

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 10/26/2022

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
2	10-35559 POSTPONED BY COURT	U.S. Bank N.A., as Trustee vs. <i>McNamara Karen J. & McNamara Kevin</i>	2216 Wharton Road Glenside PA 19038 <i>Abington Township</i>	30-00-71860-00-2 RAS Citron LLC	\$659,561.73 \$2,624.50
10	14-18922 POSTPONED	Wilmington Savings Fund Society, FSB as Trustee of Stanwich Mortgage Loan Trust H vs. <i>Grasty Patricia & USA</i>	1529 Saint James Place Abington a/k/a Roslyn PA 19001 <i>Abington Township</i>	30-00-63384-00-9 Powers Kim, LLC	\$170,777.78 \$2,126.56
11	14-29707 POSTPONED BY COURT	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 \$2,796.14
15	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
17	16-05689 POSTPONED BY COURT	Finance of America Reverse LLC, Urban Financial of America, LLC vs. <i>Lindsey Marilyn B. & Lindsey Curtis Charles</i>	230 East Fornance Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-11640-00-2 RAS Citron Law Offices	\$91,630.04 \$2,321.44
18	16-09014 OPEN	Wells Fargo Bank, N.A. vs. <i>Lyons, James M.</i>	2756 Valley Woods Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-10584-36-1 Manley Deas Kochalski, LLC	\$319,104.28 \$2,963.96
21	16-20535 POSTPONED BY COURT	The Bank of New York Mellon et al vs. <i>Capasso Flora H.</i>	3013 Grace Lane Upper Hanover Township PA 18073 <i>Upper Hanover Township</i>	57-00-01160-57-2 Powers Kim, LLC	\$276,211.14 \$2,210.56
22	16-23000 POSTPONED	JP Morgan Chase Bank, N.A. vs. <i>Gordon Solomon B. and Gordon Aira</i>	527 George Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-13344-00-8 Shapiro & DeNardo, LLC.	\$236,941.26 \$2,094.88

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25	17-01380 POSTPONED	JP Morgan Chase Bank, National Association vs. <i>Alexaki Scott & Alexaki Deborah</i>	717 West Valley Forge Road King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-19837-00-4 LOGS Legal Group LLP	\$522,806.24 \$2,570.61
30	17-14834 OPEN	EverBank vs. <i>Terry Everett K. Jr.</i>	7403 Penrose Avenue Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-22387-00-1 LOGS Legal Group, LLP	\$232,256.47 \$1,869.83
35	17-27221 POSTPONED	National Capital Management, L.P. vs. <i>Visceral Properties LLC and Laychock Matthew</i>	521 Ryers Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-24013-00-4 Friedman, Schuman, Applebaum & Nemeroff, P.C.	\$128,917.74 \$2,135.38
36	17-28133 POSTPONED	Lower Merion Township vs. <i>Adams Beverly J.</i>	231 Ardmore Avenue Lower Merion PA 19003 <i>Lower Merion Township</i>	40-00-01472-00-9 Portnoff Law Associates, Ltd.	\$1,040.63 \$2,297.18
44	18-15498 OPEN	Pottsgrove School District vs. <i>Granger Karen L.</i>	124 Lemon Street West Pottsgrove PA 19464 <i>West Pottsgrove Township</i>	64-00-03139-00-1 Portnoff Law Associates, Ltd.	\$3,102.45 \$1,748.01
47	18-15865 POSTPONED BY COURT	West Norriton Township vs. <i>Auriemma Ferruccio J. & Auriemma Diane L.</i>	2301 Oakland Drive West Norriton PA 19403 <i>West Norriton Township</i>	63-00-05519-39-4 Portnoff Law Associates LTD.	\$3,033.52 \$2,603.49
48	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
51	18-21566 POSTPONED	JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation c/o Carrington Mortgage Services, LLC vs. <i>Brecker Diane M.</i>	733 Buttonwood Street Norristown PA 19403 <i>Norristown Borough</i>	13-00-05944-00-1 LOGS Legal Group, LLP	\$162,324.48 \$2,338.71

