

## County of Montgomery Sheriff's Office

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

**Sale Date: 08/25/2021**

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
4	13-05620 POSTPONED BY COURT	Deutsche Bank National Trust Company vs. <i>Alexaki, Scott &amp; Alexaki Scott M.</i>	720 West Valley Forge Road King of Prussia PA <i>Upper Merion Township</i>	58-00-19471-62-2 Eckert, Seamans, Cherin & Mellott, LLC	<b>\$1,000,418.07</b> \$2,547.23
5	13-21502 POSTPONED	U.S. Bank National Association as Trustee vs. <i>Kenworthy Eric</i>	41 Taylor Road Conshohocken PA 19428 <i>Whitemarsh Township</i>	65-00-11476-00-6 McCabe, Weisberg & Conway, P.C.	<b>\$562,021.20</b> \$2,362.55
6	13-28484 POSTPONED BY COURT	MTGLQ Investors, LP vs. <i>Bertino Carolyn L.</i>	20 Meredith Road Phoenixville PA 19460 <i>Upper Providence Township</i>	61-00-03370-07-3 Powers Kirn, LLC	<b>\$1,422,639.13</b> \$2,478.95
7	13-32043 POSTPONED	Wilmington Trust National Association vs. <i>Chibwe Malama K.</i>	135 Buckwalter Road Royersford PA 19468 <i>Upper Providence Township</i>	61-00-00783-22-7 KML Law Group, P.C.	<b>\$396,182.57</b> \$2,296.67
8	13-35851 POSTPONED BY COURT	Vist Bank vs. <i>Peta Jr. Frank J. &amp; Peta Anna Marie</i>	68 Madison Avenue Bala Cynwyd PA 19004 <i>Lower Merion Township</i>	40-00-33872-00-9 Law Offices Of Joseph L. Haines LLC	<b>\$111,988.40</b> \$2,763.70
12	14-24970 POSTPONED BY COURT	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>\$1,232,735.72</b> \$2,140.98
13	14-29149 BANKRUPTCY POSTPONED	Gwynedd Club Condominium Association vs. <i>Dahlquist Grace L</i>	17 Shannon Drive North Wales PA 19454 <i>Upper Gwynedd Township</i>	56-00-07984-10-5 Marcus & Hoffman, P.C.	<b>\$173,221.93</b> \$1,751.89
18	15-24845 POSTPONED	LSF9 Master Participation Trust vs. <i>Oliver Rena, Oliver Timothy Brian (Dec'd) &amp; Renaissance Trust</i>	500 South Warminster Road Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-05719-00-6 McCabe Weisberg & Conway, LLC	<b>\$692,028.27</b> \$2,732.90

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19	15-25451 OPEN	Wilmington Savings Fund Society, FSB vs. <i>Knause Tabitha L &amp; Thomas Scott A</i>	3152 Middle Creek Road Gilbertsville PA <i>New Hanover Township</i>	47-00-04972-00-3 KML Law Group, P. C.	<b>\$299,660.05</b> \$1,979.60
22	16-01731 BANKRUPTCY POSTPONED	Bank of New York Mellon vs. <i>Homa Andrew W. &amp; Homa Sharon A.</i>	280 Oak Street Collegeville PA 19426 <i>Perkiomen Township</i>	48-00-01672-00-8 Law Offices of Gregory Javardian	<b>\$234,647.81</b> \$3,054.36
23	16-04840 POSTPONED BY COURT	Walnut Street Property Management LLC vs. <i>613 Sonada Associates, LLC</i>	613 West Cheltenham aka 613 Cheltenham Avenue aka 613 City Line Ave Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-05488-00-7; 31-00-05491-00-4 Eisenberg, Gold & Agrawal, PC	<b>\$576,462.70</b> \$2,486.48
24	16-08971 POSTPONED BY COURT	Wilmington Savings Fund Society vs. <i>Mumma Kimberly A. &amp; Mumma Michael D.</i>	218 West Fourth Street East Greenville PA 18041 <i>East Greenville Borough</i>	06-00-01384-00-5 KML Law Group, P. C.	<b>\$154,966.90</b> \$1,833.71
26	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
28	16-27514 POSTPONED BY COURT	U.S. Bank N.A. vs. <i>Jackson Eric and Jackson Michele</i>	844 Beachwood aka Beechwood Drive Havertown PA 19083 <i>Lower Merion Township</i>	40-00-04916-00-3 Milstead & Associates, LLC	<b>\$432,257.26</b> \$2,308.70
43	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
44	18-07703 OPEN	Cascade Funding Mortgage Trust 2017-1 vs. <i>Quarles James F &amp; Quarles Michelle R</i>	1801 Maple Circle Lansdale PA 19446 <i>Worcester Township</i>	67-00-02133-00-5 Stern & Eisenberg, P.C.	<b>\$325,216.97</b> \$1,900.12

