

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 04/27/2022

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
1	06-19238 OPEN	Lower Merion Township vs. <i>Hatcher Bernadette</i>	212 Maple Terrace Lower Merion PA 19003 <i>Lower Merion Township</i>	40-00-34904-00-3 Portnoff Law Associates, Ltd.	\$3,945.20 \$2,938.44
2	08-35237 OPEN	Deutsche Bank National Trust Company as Trustee vs. <i>Petito Anthony R.</i>	383 Maplewood Avenue Merion Station PA 19066 <i>Lower Merion Township</i>	40-00-35180-40-2 KML Law Group, P.C.	\$1,887,403.48 \$4,244.76
6	12-00478 OPEN	Self-Help Ventures Fund vs. <i>Stanley Tanya</i>	1206 West Lafayette Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-19700-00-6 KML Law Group, P. C.	\$162,000.00 \$2,802.85
9	13-21502 POSTPONED BY COURT	U.S. Bank National Association as Trustee vs. <i>Cupo Natalie, Executrix of the Estate of Kenworthy Eric (dec'd)</i>	41 Taylor Road Conshohocken PA 19428 <i>Whitemarsh Township</i>	65-00-11476-00-6 McCabe, Weisberg & Conway, P.C.	\$562,021.20 \$2,362.55
14	14-18897 OPEN	Deutsche Bank National Trust Company vs. <i>Ziejewski Joan aka Ziejewski Joan E. & Ziejewski Walter aka Ziejewski Walter J.</i>	131 Northwestern Avenue Philadelphia PA 19118 <i>Springfield Township</i>	52-00-12499-00-4 KML Law Group, P. C.	\$398,659.01 \$2,833.70
15	14-27788 POSTPONED	CU Members Mortgage, A Division of Colonial Savings, F.A. vs. <i>Brant Shannell</i>	415 Elm Street Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-01069-00-1 KML Law Group, P. C.	\$138,665.86 \$2,596.72
16	14-29707 OPEN	U.S. Bank, N.A. vs. <i>Eble Mark P. & Eble Michele A.</i>	155 Upland Avenue Horsham PA 19044 <i>Horsham Township</i>	36-00-11272-00-5 Stern & Eisenberg, P.C.	\$279,631.30 \$1,395.24
30	16-19965 OPEN	Keybank National Association vs. <i>Geisler Bruce, & Geisler Randy Solely in Their Capacity as Heir of Reynold H. Geisler (dec'd) & Geisler Stacie Solely in Her Capacity as Heir</i>	1343 South Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-27272-00-9 KML Law Group, PC	\$45,032.63 \$2,113.11

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37	16-29799 OPEN	Township of Abington vs. <i>Ligon Bobbalina</i>	1414 Arline Avenue Abington Township PA 19001 <i>Abington Township</i>	30-00-01884-00-3 Portnoff Law Associates, Ltd.	\$2,789.63 \$1,929.65
41	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
42	17-15303 POSTPONED	U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust vs. <i>Pollitt Anthony</i>	36 Prospect Avenue Bryn Mawr PA 19010 <i>Lower Merion Township</i>	40-00-47948-00-9 KML Law Group, P. C.	\$204,571.67 \$2,117.31
45	17-22681 OPEN	Citizens Bank of Pennsylvania vs. <i>Cherry Wayne G. a/k/a Cherry Wayne G. Sr.</i>	44 King Road Green Lane PA 18054 <i>Salford Township</i>	44-00-00973-00-9 Gregory Javardian, LLC	\$319,062.36 \$2,391.80
46	17-22938 OPEN	M&T Bank vs. <i>Guicheteau Michael & Guicheteau Jennifer</i>	414 Oreland Mill Road Oreland PA 19075 <i>Springfield Township</i>	52-00-12670-00-4 KML Law Group, P. C.	\$293,543.78 \$2,084.36
48	17-26296 BANKRUPTCY POSTPONED	Chimera Reo 2018-NR1 LLC vs. <i>Montague Scott D.</i>	442 Brookside Avenue Lower Gwynedd PA 19002 <i>Lower Gwynedd Township</i>	39-00-00454-00-2 KML Law Group, P. C.	\$295,870.26 \$2,146.83
53	18-04213 OPEN	QNB Bank vs. <i>Krol Kristen</i>	73 Blaine Avenue Hatfield PA 19440 <i>Hatfield Borough</i>	09-00-00046-00-8 Grim, Biehn & Thatcher	\$210,198.83 \$2,483.47
54	18-07009 OPEN	U.S. Bank, N.A. vs. <i>Major Michelle J (Mortgagor), Manatee Trust & Bullock Jenna Trustee (Real Owner)</i>	3134 Lutheran Road Gilbertsville PA 19525 <i>New Hanover Township</i>	47-00-05808-00-4 KML Law Group, P. C.	\$562,794.87 \$2,153.72