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55	18-23744 OPEN	West Norriton Township vs. <i>Matthews, Kim and Matthews, Kilma J.</i>	101 Acorn Way West Norriton PA 19403 <i>West Norriton Township</i>	63-00-00000-11-7 Portnoff Law Associates, Ltd.	\$2,448.33 \$2,450.41
57	18-24445 POSTPONED	Wells Fargo Bank, N.A., as trustee, on behalf of the registered certificate holders of First Franklin Mortgage Loan Trust 2004-FF4, Mortgage Pass-Through Certificates, Series 2004-FF4 vs. <i>Fonash John J. III and Fonash Marlene R.</i>	101 Ridgeview Road North Wales PA 19454 <i>Montgomery Township</i>	46-00-03232-32-2 Stern & Eisenberg, PC	\$275,565.52 \$2,331.04
59	18-27553 POSTPONED	Bank United N.A. vs. <i>McCarthy John J. III</i>	169 Cedar Avenue Conshohocken PA 19428 <i>West Conshohocken Borough</i>	24-00-00380-00-1 LOGS Legal Group, LLP	\$270,833.68 \$3,023.43
61	18-28976 POSTPONED BY COURT	Wilmington Savings Fund Society, FSB, nibsa as Trustee for Finance of America structured securities acquisition Trust 2019-HB1 vs. <i>Scott James C., Administrator & Heir; Unknown Heirs, Successors, Assigns and all persons, firms or</i>	1052 Mount Pleasant Avenue Wayne PA 19087 <i>Upper Merion Township</i>	58-00-13840-00-7 RAS Citron, LLC	\$242,034.73 \$3,019.47
63	18-29714 OPEN	U.S. Bank Trust National Association, niicbs as Owner Trustee for RCF 2 Acquisition Trust vs. <i>Brisgone Norma Phyllis A/K/A Norma P. Brisgone</i>	4 State Street Lansdale PA 19446 <i>Upper Gwynedd Township</i>	56-00-08173-00-6 ; 56-00-08170-00-9 (Vacant Lot) Pincus Law Group, PLLC	\$295,962.65 \$2,269.51
68	19-02211 OPEN	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.	\$279,226.26 \$1,267.32
69	19-03366 OPEN	U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency) vs. <i>Rhodes Deidre Lynn aka Rhodes Deidre L.</i>	401 East Basin Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-04188-00-2 KML Law Group, P.C.	\$88,919.97 \$2,197.75
77	19-15110 POSTPONED	U.S. Bank Trust National Association, niicbsa Trustee of LSF11 Master Participation Trust vs. <i>Aurello Veronica A., Aurello Nicole & Aurello Stephanie</i>	138 Rosemary Avenue Ambler PA 19002 <i>Ambler Borough</i>	01-00-04267-00-7 McCabe, Weisberg & Conway, LLC	\$218,078.72 \$2,041.03

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83	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
88	19-20002 POSTPONED	U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-backed Pass-Through Certificates, Series 2006-EMX9 vs. <i>Davis Roslyn</i>	736 Noble Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-27636-00-8 Brock & Scott PLLC	\$204,644.28 \$2,235.93
92	19-22335 OPEN	Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. <i>Brankovic John Known Heir, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms or</i>	1526 Linden Avenue Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-11230-00-6 LOGS Legal Group LLP	\$218,413.39 \$1,433.40
96	19-23557 BANKRUPTCY POSTPONED	Specialized Loan Servicing, LLC vs. <i>Barth David V.</i>	1 Hatters Court Condo 1 Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-02162-00-8 RAS Citron, LLC	\$136,908.59 \$2,501.44
97	19-23931 POSTPONED BY COURT	Deutsche Bank National Trust Company, Trustee for HSI Asset Securitization Corporation Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007-NC1 c/o Specialized Loan Servicing, LLC vs. <i>Winters Francis T. and Winters Katie A.</i>	605 Roseland Avenue Jenkintown PA 19046 <i>Abington Township</i>	30-00-58316-00-1 Parker McCay	\$500,441.56 \$2,341.92
102	19-27177 POSTPONED BY COURT	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
106	20-01283 POSTPONED	U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust vs. <i>Bonhage Mark S. and Bonhage Mary S.</i>	207 Vaughn Road Royersford PA 19468 <i>Upper Providence Township</i>	61-00-05309-10-2 RAS Citron, LLC	\$247,221.68 \$2,609.97
107	20-01575 POSTPONED	PNC Bank, National Association vs. <i>Flanagan Joanna a/k/a Dorris Joanna</i>	445 Cherry Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-05184-00-2 Manley Deas Kochalski, LLC	\$97,770.16 \$1,864.19

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110	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
111	20-02963 POSTPONED	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 \$2,372.71
112	20-03696 POSTPONED BY COURT	Nationstar Mortgage LLC d/b/a Mr. Cooper vs. <i>Beltrante Christopher and Beltrante Patricia</i>	2767 Township Line Road Norristown PA 19403 <i>Worcester Township</i>	67-00-03589-00-7 Brock & Scott, PLLC	\$392,036.88 \$2,015.08
114	20-03844 POSTPONED BY COURT	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
115	20-04892 BANKRUPTCY POSTPONED	Citizens Bank, N.A. s/b/m Citizens Bank of Pennsylvania vs. <i>SJB Management, LLC</i>	5 Mountain Ash Lane Horsham PA 19044 <i>Horsham Township</i>	36-00-08800-03-8 Law Office of Gregory Javardian, LLC	\$259,788.75 \$3,248.54
116	20-04905 POSTPONED BY COURT	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 \$2,576.96
118	20-14482 OPEN	Pottsgrove School District vs. <i>Stenger Michelle</i>	1330 North State Street Pottsgrove PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02875-00-8 Portnoff Law Associates, Ltd.	\$7,237.01 \$2,488.92
119	20-15753 POSTPONED	US Bank National Association as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR7 vs. <i>Porter William P, III, Creech Stacey, Porter Lisa A., & Porter Lisa M. Solely in Their capacity as Heirs to the</i>	444 South Main Street Telford PA 18969 <i>Telford Borough</i>	22-02-01498-00-8 Stern & Eisenberg, P.C.	\$241,401.78 \$3,069.33

