

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 09/29/2021

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
3	13-04430 POSTPONED BY COURT	The Bank of New York Mellon fka The Bank of New York, as Trustee vs. <i>Skalecki Michael A. & Skalecki Terri L.</i>	2023 Bethel Road Worcester PA 19490 <i>Worcester Township</i>	67-00-00445-00-1 KML Law Group, P. C.	\$977,932.59 \$2,179.53
8	14-10983 OPEN	School District of Upper Dublin vs. <i>McGill Christine and USA</i>	132 Hampstead Drive Unit 132 Upper Dublin PA 19002 <i>Upper Dublin Township</i>	54-00-07716-57-3 Portnoff Law Associates LTD.	\$4,242.90 \$2,296.52
9	14-12147 POSTPONED BY COURT	Newrez LLC fka New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. <i>Knox Frances Page</i>	412 Whitpain Hills Blue Bell PA 19422-1346 <i>Whitpain Township</i>	66-00-06406-96-2 Pincus Law Group, PLLC	\$77,213.43 \$2,069.97
11	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
13	15-15403 OPEN	Pottsgrove School District vs. <i>Gilliland Charles A. IV and USA</i>	1484 Chestnut Grove Road Upper Pottsgrove PA <i>Upper Pottsgrove Township</i>	60-00-00130-00-8 Portnoff Law Associates Ltd.	\$24,552.61 \$4,051.53
17	15-25451 POSTPONED	Wilmington Savings Fund Society, FSB vs. <i>Knause Tabitha L & 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.	\$299,660.05 \$1,999.60
18	15-30745 POSTPONED BY COURT	Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. <i>Blay-Miezhah Jeannine</i>	216 Chestnut Avenue Ardmore PA 19003 <i>Lower Merion Township</i>	40-00-10472-00-9 McCabe, Weisberg & Conway, LLC.	\$239,153.35 \$1,688.58
21	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

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26	17-14831 POSTPONED BY COURT	PHH Mortgage Corporation vs. <i>Humphreys Richard L., Humphreys Richard B., Humphreys Christine V. & Humphreys Gwen M.</i>	465 Springdale Avenue Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-05467-00-6 Brock & Scott, PLLC	\$300,126.93 \$2,244.84
29	17-15792 OPEN	Pottsgrove School District vs. <i>Watson Shawn D. and USA</i>	941 Kenny Road Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-02521-00-2 Portnoff Law Associates, Ltd.	\$9,507.53 \$2,178.12
32	17-17618 POSTPONED BY COURT	Upper Perkiomen School District vs. <i>Pearl 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
36	18-02125 POSTPONED BY COURT	U.S. Bank N.A. vs. <i>Norris Leon & Norris Loretta</i>	745 East Oak Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-29184-03-5 Brock and Scott PLLC	\$285,733.17 \$1,879.43
38	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	\$248,053.85 \$1,722.93
39	18-07703 POSTPONED BY COURT	Waterfall Victoria Grantor Trust II, Series G vs. <i>Quarles James F & Quarles Michelle R</i>	1801 Maple Circle Lansdale PA 19446 <i>Worcester Township</i>	67-00-02133-00-5 Stern & Eisenberg, P.C.	\$325,216.97 \$1,920.12
44	18-14017 POSTPONED BY COURT	Krish Investors LLC and 2508 Federal LLC vs. <i>Perry Kathleen & Sirianni Melissa</i>	2825 Cowpath Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-02662-00-3 Brown McGarry Nimeroff, LLC	\$236,611.00 \$1,949.71
45	18-14288 POSTPONED BY COURT	U.S. Bank National Association vs. <i>Whitney Barry D aka Whitney B.D. aka Whitney Barry & Whitney Kim</i>	1082 EdgeHill Road aka 1082 Egdehill Road aka 1082 Edge Hill Road Abington PA 19001 <i>Abington Township</i>	30-00-15552-00-6 Stern & Eisenberg, PC	\$135,284.17 \$2,660.91

