

## County of Montgomery Sheriff's Office

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

#### Sale Date: 03/31/2021

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
5	11-18124 POSTPONED BY COURT	School District of Cheltenham Township vs. <i>Waridi Zenobia &amp; USA</i>	220 Rices Mill Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-23005-00-4 Portnoff Law Associates, Ltd.	<b>\$97,856.54</b> \$1,608.59
6	12-09570 POSTPONED BY COURT	US Bank National Association as Trustee for Greenpoint Mortgage Funding vs. <i>Zielinski Michael F., Zielinski Danielle &amp; USA</i>	123 West 7th Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-05700-00-4 Brock & Scott, PLLC	<b>\$275,511.65</b> \$2,113.91
7	12-19853 POSTPONED BY COURT	School District of Upper Dublin vs. <i>Green Jacqueline Administratrix of the Estate of Mary L. Hendrick (Dec'd)</i>	147 Girard Avenue North Hills PA 19038 <i>Upper Dublin Township</i>	54-00-07240-00-5 Portnoff Law Associates Ltd	<b>\$4,222.22</b> \$1,433.00
8	12-23521 POSTPONED BY COURT	Pottsgrove School District vs. <i>Leck Michael J. &amp; Leck Geri L.</i>	294 South Sanatoga Road Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-04321-00-2 Portnoff Law Associates, Ltd.	<b>\$21,059.08</b> \$1,634.73
13	13-10236 POSTPONED	U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT 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	<b>\$323,749.33</b> \$3,055.29
21	14-19585 POSTPONED	Carl Illenberger & Steven Hochwind vs. <i>Wood Kelly and Wood Kevin</i>	1405 Franklin Court Lansdale PA 19446 <i>Towamencin Township</i>	53-00-03100-00-6 Michael J. Brooks, Esq.	<b>\$66,379.22</b> \$3,013.82
23	14-29707 POSTPONED BY COURT	U.S. Bank, N.A. vs. <i>Eble Mark P &amp; Eble 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> \$1,765.49
24	15-09609 POSTPONED	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	<b>\$307,256.21</b> \$2,148.78

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25	15-12866 POSTPONED	Hope USA, LLC vs.  <i>Chung Julia I. &amp; Chung Joshua I.</i>	1108 West Autumn Court Collegetown PA 19426 <i>Lower Providence Township</i>	43-00-00954-09-2 Lynch Law Group LLC	<b>\$189,193.43</b> \$2,175.86
26	15-20342 POSTPONED BY COURT	Pottsgrove School District vs.  <i>Kauffman Robert W.</i>	Farmington Avenue Upper Pottsgrove PA 19464 <i>Upper Pottsgrove Township</i>	60-00-00646-00-5 (vac land only) Portnoff Law Associates, Ltd.	<b>\$2,562.76</b> \$1,508.01
27	15-20887 POSTPONED	Perkiomen Valley School District vs.  <i>Nolan John J. IV &amp; Nolan Gwen L.</i>	Township Line Road Collegetown PA 19426 <i>Skippack Township</i>	51-00-03888-00-3 Portnoff Law Associates, Ltd.	<b>\$4,003.51</b> \$1,882.99
28	15-22076 POSTPONED	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	<b>\$154,336.43</b> \$1,869.89
30	15-25424 POSTPONED	U S Bank Trust N.A. vs.  <i>Owens Susan A.</i>	263 Hunsberger Lane Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-01159-00-6 Lynch Law Group LLC	<b>\$190,943.62</b> \$2,196.57
32	16-00408 POSTPONED	Christiana Trust, a division of Wilmington Savings Fund Society vs.  <i>Jackson Andrea aka Jackson Andrea A. &amp; Jackson David aka Jackson David B.</i>	1544 Birchwood Avenue Roslyn PA 19001 <i>Abington Township</i>	30-00-04376-00-4 RAS Citron Law Offices	<b>\$212,687.43</b> \$2,129.12
38	16-12690 POSTPONED BY COURT	Bank of America, N.A. vs.  <i>Young Efelda M.</i>	316 Curtis Drive Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-07885-00-4 RAS Citron LLC	<b>\$266,411.72</b> \$2,090.40
39	16-13608 POSTPONED BY COURT	U.S. Bank National Association vs.  <i>Randel William H. &amp; Hell Linda M. aka Hell Linda aka Showaker Linda M. aka Showaker Linda</i>	105 Gerstley Road Hatboro PA 19040 <i>Horsham Township</i>	36-00-04642-00-2 Romano Garubo & Argentieri Counselors at Law, LLC	<b>\$264,623.74</b> \$2,608.80

