

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 12/02/2020

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
6	11-12510 OPEN	School District of Upper Dublin vs. <i>Girard Partnership, L.P.</i>	110 and 114 Girard Avenue Glenside PA 19038 <i>Upper Dublin Township</i>	54-00-07351-00-2; 54-00-07354-00-8 Portnoff Law Associates, LTD.	\$5,100.99 \$1,148.44
7	11-18124 POSTPONED BY COURT	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
8	12-07312 POSTPONED BY COURT	US Bank N.A. vs. <i>Brown Elliotte B. & Rauso Gennaro & Twenty Six Schappert Terrace, LLC</i>	218 East Wood Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-39284-00-6 KML Law Group, P.C.	\$109,539.16 \$1,853.17
14	13-01952 POSTPONED BY COURT	Pottstown Borough Authority and Borough of Pottstown vs. <i>Christie Joseph B & Kathleen M</i>	121 East Third Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-29380-00-7 Portnoff Law Associates, Ltd.	\$9,067.25 \$1,549.46
18	13-12274 OPEN	LSF9 Master Participation Trust vs. <i>Anderson Jin & Christopher</i>	8021 Fair View Lane Norristown PA 19403 <i>Lower Providence Township</i>	43-00-04065-18-5 McCabe, Weisberg & Conway, P.C.	\$611,086.94 \$1,226.20
28	14-19585 OPEN	Carl Illenberger & Steven Hochwind vs. <i>Wood, Kelly & Kevin</i>	1405 Franklin Court Lansdale PA 19446 <i>Towamencin Township</i>	53-00-03100-00-6 Michael J. Brooks, Esq.	\$66,379.22 \$1,682.32
32	15-06408 OPEN	LT-LULU,LP vs. <i>LuLu Country Club</i>	1600 South Limekiln Pike Glenside PA 19038 <i>Upper Dublin Township</i>	54-00-09961-00-2 Spector Gadon Rosen Vinci, P.C.	\$7,500,000.00 \$2,987.32
33	15-09609 OPEN	US Bank N.A. vs. <i>Kerr John</i>	430 Ashley Drive Hatboro PA 19040 <i>Upper Moreland Township</i>	59-00-00485-14-9 RAS Citron LLC	\$307,256.21 \$1,278.28

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 12/02/2020

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	Defendant	Twp/Borough	Attorney	All Costs	
38	15-22076 OPEN	Wells Fargo Bank vs. <i>Pearl R. Harrison</i>	914 Arch Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-01684-00-4 Shapiro & DeNardo, LLC	\$154,336.43 \$1,089.64
44	16-00408 OPEN	Christiana Trust, a division of Wilmington Savings Fund Society vs. <i>Jackson Andrea aka Andrea A & David aka David B</i>	1544 Birchwood Avenue Roslyn PA 19001 <i>Abington Township</i>	30-00-04376-00-4 RAS Citron Law Offices	\$212,687.43 \$1,144.12
46	16-01803 OPEN	U.S. Bank National Association vs. <i>Taylor Barbara</i>	429 Deaver Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-08137-00-4 Hladik Onorato & Federman, LLP	\$196,619.22 \$1,510.28
49	16-09921 POSTPONED BY COURT	Pottstown School District vs. <i>Ray Donna</i>	412 Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-30028-00-7 Portnoff Law Associates LTD.	\$3,168.47 \$1,464.96
52	16-13608 POSTPONED BY COURT	U.S. Bank National Association vs. <i>Randel William H & Hell Linda M aka Showaker Linda M aka Linda</i>	105 Gerstley Road Hatboro PA 19040 <i>Horsham Township</i>	36-00-04642-00-2 Romano Garubo & Argentieri Counselors at Law, LLC	\$264,623.74 \$2,608.80
53	16-13818 POSTPONED BY COURT	Perkiomen Valley School District vs. <i>Cassari Jr. Jack R. & Leah</i>	4305 Gypsy Lane Collegeville PA 19426 <i>Skippack Township</i>	51-00-01814-02-5 Portnoff Law Associates, Ltd.	\$15,136.56 \$2,456.23
57	16-20139 OPEN	Wilmington Trust, National Association vs. <i>Rocco Dominic A & Helen J</i>	307 Southern Avenue Ambler PA 19002 <i>Ambler Borough</i>	01-00-04570-00-1 Hill Wallack LLP	\$203,855.23 \$1,291.24
58	16-20557 POSTPONED BY COURT	Upper Perkiomen School District vs. <i>Gravel Realty, L.P.</i>	53 Gravel Pike Red Hill PA <i>Upper Hanover Township</i>	57-00-01498-00-2 Portnoff Law Associates, Ltd.	\$36,218.43 \$1,502.84