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57	18-08560 OPEN	Wilmington Savings Fund Society, Fsb, Not Individually, But Solely As Trustee For Nationstar Hecm Acquisition Trust 2020-1 vs. <i>Selverian Nartuhi V.</i>	50 Woodside Road Condo 3 a/k/a Unit #3 Ardmore PA 19003 <i>Lower Merion Township</i>	40-00-67551-66-5 KML Law Group, P. C.	\$366,808.66 \$2,282.51
62	18-15559 POSTPONED	NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. <i>Rivelli Nicholas</i>	20 Hickory Drive Condo B-1 Horsham PA 19044-1935 <i>Horsham Township</i>	36-00-11669-68-8 KML Law Group, P.C.	\$173,239.81 \$2,295.78
63	18-15840 OPEN	U.S. Bank National Association vs. <i>Berry Joshua and Berry Nathan as Heirs & Carasquero Marjorie as Executrix to the Estate of Annette C. Lewis-Berry a/k/a Annette C. Berry a/k/a Annette Berry a/k/a Annette C. Lewis Berry a/k/a Annette</i>	2510 Old Welsh Road Willow Grove PA 19090 <i>Abington Township</i>	30-00-49036-00-2 Stern & Eisenberg, PC	\$175,322.00 \$2,844.71
65	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
67	18-20410 BANKRUPTCY POSTPONED	NewRez LLC vs. <i>Carfi Joseph & Malloy Kelly</i>	409 North Avenue Penllyn PA 19422 <i>Lower Gwynedd Township</i>	39-00-03061-00-5 KML Law Group, P. C.	\$213,190.67 \$2,297.98
71	18-23280 POSTPONED	Truist Bank fka Branch Banking & Trust Company vs. <i>Kriebel Richard D. aka Kriebel Richard & Kriebel Laura aka Kriebel Laura A.</i>	331 Heatherfield Drive Souderton PA 18964 <i>Franconia Township</i>	34-00-02634-46-4 McCabe Weisberg & Conway, P.C.	\$179,305.54 \$2,229.07
72	18-23500 OPEN	LoanCare, LLC vs. <i>O'Brien Patricia I.</i>	361 West Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-31408-00-4 RAS Citron, LLC	\$117,642.86 \$2,395.83
73	18-25397 OPEN	Lower Pottsgrove Township Municipal Authority vs. <i>Keehn Randy and Keehn Debbie</i>	904 Walnut Ridge Estates Lower Pottsgrove PA 19464 <i>Lower Pottsgrove Township</i>	42-00-05117-51-1 Portnoff Law Associates, Ltd.	\$2,124.32 \$2,212.80