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43	17-00646 POSTPONED BY COURT	Bank of America, N.A. vs. <i>Stevens Louis B. aka Stevens Louis &amp; Stevens Kim</i>	122 Annabel Road North Wales PA 19454 <i>D. Montgomery Township</i>	46-00-00009-05-3 KML Law Group, P. C.	<b>\$755,921.60</b> \$1,931.72
50	17-15172 POSTPONED BY COURT	Citibank, N.A. vs. <i>Kowit Richard S. &amp; USA</i>	8302 Old York Road Apt B65 aka B-65 Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-30107-00-3 Stern & Eisenberg, P.C.	<b>\$199,004.98</b> \$3,497.24
54	17-16755 POSTPONED BY COURT	Township of Cheltenham vs. <i>Miller Yvonne O.</i>	1827 Cheltenham Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-05686-00-7 Portnoff Law Associates, Ltd.	<b>\$17,809.41</b> \$1,631.66
55	17-17618 POSTPONED	Upper Perkiomen School District vs. <i>Peart Jr. Sidney J.</i>	1014 Miller Road Pennsburg PA 18073 <i>Marlborough Township</i>	45-00-01847-00-7 Portnoff Law Associates Ltd.	<b>\$4,906.98</b> \$1,592.36
58	17-21168 POSTPONED	Wilmington Saving Fund Society, FSB vs. <i>White Robert A.</i>	625 North Tyson Avenue A/K/A 625 Tyson Avenue Glenside PA 19038 <i>Abington Township</i>	30-00-68540-00-1 KML Law Group, P.C.	<b>\$153,730.00</b> \$2,124.62
60	17-24262 POSTPONED BY COURT	U.S. Bank National Association as Trustee vs. <i>Baumgartner Thomas K. &amp; Griffith Shelly L.</i>	2867 Homestead Court Gilbertsville PA 19525 <i>New Hanover Township</i>	47-00-07080-00-1 Stern & Eisenberg PC	<b>\$310,495.52</b> \$2,552.32
69	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 LLC	<b>\$248,053.85</b> \$1,722.93
72	18-07354 POSTPONED BY COURT	Lsf10 Master Participation Trust vs. <i>David Cugno</i>	411 S Barry Ave & Vacant Lots & 2 Vacant Lots- Sunnyside Ave Norristown PA 19403 <i>Norristown Borough</i>	43-00-01285-00-4;43-00-01279-00-1; 43-00-01282-00-7; 43-00-14287-00-7;43-00-14290-00-4 McCabe, Weisberg & Conway, LLC	<b>\$249,499.85</b> \$3,732.12