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 12/02/2020

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	Defendant	Twp/Borough	Attorney	All Costs	
64	17-03636 OPEN	LSCG FUND 3A, LLC vs. <i>Kaplan Barry & Wene Gloria (dec'd) & All Unknown Surviving Heirs</i>	205 Walnut Street 205 Second Street Green Lane PA 18054 <i>Green Lane Borough</i>	07-00-00501-00-5; 07-00-00472-00-7 Benesch, Friedlander, Coplan & Aronoff LLP	\$250,968.74 \$1,603.24
66	17-07603 OPEN	Univest Bank & Trust vs. <i>Global Property Development LLC</i>	368 North Lewis Road Royersford PA 19468 <i>Limerick Township</i>	37-00-01531-00-7 Klehr Harrison Harvey Branzburg, LLP	\$341,467.11 \$1,282.68
70	17-15089 POSTPONED BY COURT	School District of Cheltenham Township vs. <i>Jones Jazmin K.</i>	1646 Hillcrest Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-14752-00-4 Portnoff Law Associates Ltd.	\$9,764.48 \$2,779.55
78	17-19678 POSTPONED BY COURT	School District of Cheltenham Township vs. <i>Sims Duane M Executor of the Estate of Armita B. Sims</i>	7715 Doe Lane Cheltenham PA 19038 <i>Cheltenham Township</i>	31-00-08482-00-1 Portnoff Law Associates LTD.	\$19,165.21 \$1,957.40
79	17-19902 OPEN	Wilmington Savings Fund Society, FSB, vs. <i>Richardson Anthony L & USA</i>	765 Limekiln Pike Unit 19 Glenside PA 19038 <i>Cheltenham Township</i>	31-00-01737-36-5 Stern & Eisenberg, P.C.	\$108,754.39 \$1,172.84
88	17-26518 POSTPONED BY COURT	Upper Perkiomen School District vs. <i>Gravel Realty, L.P.</i>	57 Gravel Pike Red Hill aka Upper Hanover PA 18076 <i>Upper Hanover Township</i>	57-00-01496-00-4 Portnoff Law Associates, Ltd.	\$8,541.50 \$1,541.60
90	17-28277 OPEN	Wilmington Savings Fund Society vs. <i>Mulhern Thomas F. & Sandra L.</i>	202 East Moyer Road Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02224-00-2 Stern & Eisenberg, P.C.	\$141,470.04 \$1,200.00
96	18-00829 POSTPONED BY COURT	Municipality of Norristown vs. <i>Cianciulli & Sons Investments, L.L.C.</i>	1014 Stanbridge Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-34996-00-1 Portnoff Law Associates Ltd.	\$1,368.18 \$1,645.88

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 12/02/2020

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
103	18-03243 POSTPONED BY COURT	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 \$1,615.23
108	18-07119 POSTPONED BY COURT	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	\$189,716.34 \$1,834.68
121	18-14442 POSTPONED BY COURT	Pottstown School District vs. <i>Clifford Gary P.</i>	560 Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-30208-00-7 Portnoff Law Associates Ltd.	\$3,424.31 \$1,541.30
124	18-18118 OPEN	Pentex Holdings, LLC vs. <i>Eckert, Edward G. & Shana M.</i>	1821 Fleming Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-21768-00-9 Hladik Onorato & Federman, LLP	\$291,112.50 \$1,195.84
126	18-19090 OPEN	Lakeview Loan Servicing, LLC vs. <i>Mann Matthew S & Lavery Melissa A</i>	404 Franklin Court Collegeville PA 19426 <i>Trappe Borough</i>	23-00-00425-39-8 RAS Citron LLC	\$244,626.03 \$1,132.88
131	18-23551 POSTPONED BY COURT	Lower Moreland Township School District vs. <i>Keyser Hill Anne C. , formerly Anne C. Keyser, Trustee under Trust Agreement dated May 8, 1991</i>	1647 Republic Road Huntingdon Valley PA <i>Lower Moreland Township</i>	41-00-07928-02-3 Portnoff Law Associates, Ltd.	\$16,666.68 \$1,809.56
133	18-23930 OPEN	U.S. Bank Trust National Association vs. <i>Grau Thomas R & Tamara D</i>	1 Princeton Road Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-09547-00-7 Manley Deas Kochalski, LLC	\$332,278.61 \$1,220.44
134	18-24546 POSTPONED BY COURT	Hatboro Federal Savings vs. <i>Diehl, Karl C. & Amanda</i>	1523 Fort Washington Avenue Maple Glen PA 19002 <i>Upper Dublin Township</i>	54-00-06667-00-2 Timoney Knox, LLP	\$398,658.23 \$1,825.91