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53	18-20454 POSTPONED BY COURT	MTGLQ Investors, L.P. vs. <i>Raftogianis Michael J.</i>	30 Simmons Road Perkiomenville PA 18074 <i>Lower Frederick Township</i>	38-00-02472-01-9 KML Law Group	\$599,797.27 \$3,079.44
56	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	\$405,977.09 \$2,121.23
60	19-01989 POSTPONED BY COURT	LoanCare, LLC vs. <i>Wright Moshe D. Executor & 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.	\$75,073.02 \$2,104.68
61	19-05043 POSTPONED BY COURT	Wells Fargo Bank N.A. vs. <i>Henshaw Joseph S. aka Henshaw Joseph S. Jr. & Henshaw Barbara A. & USA</i>	305 Cambridge Drive Royersford PA 19468-2845 <i>Upper Providence Township</i>	61-00-01010-22-5 Brock & Scott, PLLC	\$238,839.03 \$2,168.32
65	19-12133 OPEN	HB3 Alternative Holdings, LLC vs. <i>Wilfong Nicole, known Heir of Jean T. O'Donnel (dec'd); Wilfong David, known Heir of Jean T. O'Donnel (dec'd); & Unknown Heirs of Jean T. O'Donnell (dec'd)</i>	10 Cowpath Road Souderton PA 18964 <i>Franconia Township</i>	34-00-01126-00-1 LOGS Legal Group LLC	\$242,800.33 \$2,430.87
66	19-12387 POSTPONED BY COURT	The Money Source Inc. vs. <i>Liles Herbert</i>	1538 Robinson Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-57008-00-4 McCabe, Weisberg & Conway, LLC	\$245,554.36 \$1,538.87
69	19-16212 POSTPONED	JPMorgan Chase Bank, N.A. f/k/a Washington Mutual Bank, F.A. vs. <i>McMichael Lawrence G. Executor of Estate to Field Martin W, Field Alexander Ryan, Cresson Monica, Guzman Victor as Devisee of Kathleen Field a/k/a</i>	1208 Meadowbank Road Villanova PA 19085 <i>Lower Merion Township</i>	40-00-36009-00-5 LOGS Legal Group, LLC	\$526,134.31 \$3,040.06
70	19-16329 POSTPONED BY COURT	The Bank of New York Mellon vs. <i>Boccuto Thomas W. and McFarland Jennifer A. aka Mc Farland Jennifer A.</i>	282 Lloyd Avenue Collegetown PA 19426 <i>Collegetown Borough</i>	04-00-00809-10-5 Pincus Law Group, PLLC	\$268,336.32 \$2,241.29

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74	19-18309 POSTPONED BY COURT	Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania vs. <i>Burnetta, Jr. Thomas E</i>	120 North Bethlehem Pike Unit 101 aka Apt A101 Fort Washington PA 19034 <i>Upper Dublin Township</i>	54-00-02380-10-4 Law Office of Gregory Javardian, LLC	\$67,203.46 \$1,809.63
76	19-18977 POSTPONED	Cascade Funding Mortgage Trust HB5 vs. <i>Brown Marlet; Evans Rovella; Farrell Kyla; Harris Antonio; Harris Anwar; Harris Carlos; Harris Kylla; Harris Nikia aka Harris Niki; Williams Angel aka Williams Angela Heirs of Richard Harris dc'd</i>	2103 Harrison Court Norristown PA 19403 <i>West Norriton Township</i>	63-00-02689-95-6 KML Law Group, P.C.	\$289,370.24 \$3,050.49
77	19-19461 POSTPONED BY COURT	Wells Fargo Bank NA vs. <i>Morgan Lyndsay M. aka Morgan Lyndsey M, Executor of the Estate of Robert Morgan (dc'd)</i>	8302 Old York Road #A24 aka Condo/Apt A24 Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-30106-21-1 Brock & Scott, PLLC	\$209,539.88 \$3,786.12
81	19-20698 POSTPONED BY COURT	Bank of America, N.A. vs. <i>Obermiller Joseph</i>	512 Canterbury Road Jeffersonville PA 19403 <i>West Norriton Township</i>	63-00-00881-19-9 Powers Kirm, LLC	\$70,074.29 \$2,258.31
83	19-21475 POSTPONED BY COURT	MTGLQ Investors, L.P. vs. <i>Beatty Kenneth A. & Beatty 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 \$2,046.46
84	19-21552 POSTPONED BY COURT	Wells Fargo Bank NA vs. <i>Hinds-Toussaint Paula</i>	1603 Reagan Court Norristown PA 19401 <i>Norristown Borough</i>	63-00-06613-26-3 Brock & Scott, PLLC	\$279,241.28 \$1,727.86
87	19-23254 OPEN	Amerihome Mortgage Company, LLC vs. <i>Graves Jr. Joseph C. and Graves Jacqueline N.</i>	666 West Germantown Pike Condo 2320 Plymouth Meeting PA 19462	49-00-04108-64-9 KML Law Group, P.C.	\$159,937.92 \$2,698.69
88	19-23406 OPEN	U.S. Bank National Association vs. <i>Rines Joseph as Administrator of the Estate of Gaskin Joseph A. (deceased)</i>	1448 Thomson Road Roslyn PA 19001 <i>Abington Township</i>	30-00-66776-00-1 KML Law Group	\$188,858.58 \$2,588.74

