$186,006.54 \$1,930.90

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228	19-07636 OPEN	Midfirst Bank vs. <i>Walk Sergio</i>	640 Stanbridge Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-34696-00-4 KML Law Group, P.C.	\$128,880.21 \$1,753.50
230	19-07914 OPEN	Freedom Mortgage Corporation vs. <i>Merman John Andrew & Miller Karen E</i>	139 Pennapacker Road Collegetown PA 19426 <i>Upper Providence Township</i>	61-00-04087-00-1 Phelan Hallinan Diamond & Jones, LLP	\$295,038.80 \$1,938.76
231	19-08087 OPEN	Wells Fargo Bank, N.A. vs. <i>Scampton Richard M.</i>	3319 Salford Station Road Perkiomenville PA 18074-9748 <i>Upper Frederick Township</i>	55-00-01435-00-4 Phelan Hallinan Diamond & Jones, LLP	\$131,208.59 \$1,677.91
232	19-08199 POSTPONED	M&T Bank vs. <i>Donahue Lynn aka Lynn F & John E & USA</i>	1318 Pine Brook Court Maple Glen PA 19002 <i>Horsham Township</i>	36-00-02110-04-1 Stern & Eisenberg PC	\$443,113.20 \$3,108.35
234	19-10946 OPEN	Wells Fargo Bank, N.A. vs. <i>Yeager Sylvia L</i>	377 North Evans Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-08188-00-4 Phelan Hallinan Diamond & Jones, LLP	\$66,818.27 \$1,688.77
240	19-12595 OPEN	The Bank of New York Mellon vs. <i>Monteleone Susan L & Gerald T</i>	410 Ford Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-02144-00-5 KML Law Group, P.C.	\$108,611.95 \$1,839.72
241	19-12781 OPEN	Wells Fargo Bank, N.A. vs. <i>Mannato Michael J aka Michael</i>	1010 Middleton Place Norristown PA 19403 <i>West Norriton Township</i>	63-00-05211-19-8 Manley Deas Kochalski LLC	\$112,474.94 \$1,704.45
247	19-15110 BANKRUPTCY POSTPONED	LSF11 Master Participation Trust vs. <i>Aurello Veronica A & Nicole & Stephanie</i>	138 Rosemary Avenue Ambler PA 19002-4723 <i>Ambler Borough</i>	01-00-04267-00-7 Phelan Hallinan Diamond & Jones, LLP	\$218,078.72 \$2,005.30

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	Status	Defendant	Twp/Borough	Attorney	All Costs
248	19-15153 OPEN	All Credit Considered Mortgage, Inc. vs. <i>Neubauer Robin Beth & Keir</i>	75 Brownstone Drive Norristown PA 19401 <i>East Norriton Township</i>	33-00-00963-30-9 Stern & Eisenberg PC	\$319,958.43 \$2,218.47
250	19-15323 OPEN	U.S. Bank Trust, National Association vs. <i>Shearer Robert M & Debra</i>	708 West Elm Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-10816-00-7 Tucker Arensberg, P.C.	\$99,002.12 \$1,962.09
251	19-15474 OPEN	Midfirst Bank vs. <i>Lawrence Julia J.</i>	847 Spruce Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-28272-02-6 KML Law Group, P.C.	\$49,017.02 \$1,807.11
252	19-15857 OPEN	Ditech Financial LLC vs. <i>Farris Laura Ann aka Laura A</i>	5051 Militia Hill Road Plymouth Meeting PA 19462 <i>Whitemarsh Township</i>	65-00-01297-00-6 Phelan Hallinan Diamond & Jones, LLP	\$293,332.23 \$1,758.34
255	19-15954 OPEN	U.S. Bank National Associaiton vs. <i>Jansen Patricia</i>	218 West 8th (Eighth) Street Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-04680-00-7 Stern & Eisenberg, P.C.	\$147,382.33 \$2,106.13
257	19-16223 OPEN	Wells Fargo Bank National Association vs. <i>O'Brien James Patrick</i>	819 Treetop Lane Norristown PA 19403 <i>West Norriton Township</i>	63-00-08201-42-1 Hladik Onorato & Federman, LLP	\$183,280.52 \$2,177.29
258	19-16677 OPEN	Nationstar Mortgage LLC, d/b/a Champion Mortgage Company vs. <i>Szmit Mary T.</i>	1234 Thomson Road Roslyn PA 19001 <i>Abington Township</i>	30-00-66704-00-1 RAS Citron LLC	\$218,380.04 \$2,200.05
259	19-16738 OPEN	Wells Fargo Bank vs. <i>Chae, Richard & Janice aka Janice S.</i>	14 Breyer Court aka 14 Breyer Court 14C Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-03127-64-9 Manley Deas Kochalski, LLC	\$192,418.74 \$1,586.49