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46	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
48	18-13180 POSTPONED BY COURT	Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. <i>Culbreath-Walton Deirdre L. Administratrix &amp; Heir of the Estate of Sarah A. Culbreath (Dec'd) &amp; Culbreath Brian D. &amp; Culbreath John H. &amp; Unknown Heirs</i>	1318 Arch Street Norristown PA 19401-3504 <i>Norristown Borough</i>	13-00-01816-00-7 Pincus Law Group, PLLC	<b>\$141,784.85</b> \$2,567.83
49	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
55	18-16196 POSTPONED BY COURT	Wilmington Savings Fund Society vs. <i>Snowden Jr. Calvin R. aka Snowden Calvin R. &amp; Dan Ling Mei</i>	46 Brookside Road Glenside PA 19038 <i>Springfield Township</i>	52-00-02461-00-7 RAS Citron LLC	<b>\$275,435.13</b> \$2,588.93
56	18-18118 POSTPONED BY COURT	Pentex Holdings, LLC vs. <i>Eckert Edward G. &amp; Eckert Shana M.</i>	1821 Fleming Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-21768-00-9 Hladik Onorato & Federman, LLP	<b>\$291,112.50</b> \$2,007.59
57	18-18315 POSTPONED	U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3 vs. <i>Abramson Gilbert B. aka Abramson Gilbert; Abramson Ilene J. aka Abramson Ilene &amp; USA</i>	438 Warick Road Wynnewood PA 19096 <i>Lower Merion Township</i>	40-00-64004-00-9 Brock and Scott PLLC	<b>\$702,501.46</b> \$2,214.99
58	18-18986 POSTPONED	Specialized Loan Servicing LLC vs. <i>Murton Kelly M.</i>	406 Dresher Woods Drive Dresher PA 19025 <i>Upper Dublin Township</i>	54-00-05410-72-8 Logs Legal Group LLC	<b>\$135,377.42</b> \$1,540.40
59	18-19090 POSTPONED BY COURT	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 RAS Citron LLC	<b>\$244,626.03</b> \$1,823.88

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63	19-00174 POSTPONED BY COURT	U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. <i>Miller Calvin and Miller Annette</i>	18 Parkview Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-21991-00-1 Friedman Vartolo LLP	<b>\$405,977.09</b> \$2,121.23
65	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
68	19-03187 POSTPONED BY COURT	NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. <i>Deleone Theodore M</i>	215 Cottage Avenue Unit 213-B aka 213 B Cottage Avenue Horsham PA 19044-2528 <i>Horsham Township</i>	36-00-02602-02-6 RAS Citron LLC	<b>\$346,276.83</b> \$1,604.93
70	19-05303 POSTPONED BY COURT	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> \$2,336.07
71	19-05614 POSTPONED	Firsttrust Bank vs. <i>Rosen Craig B. &amp; Rosen Deborah M. &amp; 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	<b>\$97,491.06</b> \$2,370.47
72	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
74	19-07825 POSTPONED BY COURT	Freedom Mortgage Corporation vs. <i>Bradley Ciante</i>	1955 Preston Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-54620-00-7 KML Law Group, P.C.	<b>\$215,350.17</b> \$2,061.29
78	19-16180 POSTPONED	Citizens Bank, N.A. vs. <i>Coughlin, Jr. Thomas M.</i>	340 Oak Drive Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-02956-00-9 KML Law Group, P.C.	<b>\$239,884.94</b> \$2,048.22

