

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 07/27/2022

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
8	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 Kirm, LLC	\$1,422,639.13 \$2,478.95
12	14-11568 POSTPONED BY COURT	Pottsgrove School District vs. <i>Leader Gary Stephen, Leader Sandra A & USA</i>	1134 North State Street Upper Pottsgrove PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02836-00-2 Portnoff Law Associates, Ltd.	\$24,504.31 \$2,501.32
17	15-04831 POSTPONED	Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, nibatf Pretium Mortgage Acquisition Trust vs. <i>Woolbert Martin & Woolbert Susan</i>	520 Deerfield Drive Norristown PA 19403 <i>Lower Providence Township</i>	43-00-02971-00-1 KML Law Group, P.C.	\$394,912.82 \$2,975.19
20	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
21	15-24845 POSTPONED BY COURT	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
36	17-02042 POSTPONED BY COURT	Specialized Loan Servicing LLC vs. <i>Davis James R. Jr.</i>	1210 Ricewynn Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-23074-00-7 Manley Deas Kochalski LLC	\$590,848.11 \$2,874.33
38	17-12552 OPEN	U.S. Bank National Association, not in its individual capacity but solely as Owner Trustee for RCF 2 Acquisition Trust vs. <i>Wilson Sandra L. and Wilson John P.</i>	328 Franklin Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-10681-00-7 KML Law Group, P.C.	\$338,039.09 \$2,430.05
41	17-19678 POSTPONED BY COURT	School District of Cheltenham Township vs. <i>Sims Duane M. Executor of the Estate of Armita B. Sims</i>	7715 Doe Lane Cheltenham PA 19038 <i>Cheltenham Township</i>	31-00-08482-00-1 Portnoff Law Associates LTD.	\$19,165.21 \$1,957.40

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45	17-29072 POSTPONED	FLA Mortgage Capital 2 LLC vs. <i>Guthre Michael a/k/a Guthre Michael S. & Guthre Rebecca S.</i>	171 Wrenfield Way Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-04724-01-4 Stern & Eisenberg PC	\$1,187,991.36 \$2,620.27
52	18-06621 OPEN	Midfirst Bank vs. <i>Williams David C.</i>	922 Green Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-03224-08-6 Manley Deas Kochalski, LLC	\$248,302.87 \$4,275.20
78	19-03941 POSTPONED	Home Point Financial Corporation vs. <i>Ayer Stephen R. aka Ayer Stephen Robert & Ayer Victoria S. aka Ayer Victoria Swift</i>	841 Township Line Road Elkins Park PA 19027 <i>Abington Township</i>	30-00-67324-00-2 KML Law Group, P.C.	\$320,335.58 \$2,377.33
87	19-15317 POSTPONED	MCLP Asset Company, Inc. vs. <i>Weniger Chad J.</i>	105 Pulaski Street Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-03862-00-7 KML Law Group	\$316,190.14 \$2,003.88
91	19-16595 POSTPONED	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 \$2,234.01
97	19-18737 POSTPONED BY COURT	Perkiomen Valley School District vs. <i>Heitz Howard</i>	323 Main Street Lower Frederick PA 19478 <i>Lower Frederick Township</i>	38-00-01282-00-3 Portnoff Law Associates Ltd.	\$8,024.89 \$1,913.48
114	19-27177 POSTPONED	U.S. Bank National Association not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT vs. <i>Longello Stephen J. a/k/a Longello Stephen and USA</i>	4013 Nicole Drive Hatboro PA 19040 <i>Upper Moreland Township</i>	59-00-13550-04-4 Hladik Onorato & Federman, LLP	\$254,497.35 \$3,300.95
117	20-00484 OPEN	Pennsylvania Housing Finance Agency vs. <i>Thomas Scott A.</i>	970 North Warren Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-31609-01-9 KML Law Group, P.C.	\$89,405.91 \$2,686.31

