

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 10/27/2021

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
1	13-01849 POSTPONED BY COURT	Pottstown Borough Authority and Borough of Pottstown 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
2	13-01952 POSTPONED BY COURT	Pottstown Borough Authority and Borough of Pottstown vs. <i>Christie Joseph B. & Christie 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 \$1,902.71
5	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	\$1,422,639.13 \$2,478.95
9	15-12866 POSTPONED BY COURT	Hope USA, LLC vs. <i>Chung Julia I. & Chung Joshua I.</i>	1108 West Autumn Court Collegeville PA 19426 <i>Lower Providence Township</i>	43-00-00954-09-2 Lynch Law Group LLC	\$189,193.43 \$2,175.86
11	15-24845 BANKRUPTCY POSTPONED	LSF9 Master Participation Trust vs. <i>Oliver Rena, Oliver Timothy Brian (Dec'd) & Renaissance Trust</i>	500 South Warminster Road Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-05719-00-6 McCabe Weisberg & Conway, LLC	\$692,028.27 \$2,732.90
13	15-30745 POSTPONED BY COURT	Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. <i>Blay-Miezech 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
15	16-01365 OPEN	Waterfall Victoria Grantor Trust II, Series G vs. <i>Dwojak Paula R.</i>	434 Moyer Road New Hanover PA 19464 <i>New Hanover Township</i>	47-00-01896-00-1 Stern and Eisenberg	\$256,273.58 \$2,322.33
29	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

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 10/27/2021

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
30	18-03443 POSTPONED BY COURT	Univest Bank & Trust Co. vs. <i>Riley, Rose Marie R</i>	143 & 149 South Gulph Rd King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-17473-00-1 and 58-00-17470-00-4 Klehr,Harrison,Harvey,Branzburg LLP	\$3,948,460.38 \$2,674.71
31	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
34	18-08721 POSTPONED BY COURT	Reverse Funding Mortgage LLC vs. <i>Kenworthy-Ward Kelley Executrix of The Estate of Jane M. Kenworthy (Dec'd) Kenworthy Eugene P. (Dec'd)</i>	751 Cathcart Road Blue Bell PA 19422 <i>Whitpain Township</i>	66-00-00763-00-8 Stern & Eisenberg, PC	\$377,947.39 \$2,674.37
36	18-13286 POSTPONED	U.S. Bank Trust National Association as Trustee vs. <i>Fulton, Jr. Robert J., a/k/a Filton, Jr. Robert J.</i>	790 North Hills Avenue Glenside PA 19038 <i>Upper Dublin Township</i>	54-00-12445-00-2 Parker McCay P.A.	\$233,469.00 \$1,877.14
41	18-16196 POSTPONED BY COURT	Wilmington Savings Fund Society vs. <i>Snowden Jr. Calvin R. aka Snowden Calvin R. & Dan Ling Mei</i>	46 Brookside Road Glenside PA 19038 <i>Springfield Township</i>	52-00-02461-00-7 RAS Citron LLC	\$275,435.13 \$2,588.93
42	18-18118 POSTPONED BY COURT	Pentex Holdings, LLC vs. <i>Eckert Edward G. & Eckert 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 \$2,007.59
43	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 & USA</i>	438 Warick Road Wynnewood PA 19096 <i>Lower Merion Township</i>	40-00-64004-00-9 Brock and Scott PLLC	\$702,501.46 \$2,214.99
45	18-19090 POSTPONED BY COURT	Lakeview Loan Servicing, LLC vs. <i>Mann Matthew S. & Laverty Melissa A.</i>	404 Franklin Court Collegeville PA 19426 <i>Trappe Borough</i>	23-00-00425-39-8 RAS Citron LLC	\$244,626.03 \$1,823.88

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 10/27/2021

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
48	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
53	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	\$331,758.20 \$2,336.07
54	19-07764 OPEN	Westover Crossing Homeowners Association vs. <i>Marsh Christopher J.</i>	526 Canterbury Road Norristown PA 19403 <i>West Norriton Township</i>	63-00-00881-26-2 Law Offices of Hal A. Barrow	\$7,631.13 \$2,228.96
59	19-17217 POSTPONED	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 \$2,094.14
60	19-17778 POSTPONED BY COURT	U.S. Bank N.A. 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	\$251,577.33 \$2,036.63
72	19-22899 POSTPONED BY COURT	Provident Funding Associates, L.P. vs. <i>Wang Hui & Benz Robert</i>	102 Veronica Lane Lansdale PA 19446 <i>Montgomery Township</i>	46-00-03151-05-2 Powers Kirn, LLC	\$389,273.98 \$1,916.24
79	20-00705 POSTPONED	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 \$2,465.42
81	20-02659 POSTPONED BY COURT	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.	\$1,090,477.66 \$3,707.34

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 10/27/2021

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
82	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.	\$188,518.21 \$2,975.00
83	20-03613 OPEN	Freedom Mortgage Corporation vs. <i>Unknown Heirs of White Richard J. a/k/a White Richard, Deceased</i>	1516 Powell Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-31156-00-7 Brock & Scott, PLLC	\$132,111.53 \$2,218.43
88	20-06329 POSTPONED	Reverse Mortgage Solutions, Inc. vs. <i>Coccio Damian 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
90	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
91	20-15343 POSTPONED	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 \$2,604.93
92	20-18001 POSTPONED	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 \$2,707.23
93	20-18130 BANKRUPTCY POSTPONED	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.	\$953,300.59 \$2,987.12
94	20-18779 POSTPONED	Rocket Mortgage, 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.	\$153,082.01 \$2,278.45

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 10/27/2021

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
95	20-18926 POSTPONED	Nationstar Mortgage LLC vs. <i>Friday Anita Y & Dean Jerome W, Co-Executors of the Estate of Inell Delores Cason (dec'd); Alverno Cason (dec'd)</i>	1723 Fairview Avenue Willow Grove PA 19090 Abington Township	30-00-19244-00-4 Pincus Law Group, PLLC	\$205,163.08 \$1,853.05
96	20-19197 POSTPONED	U.S. Bank National Association vs. <i>Fosnocht Peggy S.</i>	69 Wilson Avenue Gilbertsville PA 19525 Douglass Township	32-00-07852-00-9 Hladik Onorato & Federman, LLP	\$164,274.57 \$2,844.99
97	20-19248 POSTPONED	U.S. Bank Trust National Association, not individually but solely as Trustee for BlueWater Investment Trust 2017-1 vs. <i>Feather Jean E. & Feather John G., Jr. (Dec'd)</i>	366 Hoffmansville Road Bechtelsville PA 19505 Douglass Township	32-00-03160-00-3 Stern & Eisenberg, P.C.	\$139,431.91 \$2,653.18
102	21-04917 OPEN	U.S. Bank National Association vs. <i>Estate of Young Kevin J., c/o Young, Codey J. administrator</i>	20 East Sixth Street Pottstown PA 19464 Pottstown Borough	16-00-25924-00-7 Parker McCay	\$141,415.03 \$1,959.79
104	21-06598 POSTPONED	Malvern Bank, National Association formerly Malvern Federal Savings Bank vs. <i>Acoustics Plus, Inc.</i>	725 Morwood Road Telford PA 18969 Franconia Township	34-00-03760-00-4 Kozloff Stoudt Attorneys	\$248,573.39 \$2,115.67