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81	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
83	19-17778 POSTPONED BY COURT	Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs.  <i>Freedenberg Helen K. aka Freedenberg Helen</i>	2136 Ash Lane Lafayette Hill PA 19444 <i>Whitemarsh Township</i>	65-00-00185-08-3 RAS Citron LLC	<b>\$251,577.33</b> \$2,036.63
86	19-18677 POSTPONED BY COURT	Pennsylvania Housing Finance Agency vs.  <i>Mims Nicholas</i>	240 Brook Street Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-01585-00-3 Vitti Law Group Inc.	<b>\$137,016.83</b> \$2,176.28
91	19-20525 BANKRUPTCY POSTPONED	U.S. Bank Trust National Association vs.  <i>Stellato Jennifer F</i>	105 Falling Leaf Way Lansdale PA 19446 <i>Montgomery Township</i>	46-00-00941-14-7 The Lynch Law Group, LLC	<b>\$321,860.82</b> \$3,818.54
96	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.	<b>\$106,977.61</b> \$2,007.31
97	19-22899 POSTPONED BY COURT	Provident Funding Associates, L.P. vs.  <i>Wang Hui &amp; Benz Robert</i>	102 Veronica Lane Lansdale PA 19446 <i>Montgomery Township</i>	46-00-03151-05-2 Powers Kirn, LLC	<b>\$329,048.10</b> \$1,916.24
98	19-24473 POSTPONED BY COURT	Wilmington Savings Fund Society vs.  <i>Rice Thomas G.</i>	116 North Essex Avenue Narberth PA 19072 <i>Narberth Borough</i>	12-00-01174-00-2 Hladik Onorato and Federman, LLP	<b>\$410,880.19</b> \$1,722.28
102	19-27784 OPEN	U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs.  <i>Bellantoni Elizabeth A. &amp; Bellantoni John A. (Dec'd)</i>	1681 Laura Lane Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-01629-00-3 Romano Garubo & Argentieri Counselors at Law, LLC	<b>\$260,574.34</b> \$2,102.64

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103	19-28329 OPEN	US Bank Trust National Association vs. <i>Angelucci Thea a/k/a Angelucci Thea L., Angelucci Josh a/k/a Angelucci Josh A.</i>	1710 North Keim Street Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-02254-00-8 KML Law Group, P.C.	<b>\$154,526.89</b> \$1,925.12
106	20-02775a/b POSTPONED BY COURT	Excel Financial Corp. vs. <i>Islam Ashraful and Islam Dilruba</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
109	20-06329 OPEN	Reverse Mortgage Solutions, Inc. vs. <i>Coccio Damian in his capacity as Heir of Coccio Helen A. a/k/a Coccio Helen (Dec'd) &amp; Unknown Heirs</i>	479 Old Elm Street Conshohocken PA 19428 <i>Plymouth Township</i>	49-00-02827-00-4 RAS Citron, LLC	<b>\$187,707.86</b> \$2,415.14
110	20-06419 OPEN	Sierra Pacific Mortgage Company, Inc. vs. <i>Prince Lawrence A. a/k/a Prince Lawrence Adams in his capacity as Administrator cta of the Estate of Prince Elaine a/k/a Prince Elaine A. a/k/a Prince Elaine Adams</i>	159 Avondale Road Norristown PA 19403 <i>West Norriton Township</i>	63-00-00232-00-2 Brock & Scott, PLLC	<b>\$217,663.75</b> \$1,853.33
113	20-14916 OPEN	Berkshire Bank vs. <i>58 York Partners, LLC, Bernie's Hatboro, LLC, Kretschman Eric S., Oreland Associates II, LLC</i>	58 South York Road Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-06652-00-9 Saldutti Law Group Robert L Saldutti LLC	<b>\$1,933,790.84</b> \$2,547.71
114	20-17790 OPEN	US Bank Trust National Association, As Trustee of the Chalet Series III Trust vs. <i>Coleman Ricky</i>	815 West Elm Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-11064-00-2 The Lynch Law Group, LLC	<b>\$87,537.27</b> \$2,089.76
115	20-18130 POSTPONED BY COURT	US Bank Trust National Association vs. <i>Bleiler Russel aka Russell S. &amp; 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.	<b>\$953,300.59</b> \$2,987.12
116	20-18779 OPEN	Quicken Loans, LLC vs. <i>Geib Joesph A. a/k/a Geib Joseph A., and Geib Renee L.</i>	15 Betty Lane Limerick PA 19468 <i>Limerick Township</i>	37-00-00220-00-4 KML Law Group, P.C.	<b>\$153,082.01</b> \$2,258.45

