

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 05/26/2021

| 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 & 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 |
| 7 | 12-23521 POSTPONED BY COURT | Pottsgrove School District vs. <i>Leck Michael J. & 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. | \$21,059.08 \$1,634.73 |
| 8 | 13-01849 POSTPONED BY COURT | Borough of Pottstown and Pottstown Borough Authority vs. <i>Reichert Stephen J. & Reichert Deborah A.</i> | 122 East Third Street Pottstown PA 19464 <i>Pottstown Borough</i> | 16-00-29244-00-8 Portnoff Law Associates, Ltd. | \$2,714.33 \$1,447.99 |
| 12 | 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 | \$323,749.33 \$3,055.29 |
| 22 | 15-09609 POSTPONED BY COURT | 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 \$2,148.78 |
| 24 | 15-20887 POSTPONED | Perkiomen Valley School District vs. <i>Nolan IV John J. & Nolan Gwen L.</i> | Township Line Road Collegetown PA 19426 <i>Skippack Township</i> | 51-00-03888-00-3 Portnoff Law Associates, Ltd. | \$4,003.51 \$1,882.99 |
| 26 | 15-25424 POSTPONED BY COURT | U.S. Bank Trust, National Association, as Trustee of the Chalet Series IV Trust 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 | \$190,943.62 \$2,196.57 |
| 28 | 16-00408 POSTPONED BY COURT | Christiana Trust, a division of Wilmington Savings Fund Society vs. <i>Jackson Andrea aka Jackson Andrea A. & 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 | \$212,687.43 \$2,129.12 |

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| 31 | 16-02941 OPEN | Federal National Association vs. <i>McKenna Jr. James P.</i> | 529 Church Street Royersford PA 19468 <i>Royersford Borough</i> | 19-00-00900-00-8 Hill Wallack LLP | \$147,123.96 \$1,981.74 |
| 34 | 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 |
| 40 | 17-00646 POSTPONED BY COURT | Bank of America, N.A. vs. <i>Stevens Louis B. aka Louis & Stevens Kim D.</i> | 122 Annabel Road North Wales PA 19454 <i>Montgomery Township</i> | 46-00-00009-05-3 KML Law Group, P. C. | \$755,921.60 \$1,931.72 |
| 48 | 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. | \$17,809.41 \$1,631.66 |
| 49 | 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. | \$4,906.98 \$1,592.36 |
| 52 | 17-22394 POSTPONED | Brookwood Condominium Association vs. <i>Ross William Charles</i> | 311 Green Meadow Lane Horsham PA 19044 <i>Horsham Township</i> | 36-00-04812-65-1 Barrow /Hoffman | \$8,573.03 \$2,560.54 |
| 65 | 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 | \$398,959.98 \$2,337.60 |
| 73 | 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 |

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| 74 | 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. | \$4,110.99 \$1,532.72 |
| 81 | 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 | \$128,901.29 \$1,973.70 |
| 86 | 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 | \$1,436,198.35 \$2,323.20 |
| 89 | 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 | \$405,977.09 \$2,121.23 |
| 92 | 19-01081 OPEN | Citizens Bank, N.A. s/b/m Citizens Bank of Pennsylvania vs. <i>DiPaul Victoria Marie, Sherbert Kenneth & 2925 Stoney Creek Land Trust</i> | 2925 Stoney Creek Road East Norriton PA 19401 <i>East Norriton Township</i> | 33-00-08398-00-2 Law Office of Gregory Javardian | \$117,980.92 \$2,245.87 |
| 104 | 19-07997 POSTPONED | 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 \$2,318.40 |
| 108 | 19-15295 POSTPONED | Towne Mortgage Company vs. <i>Brown Jr.Michael, Brown Megan & Desimone Henry</i> | 390 Allentown Road Souderton PA 18964-2102 <i>Franconia Township</i> | 34-00-00295-30-1 Fein,Such,Kahn & Shepard PC | \$359,022.78 \$2,201.27 |
| 109 | 19-15811 OPEN | M & T Bank vs. <i>Matta Jeffrey</i> | 63 West Fifth Street Pottstown PA 19464 <i>Pottstown Borough</i> | 16-00-09600-00-5 KML Law Group, P.C. | \$114,188.59 \$1,746.44 |