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120	20-18229 OPEN	Souderton Area School District vs. <i>Tyson Gary D & Tyson Judith W.</i>	287 West Reliance Road Souderton PA 18964 <i>Franconia Township</i>	34-00-04138-00-4 Portnoff Law Associates	\$6,413.10 \$1,910.27
123	20-18589 OPEN	Souderton Area School District vs. <i>Rowan Michael J & Rowan Kathryn M.</i>	56 Green Street Souderton PA 18964 <i>Souderton Borough</i>	21-00-03684-00-3 Portnoff Law Associates	\$4,936.53 \$1,769.87
125	21-02931 OPEN	Bank of New York Mellon Trust Company, NA as Trustee for Mortgage Assets Management Series I Trust vs. <i>Warren, Dorothy L.</i>	721 Conshohocken State Road Penn Valley PA <i>Lower Merion Township</i>	40-00-58280-00-9 McCabe, Weisberg & Conway, LLC	\$1,791,800.30 \$2,554.74
129	21-07190 OPEN	Pottstown School District vs. <i>Medunic, Theresa M.</i>	675 Hawthorne Avenue Pottstown PA <i>Pottstown Borough</i>	Portnoff Law Associates	\$4,356.98 \$2,078.22
130	21-15067 OPEN	Souderton Area School District vs. <i>Bochey, Nancy L.</i>	234 Lincoln Avenue Souderton PA 18964 <i>Souderton Borough</i>	21-00-04504-00-2 Portnoff Law Associates	\$4,336.98 \$1,848.59
132	21-15689 POSTPONED	U.S. Bank National Association, as indenture trustee for CMI Trust 2021-NR1, Series 2021-NR1 vs. <i>Belfiore Betty L. and Belfiore Louis A.</i>	1034 East Philadelphia Avenue Gilbertsville PA 19525 <i>Douglass Township</i>	32-00-05540-00-8 Stern & Eisenberg, PC	\$221,836.74 \$2,765.36
137	21-22133 POSTPONED	KeyBank, N.A. s/b/m First Niagara Bank, N.A. s/b/m Harleysville National Bank & Trust Co. vs. <i>Campbell Daniel G. a/k/a Campbell Daniel</i>	69 West Third Street Condo 5 Red Hill PA 18076 <i>Red Hill Borough</i>	17-00-01050-50-8 Manley Deas Kochalski, LLC	\$35,273.74 \$1,796.68
147	22-02427 POSTPONED	PHH Mortgage Corporation vs. <i>Hottinger Deirdre, Crerand Jeannine & Reilly Celia in their capacity as Heirs; Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations claiming Right, Title or Interest from or under Eileen Crerand a/k/a</i>	536 Gibson Avenue Abington PA 19001 <i>Abington Township</i>	30-00-23792-00-1 RAS Citron LLC	\$167,890.30 \$2,078.62

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148	22-02435 BANKRUPTCY POSTPONED	Fulton Bank, N.A. vs. <i>Polansky Jeffrey A. and Polansky Francine M.</i>	124 Horseshoe Lane North Wales PA 19454 <i>Montgomery Township</i>	46-00-01681-83-3 Henry & Beaver LLP	\$183,455.76 \$3,225.91
151	22-03258 OPEN	Reverse Mortgage Funding LLC vs. <i>Phillips Mark, Palma Linda, Unknown & Known Surviving Heirs of Philips, Serafina</i>	761 George Drive King of Prussia PA 19406 <i>Upper Merion Township</i>	58-00-08356-00-1 McCabe Weisberg & Conway, LLC	\$343,846.81 \$3,019.09
152	22-03670 POSTPONED	Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2007-AMC1, U.S. Bank N.A., as Trustee vs. <i>Morgan Christopher R. Administrator of the Estate of Robert M. Carroll, Deceased</i>	23 East Spring Avenue Ardmore PA 19003 <i>Lower Merion Township</i>	40-00-55828-00-4 LOGS Legal Groups LLP	\$133,499.33 \$2,565.22
155	22-05222 OPEN	Penn Community Bank vs. <i>Heitz Howard</i>	323 Main Street Schwenksville PA 19473 <i>Lower Frederick Township</i>	38-00-01282-00-3 Starfield & Smith, P.C.	\$106,214.77 \$2,233.64
157	22-06813 OPEN	U.S. Bank Trust National Association, Not In its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust vs. <i>Burns, Charles J. & Burns Catherine (Deceased)</i>	1030 Wayfield Drive Norristown PA 19403 <i>West Norriton Township</i>	63-00-08899-00-2 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	\$556,703.84 \$2,795.11
158	22-07065 OPEN	CSMC 2018-RPL10 Trust vs. <i>DeSalvatore Edward S Jr. Individually & Administrator of the Estate of Albina DeSalvatore (Dec'd)</i>	302 Stony Way Condo 302 East Norriton PA 19403 <i>East Norriton Township</i>	33-00-08576-28-3 Stern & Eisenberg PC	\$152,103.67 \$2,184.91