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74	18-26368 POSTPONED	Citizens Bank of Pennsylvania vs. <i>Bucci Sharon L. aka Campbell Sharon L. & Campbell Bryan C.</i>	302 Brittmoir Avenue Conshohocken PA 19428 <i>West Conshohocken Borough</i>	24-00-00180-00-3 Law Office of Gregory Javardian, LLC	\$83,508.15 \$2,165.37
75	18-27601 POSTPONED	Citizens Bank, N.A. vs. <i>Trump Daniel F and Trump Pamela J</i>	428 Fairview Street Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-01222-00-1 McCabe, Weisberg & Conway, LLC	\$127,711.10 \$2,318.60
76	18-27628 POSTPONED BY COURT	Pennsylvania Housing Finance Agency vs. <i>Long Robert R. & Vogel Jane T.</i>	601 West Elm Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-10964-00-3 KML Law Group, P.C.	\$31,147.01 \$3,184.29
79	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
83	19-02211 POSTPONED	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Inc. vs. <i>Zuin Cristiano & Zuin Robyn aka Robyn A.</i>	59 Crooked Billet Road Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-01282-00-6 KML Law Group, P.C.	\$279,226.61 \$3,027.86
84	19-06316 OPEN	Deutsche Bank National Trust, et al vs. <i>Flickstein Stacy L. & Flickstein Bradley J.</i>	1672 Jarrettown Road Dresher PA 19025 <i>Upper Dublin Township</i>	54-00-09010-12-5 Eckert Seamans Cherin & Mellott, LLC	\$410,708.54 \$2,212.85
86	19-07997 OPEN	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	\$107,541.82 \$2,183.24
87	19-12369 OPEN	Key Bank, NA s/b/m to First Niagara Bank, NA s/b/m to Harleysville National Bank and Trust Company vs. <i>Bass David</i>	1210 Grosser Road Gilbertsville PA 19525 <i>Douglass Township</i>	32-00-02520-00-4 KML Law Group, P.C.	\$17,752.69 \$2,070.51

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92	19-16595 OPEN	Bank of America, N.A. vs. <i>Hall Sheila K.</i>	61 Orchard Court Royersford PA 19468 <i>Upper Providence Township</i>	61-00-04076-65-1 Richard M. Squire & Associates, LLC	\$234,333.86 \$2,214.01
94	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
99	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 Kirn, LLC	\$70,074.29 \$2,258.31
102	19-21475 POSTPONED BY COURT	MTGLQ Investors, L.P. vs. <i>Beatty Kenneth A. & Beatty Loretta M.</i>	506 Meadowview Lane Condo 506, Private Ent. 1-3S Mont Clare PA 19453 <i>Upper Providence</i>	61-00-01660-16-9 Richard M. Squire & Associates, LLC	\$208,758.96 \$2,046.46
103	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
105	19-23042 OPEN	Souderton Area School District vs. <i>Schulz Pauline T.</i>	203 West Broad Street Souderton PA 18964 <i>Souderton Borough</i>	21-00-00276-00-9 Portnoff Law Associates, Ltd.	\$5,333.19 \$1,779.23
107	19-23808 OPEN	Lower Pottsgrove Township Municipal Authority vs. <i>Guarderas Washington A. and Moore Amanda</i>	1583 Potter Drive Lower Pottsgrove PA 19464 <i>Lower Pottsgrove Township</i>	42-00-03671-26-5 Portnoff Law Associates, Ltd.	\$1,767.01 \$2,315.73
115	19-26157 OPEN	The Bank of New York Mellon Trust vs. <i>Boland AnnaMaria f/k/a Morris AnnaMaria, in her capacity as Mortgagor and as Administratrix C.T.A of the Estate of Michael P. Morris, Deceased and USA</i>	1225 West County Line Road Chalfont PA 18914 <i>Horsham Township</i>	36-00-03041-00-1 Stern & Eisenberg, P.C.	\$884,598.55 \$1,561.68