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 12/02/2020

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
Status	Defendant	Twp/Borough	Attorney	All Costs	
143	18-29087 POSTPONED BY COURT	Nationstar Mortgage LLC vs. <i>Campbell Michelle L.</i>	203 East Race Street Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-04042-00-7 McCabe Weisberg & Conway, P.C.	\$97,496.06 \$1,678.14
154	19-03297 POSTPONED BY COURT	LSF9 Master Participation Trust vs. <i>Miller Yvonne</i>	302 Lorimer Drive Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-18010-00-4 Law Offices of Weltman, Weinberg & Reis Co., LPA	\$218,497.51 \$2,198.64
158	19-04720 POSTPONED BY COURT	Wilmington Trust National Association vs. <i>Philmont Avenue Lower Moreland, LP</i>	2381 Philmont Avenue Huntingdon Valley PA 19006 <i>Lower Moreland Township</i>	41-00-06952-00-9 Ballard Spahr, LLP	\$7,045,245.79 \$3,184.34
163	19-05614 OPEN	Firsttrust Bank vs. <i>Rosen Craig B, Deborah M. & USA</i>	1420 Centennial Road Narberth PA 19072 <i>Lower Merion Township</i>	40-00-55449-05-9 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	\$92,278.51 \$1,315.72
166	19-06082 OPEN	PHH Mortgage Corporation vs. <i>Goldberg Sarah V. aka Gramigna Sarah Virginia</i>	145 Sunrise Drive Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-28636-74-2 Stern & Eisenberg PC	\$97,248.88 \$1,200.08
170	19-07997 OPEN	Interstate Intrinsic Value Fund A, LLC vs. <i>Kinonen Paula J.</i>	1644 Salford Street Harleysville PA 19438 <i>Upper Salford Township</i>	62-00-00787-00-6 Stern & Eisenberg PC	\$100,647.97 \$1,291.40
186	19-18181 OPEN	1900 Capital Trust II vs. <i>Mason Pamela A & Hyacinth</i>	231 Bellows Way Lansdale PA 19446 <i>Montgomery Township</i>	46-00-00057-28-4 Hill Wallack LLP	\$357,051.78 \$1,434.04
194	19-18828 OPEN	Wilmington Savings Fund Society vs. <i>Wagner Ann E. & Jerry H. Jr.</i>	122 Culpepper Drive Unit L 16D Penllyn PA 19422 <i>Lower Gwynedd Township</i>	39-00-00728-34-9 Richard M. Squire & Associates, LLC	\$175,188.38 \$1,389.76