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74	18-07947 POSTPONED	Wilmington Savings Fund Society FSB d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust vs. <i>White Sr. Derrick Andre and White 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>\$398,959.98</b> \$2,337.60
76	18-08721 POSTPONED BY COURT	Reverse Funding Mortgage LLC vs. <i>Kenworthy-Ward Kelley Executrix of The Estate of Jane M. Kenworthy (Dec'd)</i>	751 Cathcart Road Blue Bell PA 19422 <i>Whitpain Township</i>	66-00-00763-00-8 Stern & Eisenberg, PC	<b>\$377,947.39</b> \$2,674.37
77	18-08801 POSTPONED BY COURT	Deutsche Bank National Trust vs. <i>Blue Veronica I. a/k/a Blue Veronica &amp; Blue Raymond</i>	5 Pikes Way Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-22401-00-5 Hladik Onorato and Federman LLP	<b>\$462,979.03</b> \$2,902.85
79	18-13203 POSTPONED BY COURT	Colonial Savings, F.A. vs. <i>Zonies Stuart</i>	2714 Adams Court North Wales PA 19454 <i>Montgomery Township</i>	46-00-00002-93-3 Richard M. Squire & Associates, LLC	<b>\$142,775.18</b> \$2,386.26
83	18-15216 POSTPONED	Upper Perkiomen School District vs. <i>Pirnik Jason</i>	1048 Walt Road Pennsburg PA 18073 <i>Upper Hanover Township</i>	57-00-03439-00-5 Portnoff Law Associates Ltd.	<b>\$4,110.99</b> \$1,532.72
88	18-19090 POSTPONED BY COURT	Lakeview Loan Servicing, LLC vs. <i>Mann Matthew S. &amp; Lavery Melissa A.</i>	404 Franklin Court Collegeville PA 19426 <i>Trappe Borough</i>	23-00-00425-39-8 RAS Citron LLC	<b>\$244,626.03</b> \$1,823.88
92	18-22163 POSTPONED BY COURT	U.S.Bank National Association vs. <i>Nordberg Nicole M. a/k/a Nordberg Nicole</i>	408 Manor Avenue Plymouth Meeting PA 19462 <i>Plymouth Township</i>	49-00-07300-00-4 Romano Garubo & Argentieri Counselors at Law, LLC	<b>\$128,901.29</b> \$1,973.70
93	18-22496 POSTPONED BY COURT	Wells Fargo Bank N.A. vs. <i>Moyer Michael D. &amp; Moyer Connie A.</i>	597 Dotts Street Pennsburg PA 18073 <i>Pennsburg Borough</i>	15-00-00289-00-2 Brock & Scott, PLLC	<b>\$207,711.69</b> \$1,561.64

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98	18-28670 POSTPONED BY COURT	Citadel Servicing Corporation vs. <i>Robbins Holly Sue and Robbins Michael Edward</i>	968 Idlewild Road Gladwyne PA 19035 <i>Lower Merion Township</i>	40-00-26484-00-8 Richard M. Squire & Associates, LLC	<b>\$1,436,198.35</b> \$2,323.20
99	18-29035 POSTPONED	HSBC Bank USA, N.A. vs. <i>Blackmore Joseph</i>	25 Corson Road Conshohocken PA 19428 <i>Whitemarsh Township</i>	65-00-02596-00-3 Stern & Eisenberg PC	<b>\$331,593.54</b> \$2,294.01
101	19-00174 POSTPONED BY COURT	J.P. Morgan Mortgage Acquisition Corp. vs. <i>Miller Calvin and Miller Annette</i>	18 Parkview Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-21991-00-1 Romano Garubo & Argentieri Counselors at Law, LLC	<b>\$405,977.09</b> \$2,121.23
103	19-00625 POSTPONED BY COURT	Wells Fargo Bank, National Association vs. <i>Creedon Michael P. and Creedon Regina A.</i>	4 Saljon Court Maple Glen a/k/a Ambler PA 19002 <i>Upper Dublin Township</i>	54-00-13860-52-2 Stern & Eisenberg, P.C.	<b>\$566,252.66</b> \$2,499.81
106	19-01989 POSTPONED BY COURT	Mid-Island Mortgage Corp. vs. <i>Wright Moshe D. Executor &amp; Devisee of The Estate of Joseph L. Carroll III aka Joseph L. Carroll</i>	514 Butler Street aka 514 Butler Ave Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-02648-00-9 Stern & Eisenberg, P.C.	<b>\$75,073.02</b> \$2,104.68
111	19-04953 POSTPONED BY COURT	Wells Fargo Bank, N.A. vs. <i>Petruzzelli, Jonathan M.</i>	513 Central Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-04654-00-4 Manley Deas Kochalski LLC	<b>\$93,120.15</b> \$1,844.61
113	19-05166 POSTPONED BY COURT	Reverse Mortgage Solutions, Inc. vs. <i>Ratkowski Edward A. Jr., Wilshinski Walter &amp; Unknown Heirs of Nardi Sylvia M. aka Nardi Sylvia (Dec'd)</i>	393 Evergreen Road King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-06730-00-7 RAS Citron LLC	<b>\$277,138.88</b> \$3,087.20
114	19-05303 OPEN	Wilmington Savings Fund Society, F.S.B. vs. <i>Burns Timothy D. and Burns Claire E.</i>	26 Meredith Road Phoenixville PA 19460 <i>Upper Providence Township</i>	61-00-03370-05-5 Ballard Spahr LLP	<b>\$331,758.20</b> \$2,316.07