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117	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 Norristown Borough	13-00-36892-00-4 Law Office of Gregory Javardian, LLC	\$123,156.83 \$2,154.89
120	20-01431 POSTPONED	NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. <i>Glover Michael P. and Melasecca Stephanie</i>	232 Concord Road Schwenksville PA 19473 Perkiomen Township	48-00-01418-53-2 Stern & Eisenberg, P.C.	\$181,248.59 \$1,946.28
121	20-02014 OPEN	Nationstar Mortgage, LLC d/b/a Mr. Cooper vs. <i>Malinowski Joyce M.</i>	457 North Forrest Avenue a/k/a Forest Avenue Norristown PA 19401 West Norriton Township	63-00-02374-00-2 Logs Legal Group LLP	\$67,160.36 \$2,333.35
122	20-02095 OPEN	Wells Fargo Bank, N.A. vs. <i>Carcarey Vincent a/k/a Carcarey Vincent J.; Krizzitiello Krystle a/k/a Rizzitiello Krystle J.</i>	337 Prospect Street Bridgeport PA 19405 Bridgeport Borough	02-00-04864-00-3 Manley Deas Kochalski, LLC	\$177,656.78 \$2,190.97
124	20-02775a/b POSTPONED BY COURT	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.	\$188,518.21 \$2,975.00
127	20-03987 OPEN	The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Holders of Mastr Alternative Loan Trust 2006-2 vs. <i>Aslanidis Mattina</i>	451 Cherry Street Pottstown PA 19464 Pottstown Borough	16-00-05196-00-8 RAS Citron, LLC	\$70,956.55 \$1,986.33
129	20-06329 POSTPONED BY COURT	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 Plymouth Township	49-00-02827-00-4 RAS Citron, LLC	\$187,707.86 \$2,435.14
132	20-14689 POSTPONED BY COURT	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 Jenkintown Borough	10-00-04520-00-6 Pincus Law Group, PLLC	\$587,831.38 \$2,560.40

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133	20-15343 POSTPONED BY COURT	U.S. Bank Trust National Association vs. <i>House to Home Strategies, LLC and Krill Trevor</i> Guarantor	3460 Ridge Pike Collegetown PA 19426 Lower Providence Township	43-00-11698-00-4 KML Law Group	\$945,957.20 \$2,604.93
134	20-18355 OPEN	Perkiomen Valley School District vs. <i>Carden Donald Jr. and Carden Anne Marie</i>	647 Muhlenberg Drive Condo 408 Trappe PA 19426 Trappe Borough	23-00-00880-45-6 Portnoff Law Associates, Ltd.	\$6,659.95 \$2,610.55
136	20-20729 POSTPONED	Loancare, LLC vs. <i>Eberle Timothy and Eberle Tamara</i>	324 Spring Street Royersford PA 19468 Royersford Borough	19-00-03528-00-8 RAS Citron, LLC	\$153,822.98 \$2,095.58
137	21-00979 POSTPONED BY COURT	TVC Funding IV, LLC vs. <i>Construction Max, LLC</i>	17 West Front Street Bridgeport PA 19405 Bridgeport Borough	02-00-03072-00-4 Hill Wallack LLP	\$194,487.51 \$2,092.19
139	21-06474 OPEN	The Bank of New York Mellon vs. <i>Duffy Fred A. a/k/a Duffy Frederick A. Jr. and Duffy</i> <i>Marilyn T.</i>	1345 Gypsy Hill Road Ambler PA 19002 Lower Gwynedd Township	39-00-01682-00-7 KML Law Group, P.C.	\$2,043,747.97 \$2,498.06
141	21-09431 OPEN	U.S. Bank National Assoc. vs. <i>Unknown Surviving Heirs of Joy A. Riley, deceased</i>	1305 Bruce Road Oreland PA 19075 Springfield Township	52-00-02518-00-4 Hladik Onorato & Federman, LLP	\$129,585.09 \$1,331.76
143	21-19789 POSTPONED	Truist Bank vs. <i>646 Germantown Pike, LP, et al.</i>	646 + 648 Germantown Pike Suite 100-200 Whitemarsh Township PA 19444	65-00-04543-00-9 & 65-00-04549-00-3 Rosenberg Martin Greenberg	\$1,679,145.10 \$5,005.30