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 01/29/2020

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	Defendant	Twp/Borough	Attorney	All Costs	
260	19-17165 OPEN	U.S. Bank Trust, National Association vs. <i>Reilley Gregory R & Beth R</i>	902 Cherry Circle Lansdale PA 19446 <i>Worcester Township</i>	67-00-00582-07-1 RAS Citron, LLC	\$119,247.91 \$1,961.82
261	19-17391 OPEN	Trumark Financial Credit Union vs. <i>Dannaker Melissa K.</i>	105 Hartranft Avenue Norristown PA 19401 <i>Norristown Borough</i>	13-00-15760-00-4 Law Office of Gregory Javardian LLC	\$77,206.83 \$1,912.57
262	19-17870 OPEN	Deutsche Bank National Trust Company vs. <i>Aurienna Diane L aka Diane & Ferruccio J & USA</i>	2301 Oakland Drive Norristown PA 19403-2644 <i>West Norriton Township</i>	63-00-05519-39-4 Phelan Hallinan Diamond & Jones, LLP	\$282,713.65 \$2,442.97
264	19-18232 OPEN	Santander Bank, N.A. vs. <i>Daywalt Carol Ann</i>	250 Tanglewood Lane Condo Unit L-2 King of Prussia PA 19406-2365 <i>Upper Merion Township</i>	58-00-18895-84-7 Phelan Hallinan Diamond & Jones, LLP	\$40,957.60 \$1,967.61
265	19-18370 OPEN	Home Point Financial Corporation vs. <i>Smith-Wilmore Carol M & Weldon Louise S & Unknown Heirs</i>	1005 Valley Glen Road Condo 237 Elkins Park PA 19027 <i>Abington Township</i>	30-00-69921-98-7 Phelan Hallinan Diamond & Jones, LLP	\$138,321.20 \$2,259.10
266	19-18421 OPEN	PHH Mortgage Corporation vs. <i>Brown Minyette M & Stephen D</i>	7440 New Second Street Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-20467-00-4 Stern & Eisenberg PC	\$192,428.34 \$1,996.74
267	19-18477 OPEN	NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. <i>Hirschman Dennis</i>	4 East 6th(Sixth) Street Pottstown PA 19464-5226 <i>Pottstown Borough</i>	16-00-25900-00-4 Phelan Hallinan Diamond & Jones, LLP	\$74,432.08 \$1,757.91
268	19-18704 OPEN	Wilmington Savings Fund Society FSB vs. <i>Nagy Lee aka Lee W</i>	127 Buttonwood Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-05644-00-4 KML Law Group, P.C.	\$82,907.32 \$1,870.83

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	Status	Defendant	Twp/Borough	Attorney	All Costs
269	19-19209 OPEN	Bank of New York Mellon Trust Company NA vs. <i>Freimark Phyllis J.</i>	307 Glenway Road Erdenheim PA 19038 <i>Springfield Township</i>	52-00-07393-00-7 Shapiro & DeNardo, LLC	\$271,370.08 \$2,202.00
270	19-20663 OPEN	Wilmington Savings Fund Society vs. <i>Keyser Anne aka Anne C</i>	8 County Line Road Huntingdon Valley PA 19006-2405 <i>Lower Moreland Township</i>	41-00-02545-00-6; 41-00-02545-10-5 (vacant land) Phelan Hallinan Diamond & Jones, LLP	\$665,310.91 \$2,161.06
272	19-20734 OPEN	Legacy Capital Loan Fund LLC vs. <i>DDMFlips LLC</i>	534 Limerick Center Road Gilbertsville PA 19525 <i>Limerick Township</i>	37-00-02044-00-7 Mester & Schwartz PC	\$349,963.07 \$2,801.68
276	19-25502 OPEN	Midfirst Bank vs. <i>Daouphars Philippe as Executor Estate of Dauphars Georgette(dc'd)</i>	2540 Edge Hill Road Huntingdon Valley PA 19006 <i>Upper Moreland Township</i>	59-00-05851-00-3 KML Law Group P.C.	\$219,181.62 \$3,030.24

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