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| 113 | 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. | \$275,161.70 \$1,853.63 |
| 114 | 19-17217 OPEN | School District of Upper Dublin vs. <i>Dimitri Arthur J. & Dimitri Ellen M.</i> | 1540 Aidenn Lair Road Maple Glen PA 19002 <i>Upper Dublin Township</i> | 54-00-00127-02-6 Portnoff Law Associates, Ltd. | \$12,483.70 \$2,074.14 |
| 132 | 19-21628 POSTPONED BY COURT | Quicken Loans Inc. vs. <i>Galamba Matthew J.</i> | 1005 Terrace Lane aka 105 Terrace Lane Pottstown PA 19464 <i>Pottstown Borough</i> | 16-00-29116-00-1 KML Law Group, P.C. | \$106,977.61 \$2,007.31 |
| 144 | 19-28460 POSTPONED | US Bank Trust National Association vs. <i>Lucas Leroy S., Lowery Henry Maurice a/k/a Henry M. and Lowery Crystal</i> | 1540 Arline Avenue Abington PA 19001 <i>Abington Township</i> | 30-00-01976-00-1 & 30-00-01980-00-6 KML Law Group | \$269,837.18 \$2,829.85 |
| 149 | 20-03630 OPEN | Wells Fargo Bank, N. A. vs. <i>Klotz Lisa M. aka Lisa</i> | 1212 Forest Lane #A4 Schwenksville PA 19473 <i>Schwenksville Borough</i> | 20-00-00059-03-8 Manley Deas Kochalski, LLC | \$102,735.81 \$1,885.19 |
| 153 | 20-05367 OPEN | State Resources Corp. vs. <i>Prusinowski Jr., Edward (Dec'd), Prusinowski Margaret (Dec'd) & Unknown Heirs</i> | 3106 Lewis Lane Norristown PA 19403 <i>East Norriton Township</i> | 33-00-05178-62-1 Berger Law Group, P.C. | \$42,179.01 \$3,352.67 |
| 154 | 20-05589 POSTPONED | The Bank of New York Mellon vs. <i>Heron Melissa and Heron Andrew C.</i> | 1809 School Road Hatfield PA 19440 <i>Hatfield Township</i> | 35-00-09769-00-6 KML Law Group, P.C. | \$270,531.74 \$2,302.79 |
| 155 | 20-06884 OPEN | The Council of Elkins Park, A Condominium vs. <i>MacDonald Kersti</i> | 7900 Old York Road Apt 711A Elkins Park PA 19027 <i>Cheltenham Township</i> | 31-00-30005-85-2 Steven L. Sugarman & Associates | \$8,873.39 \$2,484.73 |

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| 156 | 20-10918 OPEN | 411 West Ridge Pike LLC vs. <i>Limerick Realty Partners, LLC, Limerick Dining Corp, Mihos Michael, Tzortzator Efthymios, Klein Mark & Dellaportas Nick</i> | 411 West Ridge Pike Limerick PA 19468 <i>Limerick Township</i> | 37-00-04126-00-4 Saldutti Law Group | \$2,059,060.45 \$2,789.80 |
| 157 | 20-12374 OPEN | NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. <i>Schall Carol and Holdsworth Christian</i> | 931 Harleysville Pike Harleysville PA 19438 <i>Lower Salford Township</i> | 50-00-03649-00-9 RAS Citron | \$302,642.70 \$1,860.20 |
| 158 | 20-14279 OPEN | Mill City Mortgage Loan Trust vs. <i>Cardamone III, Victor J.</i> | 657 Tanglewood Court Pottstown PA 19464 <i>Lower Pottsgrove Township</i> | 42-00-04883-70-9 Pincus Law Group, PLLC | \$246,162.78 \$1,904.78 |
| 159 | 20-14353 OPEN | U.S. Bank National Association vs. <i>Vorobec Jaroslav aka Vorobec Jarvo Slav & Vorobec Maureen aka Vorobec Maureen Anne</i> | 106 Kingston Way North Wales PA 19454 <i>Montgomery Township</i> | 46-00-01734-01-1 Pincus Law Group, PLLC | \$289,232.71 \$2,361.48 |
| 160 | 20-14689 OPEN | U.S. Bank National Association as Trustee for GMACM Mortgage Loan Trust 2010-2 vs. <i>Owens David and Owens Vanessa</i> | 314 Washington Lane Jenkintown PA 19046 <i>Jenkintown Borough</i> | 10-00-04520-00-6 Pincus Law Group, PLLC | \$587,831.38 \$2,540.40 |
| 161 | 20-14973 POSTPONED | Ambler Savings Bank vs. <i>Jaycee Investments LLC aka JayCee Investments LLC</i> | 256 Chestnut Street Pottstown PA 19464 <i>Pottstown Borough</i> | 16-00-05516-00-3 Kozloff Stoudt Attorneys | \$76,760.26 \$3,007.69 |
| 162 | 20-15894 OPEN | Diamond Credit Union vs. <i>Robbins Shannon L.</i> | 1241 Buchert Road Pottstown PA 19464 <i>Pottstown Borough</i> | 42-00-00649-00-2 Philips, Curtin & DiGiacomo | \$102,846.57 \$2,152.92 |
| 163 | 20-18130 OPEN | US Bank Trust National Association vs. <i>Bleiler Russel aka Russell S. & Bleiler Sharon aka Sharon C.</i> | 293 Midfield Drive Ambler PA 19002 <i>Horsham Township</i> | 36-00-06163-05-6 KML Law Group, P.C. | \$928,931.03 \$2,983.12 |

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| 165 | 20-20473 OPEN | McCormick 106 LLC vs. <i>U.S. Detectives LLC & Mcalaine Thomas S.</i> | 149 Timothy Circle Wayne PA 19087 <i>Upper Merion Township</i> | 58-00-18969-30-5 Saldutti Law Group | \$63,044.09 \$2,009.71 |
| 166 | 20-20564 OPEN | Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee vs. <i>Fischer Susan aka Susan M. & Fischer Bruce P.</i> | 578 Dotts Street Pennsburg PA 18073 <i>Pennsburg Borough</i> | 15-00-00142-00-5 KML Law Group, P.C. | \$118,795.13 \$1,789.80 |

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