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117	20-18926 POSTPONED	Nationstar Mortgage LLC vs. <i>Friday Anita T. &amp; Dean Jerome W. Co-Executor of the Estate of Inell Delores Cason</i>	1723 Fairview Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-19244-00-4 Pincus Law Group, PLLC	<b>\$205,163.08</b> \$1,853.05
118	20-19197 BANKRUPTCY POSTPONED	U.S. Bank National Association, niicbsa Trustee of NRZ Pass-Through Trust V vs. <i>Fosnocht Peggy S.</i>	69 Wilson Avenue Gilbertsville PA 19525 <i>Douglass Township</i>	32-00-07852-00-9 Hladik Onorato & Federman, LLP	<b>\$164,274.57</b> \$2,844.99
119	20-19248 OPEN	U.S. Bank Trust National Association, not individually but solely as Trustee for BlueWater Investment Trust 2017-1 vs. <i>Feather Jean E. &amp; Feather John G., Jr. (Dec'd)</i>	366 Hoffmansville Road Bechtelsville PA 19505 <i>Douglass Township</i>	32-00-03160-00-3 Stern & Eisenberg, P.C.	<b>\$139,431.91</b> \$2,633.18
122	20-20564 POSTPONED	Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee vs. <i>Fischer Susan aka Susan M. &amp; Fischer Bruce P.</i>	578 Dotts Street Pennsburg PA 18073 <i>Pennsburg Borough</i>	15-00-00142-00-5 KML Law Group, P.C.	<b>\$118,795.13</b> \$1,809.80
124	20-21449 OPEN	Towd Point Mortgage Trust 2019-3, U.S. Bank National Association, as Indenture Trustee vs. <i>Batchelder Linda S. and Batchelder Ralph T. a/k/a Batchelder, Jr. Ralph T.</i>	1745 West Marshall Street Norristown PA 19403 <i>West Norriton Township</i>	63-00-04951-00-8 KML Law Group, P.C.	<b>\$233,046.15</b> \$2,158.91
126	21-01774 POSTPONED	PNC Bank, National Association vs. <i>Brodie Caroline C. and Brodie Donald M.</i>	30 Park Drive Norristown PA 19403 <i>Norristown Borough</i>	63-00-05833-00-8 KML Law Group, P.C.	<b>\$172,034.54</b> \$2,473.41
127	21-02672 OPEN	DHM Industries, Inc. vs. <i>223 Centennial Street Industries, LLC</i>	223 Centennial Street Collegeville PA 19426 <i>Perkiomen Township</i>	48-00-00505-00-5 Mattleman, Weinroth & Miller, P.C.	<b>\$319,821.51</b> \$2,076.43