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89	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	\$410,880.19 \$1,722.28
90	19-24517 POSTPONED BY COURT	Citizens Bank, N.A. vs. <i>Reinhart Barry & Reinhart Lizanne & USA</i>	518 Monticello Lane Plymouth Meeting PA 19462 <i>Whitemarsh Township</i>	65-00-01336-22-8 Law Office of Gregory Javardian, LLC	\$414,084.67 \$3,627.55
92	19-26174 POSTPONED BY COURT	Wells Fargo Bank, N.A. vs. <i>Conard Thomas</i>	174 West Lehman Avenue Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-03028-00-6 Brock & Scott, PLLC	\$197,913.88 \$2,191.46
93	19-27084 OPEN	Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association vs. <i>Orgeron-Bigley Shari Lee, as Believed Heir and/or Administrator to the Estate of Frank Fulmer, AKA Frank J. Fulmer; Fulmer Stacilee, as Believed Heir and/or</i>	136 Hill Road Barto PA 19504 <i>Douglass Township</i>	32-00-04764-00-1 Manley Deas Kochalski, LLC	\$144,099.64 \$2,875.40
94	19-27320 POSTPONED BY COURT	Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania vs. <i>Halpin III Charles A.J., Esquire Personal Representative of the Estate of Sandra L. Jacoby a/k/a Sandra Leigh Jacoby, Deceased</i>	1612 Tremont Avenue Norristown PA 19401 <i>Norristown Borough</i>	13-00-36892-00-4 Law Office of Gregory Javardian, LLC	\$123,156.83 \$2,154.89
95	19-28329 POSTPONED	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.	\$154,526.89 \$1,945.12
96	19-28813 OPEN	US Bank Trust National Association vs. <i>Thomas Denise</i>	25 Aspen Way Schwenksville PA 19473 <i>Lower Frederick Township</i>	38-00-00001-47-4 LOGS Legal Group, LLP	\$126,150.55 \$1,671.96
97	20-00705 OPEN	JPMorgan Chase Bank, National Association vs. <i>Gratti Susan E.</i>	109 Kay Street Stowe PA 19464 <i>West Pottsgrove Township</i>	64-00-02902-00-4 LOGS Legal Group, LLP	\$66,406.79 \$2,445.42