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119	20-01109 POSTPONED	Reverse Mortgage Funding, LLC vs. <i>Blum Marla R., Executrix of the Estate of Diane R. Blum</i>	104 Hampstead Drive Unit 104 Ambler PA 19002 <i>Upper Dublin Township</i>	54-00-07716-29-4 McCabe, Weisberg & Conway, LLC	\$155,299.68 \$2,666.08
126	20-02963 OPEN	AmeriHome Mortgage Company, LLC vs. <i>Dougherty Daniel C. and Offner Danielle</i>	252 West Broad Street Souderton PA 18964 <i>Souderton Borough</i>	21-00-00520-00-8 Stern & Eisenberg, P.C.	\$241,302.22 \$2,352.71
129	20-03844 POSTPONED	U.S. Bank National Association vs. <i>John D. Stevens, III, as Plenary Permanent Guardian of John Stevens, Jr.</i>	7919 Rodgers Road Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-23536-00-4 Hladik, Onorato, & Federman, LLP	\$395,137.53 \$2,430.37
132	20-05351 OPEN	Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1, Mortgage Pass-Through Certificates, Series 2007-WF1 vs. <i>Whalen Denise as real owner, mortgagor and as</i>	514 West Moreland Avenue Horsham PA 19044 <i>Horsham Township</i>	36-00-08527-09-5 Stern & Eisenberg PC	\$224,218.24 \$2,640.26
134	20-15593 OPEN	U.S. Bank Trust National Association, as Trustee of Bungalow Series F Trust vs. <i>Reece Annette H.</i>	704 Upland Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-29665-37-9 Friedman Vartolo, LLP	\$269,766.37 \$2,144.69
137	21-01219 OPEN	Deutsche Bank National Trust Company as Trustee for Carrington Mortgage Loan Trust Series 2005-NC3 Asset backed pass-through certificates vs. <i>Forde Kenneth a/k/a Forde Kenneth C. and Forde Merkel a/k/a Forde Merkel E.</i>	107 West County Line Road Ardmore PA 19003 <i>Lower Merion Township</i>	40-00-13256-00-6 KML Law Group, P.C.	\$101,573.88 \$2,665.07
138	21-03392 OPEN	Waterfall Victoria Grantor Trust II, Series G vs. <i>ACR Investments LLC</i>	101 Valleyview Road Norristown PA 19401 <i>East Norriton Township</i>	33-00-10168-00-5 Stern & Eisenberg, P.C.	\$209,189.40 \$2,522.45
141	21-04323 OPEN	Wells Fargo Bank, N.A. vs. <i>Resnick Paul</i>	331 Huckleberry Lane Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-01134-17-5 Brock & Scott, PLLC	\$290,067.95 \$2,514.77

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145	21-06598 POSTPONED BY COURT	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 \$2,115.67
149	21-16821 OPEN	US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust vs. <i>Brostowicz Julianne and Hartman Kenneth R. Jr.</i>	843 Troxel Road Lansdale PA 19446 <i>Towamencin Township</i>	53-00-08604-00-1 KML Law Group, P.C.	\$222,447.76 \$2,268.02
150	21-18002 OPEN	Green Hill Condominium Owners Association vs. <i>Mazer Jules F. and Mazer Florence S. (Deceased)</i>	1001 City Avenue Condo E-803 Wynnewood PA 19096 <i>Lower Merion Township</i>	40-00-11152-55-3 Clemons Richter & Reiss, P.C.	\$30,218.48 \$2,178.89
151	21-19612 OPEN	Wilmington Savings Fund Society, FSB vs. <i>Lopardo James and Lopardo Regina M.</i>	424 Columbia Avenue Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-02744-00-8 Hill Wallack LLP	\$102,778.02 \$2,153.56
158	22-00276 OPEN	Lakeview Loan Servicing, LLC vs. <i>Bishop Stephanie</i>	29 Game Farm Road Schwenksville PA 19473 <i>Lower Frederick Township</i>	38-00-02703-28-3 Stern & Eisenberg, PC	\$152,016.05 \$3,396.74