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 12/02/2020

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
202	19-20748 OPEN	Wilmington Savings Fund Society, FSB vs. <i>Oscar G. Armas Luy as Admin to the Estate of Wimayra Luy</i>	510 Poplar Court Lansdale PA 19038 <i>Towamencin Township</i>	53-00-06870-09-7 Hill Wallack LLP	\$177,310.67 \$1,298.44
203	19-20780 POSTPONED BY COURT	US Bank National Association etc vs. <i>Rankin Maria</i>	1 Unity Way Phoenixville PA 19460 <i>Upper Providence Township</i>	61-00-00723-00-1 Romano Garubo & Argentieri Counselors at Law, LLC	\$549,503.89 \$1,777.21
204	19-20947 OPEN	Wilmington Savings Fund Society vs. <i>Lick Donald a/k/a Donald A & April L</i>	692 Hause Avenue Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-01381-10-7 RAS Citron Law Offices	\$148,729.50 \$1,201.96
205	19-21475 OPEN	MTGLQ Investors, L.P. vs. <i>Beatty Kenneth A. & Loretta M.</i>	506 Meadowview Lane Mont Clare PA 19453 <i>Upper Providence Township</i>	61-00-01660-16-9 Richard M. Squire & Associates, LLC	\$208,758.96 \$1,197.96
209	19-22697 OPEN	Wilmington Savings Fund Society vs. <i>Unknown Heirs of Robert F. Hubsch</i>	321 Brookdale Avenue Glenside PA 19038 <i>Cheltenham Township</i>	31-00-03397-00-1 Hill Wallack, LLP	\$169,077.97 \$1,207.48
210	19-22773 OPEN	Wilmington Savings Fund Society vs. <i>Unknown Heirs</i>	1528 Prospect Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-54632-00-4 Hill Wallack LLP	\$201,803.42 \$1,151.32
215	19-23901 POSTPONED BY COURT	Legacy Mortgage Asset Trust vs. <i>Chong Chom Suk</i>	605 Foster Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-10270-00-4 Richard M.Squire & Associates,LLC	\$323,559.69 \$2,307.49
226	19-26997 OPEN	U.S. Bank Trust National Association as Trustee vs. <i>Sweeney Tamara J. and Thomas</i>	173 Buckwalter Road Royersford PA 19468 <i>Upper Providence Township</i>	61-00-00783-02-9 RAS Citron LLC	\$510,304.33 \$1,366.64

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 12/02/2020

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
231	20-00113 OPEN	Wilmington Savings Fund Society, FSB as Trustee of Stanwich Mortgage Loan Trust A vs. <i>Hyman Leroy aka Leroy E. and Patricia M.</i>	401 Cadwalader Avenue Elkins Park PA 19027 <i>Abington Township</i>	30-00-06196-00-2 KML Law Group, P.C.	\$266,608.39 \$1,109.56
235	20-01262 OPEN	Reverse Mortgage Solutions, Inc. vs. <i>Unknown Surviving Heirs of John M. Gribbin</i>	152 Church Road North Wales PA 19454 <i>Upper Gwynedd Township</i>	56-00-01282-00-3 McCabe, Weisberg & Conway, LLC.	\$322,063.67 \$1,183.00
236	20-01421 OPEN	West Coast Servicing, Inc. vs. <i>Graham James</i>	1917 Osbourne Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-50844-00-3 Hladik Onorato & Federman, LLP	\$9,732.58 \$1,098.52
238a	20-02775a OPEN	Excel Financial Corp. vs. <i>Ashraful Islam and Dilruba Islam</i>	407-409 West Main Street aka 409 W. Main St Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-09548-00-8 Friedman, Schuman, Applebaum & Nemeroff, P.C.	\$188,518.21 \$1,033.00
238b	20-02775b OPEN	Excel Financial Corp. vs. <i>Ashraful Islam and Dilruba Islam</i>	404 Doylestown Pike Montgomeryville PA 18936 <i>Montgomery Township</i>	46-00-00811-00-7 Friedman, Schuman, Applebaum & Nemeroff, P.C.	\$188,518.21 \$934.00
239	20-03399 OPEN	20 CAP Fund I, LLC vs. <i>Jang Kae Song & Jung Ran</i>	120 Mallard Drive W North Wales PA 19454 <i>Montgomery Township</i>	46-00-02579-34-5 Dwaldman Law, P.C.	\$113,009.69 \$1,425.88
240	20-05958 OPEN	PCCP Credit VI Reit-Sub Holdco Seller, LLC vs. <i>AREP I PM Hotel Owner LP</i>	640 Fountain Road Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-04927-00-1 Hangley Aronchick Segal Pudlin & Schiller	\$24,818,842.74 \$1,866.56
241	20-10918 OPEN	Parke Bank vs. <i>Limerick Realty Partners, LLC. et al</i>	411 West Ridge Pike Limerick PA 19468 <i>Limerick Township</i>	37-00-04126-00-4 Saldutti Law Group	\$2,059,060.45 \$1,422.92

County of Montgomery Sheriff's Office
Sheriff Sale - Solicitor's Sale Day Report
Sale Date: 12/02/2020

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
		<i>Defendant</i>	<i>Twp/Borough</i>	Attorney	All Costs

56