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115	19-05776 POSTPONED BY COURT	Bank of America, N.A. vs. <i>Unknown Heirs of Edith L. Johns aka Edith Louise Johns (Dec'd)</i>	15 Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-30436-00-4 RAS Citron LLC	<b>\$61,495.21</b> \$2,235.90
120	19-08565 POSTPONED BY COURT	HSBC Bank USA, N.A. vs. <i>Thompson Catherine M.</i>	321 Columbia Avenue Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-02416-00-3 RAS Citron LLC	<b>\$142,202.56</b> \$2,550.24
123	19-14243 POSTPONED	U.S. Bank National Associaiton, as Indenture Trustee, for the Holders of The CIM Trust 2017-3, Mortgage-Backed Notes, Series 2017-3 vs. <i>Quinn Christal J. and USA</i>	1520 Stanbridge Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-35140-00-1 KML Law Group, P.C.	<b>\$129,398.27</b> \$2,563.87
124	19-14414 OPEN	Bank of New York Mellon Trust Company vs. <i>Salda Keven &amp; Jefferson III Bernard C, Co-Executor of The Estate of Jefferson Cortez (Dec'd)</i>	1014 Pershing Road Penllyn PA 19422 <i>Lower Gwynedd Township</i>	39-00-03490-00-8 Shapiro & DeNardo, LLC	<b>\$284,984.60</b> \$2,565.65
125	19-15295 OPEN	Towne Mortgage Company vs. <i>Brown Jr.Michael, Brown Megan &amp; Desimone Henry</i>	390 Allentown Road Souderton PA 18964-2102 <i>Franconia Township</i>	34-00-00295-30-1 Fein,Such,Kahn & Shepard PC	<b>\$359,022.78</b> \$2,181.27
126	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.	<b>\$49,017.02</b> \$2,088.33
129	19-16677 POSTPONED BY COURT	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	<b>\$218,380.04</b> \$2,220.05
130	19-16747 POSTPONED BY COURT	U.S. Bank National Association vs. <i>Forsyth Bruce Leonard</i>	2584 Willow Brook Lane Pottstown PA 19464 <i>New Hanover Township</i>	47-00-07832-40-1 Parker McCay P.A.	<b>\$275,161.70</b> \$1,853.63

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138	19-18828 BANKRUPTCY POSTPONED	Wilmington Savings Fund Society vs. <i>Wagner Ann E. &amp; Wagner 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	<b>\$175,188.38</b> \$2,406.26
140	19-19528 POSTPONED BY COURT	The Bank of New York Mellon as Trustee for CWABS, Inc Asset-Backed Certificates, Series 2007-2 vs. <i>Pukowsky Alison</i>	624 Church Street Royersford PA 19468 <i>Royersford Borough</i>	19-00-00584-00-9 Hladik Onorato & Federman, LLP	<b>\$282,489.41</b> \$1,843.57
142	19-20675 POSTPONED BY COURT	Nerwez, LLC vs. <i>Nason Theodore &amp; Pham Giang</i>	260 Bella Lane King of Prussia PA 19406-3679 <i>Upper Merion Township</i>	58-00-04870-06-7 RAS Citron LLC	<b>\$350,976.66</b> \$1,546.26
144	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	<b>\$549,503.89</b> \$1,777.21
150	19-23119 POSTPONED BY COURT	Wells Fargo Bank, NA vs. <i>Perrone William J. Administrator of The Estate of Anna L. Trapani (Dec'd), Trapani Thomas J., Riley Madeline A., Hutchko Maria A., Paravatti Regina, Paravatti Joseph D., Paravatti Adam, &amp; Unknown Heirs</i>	74 Egypt Road Norristown PA 19403-3062 <i>West Norriton Township</i>	63-00-02083-00-5 Brock & Scott, PLLC	<b>\$111,833.45</b> \$2,908.89
152	19-23931 POSTPONED BY COURT	Deutsche Bank National Trust Company vs. <i>Winters Francis T. and Winters Katie A.</i>	605 Roseland Avenue Jenkintown PA 19046 <i>Abington Township</i>	30-00-58316-00-1 Parker McCay P.A.	<b>\$500,441.56</b> \$2,250.14
153	19-24089 POSTPONED BY COURT	Wells Fargo Bank, N.A. vs. <i>Bailey William J. &amp; Bailey Joanne M. Co-Adms of The Estate of William Anthony Bailey aka William A. Bailey aka William Bailey &amp; Unknown Heirs</i>	6 Henry Avenue Collegetown PA 19426 <i>Lower Providence Township</i>	43-00-06058-00-1 Brock & Scott, PLLC	<b>\$74,785.07</b> \$3,074.23
160	19-27105 OPEN	Wilmington savings fund society vs. <i>Rubin Marcia</i>	711 Walnut Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-37632-00-2 KML Law Group, P.C.	<b>\$42,985.40</b> \$2,556.37