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102	20-04905 OPEN	Deutsche Bank National Trust Company vs. <i>Berman Jeffrey a/k/a Berman Jeffrey C.</i>	606 Fairview Road Penn Valley PA 19072 <i>Lower Merion Township</i>	40-00-17540-00-6 RAS Citron, LLC	\$2,308,439.61 \$2,523.62
103	20-05194 POSTPONED	Wilmington Savings Fund Society vs. <i>Aycox, Stefanie</i>	8220 Aspen Way Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-01441-00-4 Hill Wallack LLP	\$406,734.79 \$2,424.91
104	20-05367 OPEN	State Resources Corp. vs. <i>Prusinowski Jr. Edward J. (Dec'd); Prusinowski Margaret A. (Dec'd) & Unknown Heirs</i>	3106 Lewis Lane East Norriton PA 19403 <i>East Norriton Township</i>	33-00-05178-62-1 Berger Law Group, P.C.	\$42,179.01 \$3,439.47
105	20-06329 POSTPONED	Reverse Mortgage Solutions, Inc. vs. <i>Coccio Damian in his capacity as Heir of Coccio Helen A. a/k/a Coccio Helen (Dec'd) & Unknown Heirs</i>	479 Old Elm Street Conshohocken PA 19428 <i>Plymouth Township</i>	49-00-02827-00-4 RAS Citron, LLC	\$187,707.86 \$2,435.14
106	20-14279 POSTPONED	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 \$1,924.78
107	20-14689 POSTPONED	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 \$2,560.40
108	20-14916 POSTPONED	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	\$1,933,790.84 \$2,567.71
109	20-15343 OPEN	U.S. Bank Trust National Association vs. <i>House to Home Strategies, LLC and Krill Trevor Guarantor</i>	3460 Ridge Pike Collegeville PA 19426 <i>Lower Providence Township</i>	43-00-11698-00-4 KML Law Group	\$945,957.20 \$2,584.93

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110	20-18001 OPEN	J.P. Morgan Mortgage Acquisition Corp. vs. <i>Gibson Andrew S.</i>	113 Larchwood Court Collegeville PA 19426 <i>Upper Providence Township</i>	61-00-02834-34-5 KML Law Group	\$252,979.87 \$2,687.23
117	20-21056 POSTPONED	U.S. Bank Trust National Association vs. <i>Dise Tracy a/k/a Dise Tracy Dean, Sacks Tammy Marie a/k/a Dise Tammy Marie</i>	11 Big Road Zieglersville PA 19492 <i>Lower Frederick Township</i>	38-00-02074-00-3 Richard M. Squire & Associates, LLC	\$246,309.06 \$1,981.56
119	21-01689 POSTPONED BY COURT	US Bank Trust National Association vs. <i>Kern Danielle K.</i>	108 W 5th Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-01576-00-6 Richard M. Squire & Associates, LLC	\$125,297.50 \$2,272.05
120	21-02156 OPEN	Reverse Mortgage Funding LLC vs. <i>Kerper Timothy, Kerper Daniel, Kerper Theodore, Unknown Heirs of Jean K. Forte, Trustee of the Jean K. Forte Trust Dated February 1, 2000, deceased</i>	417 Knight Road Ambler PA 19002 <i>Lower Gwynedd Township</i>	39-00-02197-00-5 LOGS Legal Group, LLP	\$267,415.66 \$2,653.94
121	21-04276 OPEN	Wilmington Savings Fund Society, FSB d/b/a Christiana Trust vs. <i>Hufnagle, Patricia A.</i>	665 Meadow Lane Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-02559-18-1 Stern & Eisenberg, P.C.	\$223,425.01 \$1,966.72
122	21-05057 OPEN	Ambler Savings Bank vs. <i>Comber Joseph M.; Comber Diana C.; Comber Ryan C. and Comber Kathleen V.</i>	136 Markley Farm Circle Norristown PA 19403-1355 <i>West Norriton Township</i>	63-00-01108-42-7 Fox and Fox Attorneys at Law, P.C.	\$426,312.54 \$3,385.03
123	21-06598 OPEN	Malvern Bank, National Association formerly Malvern Federal Savings Bank vs. <i>Acoustics Plus, Inc.</i>	725 Morwood Road Telford PA 18969 <i>Franconia Township</i>	34-00-03760-00-4 Kozloff Stoudt Attorneys	\$248,573.39 \$2,095.67