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162	19-27178 POSTPONED BY COURT	Mortgage Research Center, LLC d/b/a Veterans United Home Loans vs. <i>Love, Anita C.</i>	307 Bok Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-02740-00-1 Brock & Scott, PLLC	<b>\$252,708.61</b> \$2,205.09
164	19-27750 OPEN	Specialized Loan Servicing LLC vs. <i>Casey Bettina S.</i>	661 Shoemaker Lane King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-16717-00-1 Shapiro & DeNardo, LLC	<b>\$72,254.40</b> \$2,440.21
168	20-01262 POSTPONED BY COURT	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.	<b>\$322,063.67</b> \$2,189.00
169	20-02659 POSTPONED	National Capital Management, L.P. vs. <i>Weisbaum Adam a/k/a Weisbaum Adam M.</i>	100 and 550 Easton Road Horsham PA 19044 <i>Horsham Township</i>	36-00-03718-00-8 & 36-00-03835-00-8 Friedman, Schuman, Applebaum & Nemeroff, P.C.	<b>\$1,090,477.66</b> \$3,707.34
170	20-02775a/b POSTPONED	Excel Financial Corp. vs. <i>Islam Ashraful and Islam Diruba</i>	404 Doylestown Pike & 407-409 West Main Street aka 409 W.Main St Montgomeryville/Lansdale PA 18936/19446	46-00-00811-00-7;11-00-09548-00-8 Friedman, Schuman, Applebaum & Nemeroff, P.C.	<b>\$188,518.21</b> \$2,975.00
171	20-04944 OPEN	Specialized Loan Servicing, LLC vs. <i>Dannerth Kurt T.</i>	4522 Forest Lane Condo B-1 Schwenksville PA 19473 <i>Schwenksville Borough</i>	20-00-00060-10-9 Shapiro & DeNardo, LLC	<b>\$125,128.35</b> \$1,631.19
172	20-05387 POSTPONED BY COURT	TD BANK, NA vs. <i>Services Unlimited Inc. and Hussain Syed Ahmed</i>	209 Walnut Street aka 227 Walnut St Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-17888-00-2 Lesavoy Butz & Seitz LLC	<b>\$460,610.98</b> \$3,121.87
173	20-05434 OPEN	U.S. Bank National Association vs. <i>Unknown Heirs of Marianne P. Pavlovitz a/k/a Marianne Pavlovitz a/k/a Marianne P. Rubin</i>	65 Harlow Circle Ambler PA 19002 <i>Lower Gwynedd Township</i>	39-00-01801-14-9 RAS Citron, LLC	<b>\$285,120.44</b> \$3,008.69

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175	20-06181 POSTPONED	Truist Bank vs. <i>Sheridan Samuel A. and Sheridan Christina N.</i>	4003 Sunny View Court Collegeville PA 19426 <i>Lower Providence Township</i>	43-00-14336-07-5 Pillar Aught, LLC	<b>\$841,981.02</b> \$2,469.79
176	20-15324 OPEN	Wilmington Savings Fund Society vs. <i>Seaton Angeline and USA</i>	2621 Arnaud Avenue Glenside PA 19038 <i>Abington Township</i>	30-00-02188-00-5 Hill Wallack, LLP	<b>\$243,607.93</b> \$2,283.26

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