

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 11/30/2022

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
3	11-10363 POSTPONED	Fannie Mae (Federal National Mortgage Association) c/o IBM Lender Business Process Services, Inc. as Servicer vs. <i>Jones Eric & Jones Celestine</i>	7761 Bennett Road Wyncote PA 19095 <i>Cheltenham Township</i>	31-00-02125-00-4 KML Law Group, P.C.	\$335,491.18 \$2,536.30
4	13-09920 POSTPONED BY COURT	U.S. Bank National Association vs. <i>White Joseph & White Jennifer</i>	403 Division Street Jenkintown PA 19046 <i>Jenkintown Borough</i>	10-00-00832-00-4 Hladik Onorato and Federman, LLP	\$232,164.25 \$2,584.29
12	15-04831 BANKRUPTCY 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
14	15-09609 POSTPONED BY COURT	U.S. Bank National Association 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
22	17-01380 POSTPONED BY COURT	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
23	17-01630 POSTPONED BY COURT	LSF10 Master Participation Trust vs. <i>Organtini Christopher A. & Organtini Dawn M.</i>	572 East Main Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-21644-00-6 Milstead & Associates, LLC	\$86,413.19 \$2,165.72
24	17-01712 OPEN	Cascade Funding Mortgage Trust HB2 vs. <i>Smith Karen G.</i>	736 Jackson Street Glenside PA <i>Abington Township</i>	30-00-32684-00-1 Robertson Anschutz Schneid Crane & Partners PLLC	\$220,025.36 \$2,297.31
26	17-10426 POSTPONED	The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OC6, Mortgage Pass-Through Certificates, Series 2006-OC6 vs. <i>Zein Wafaa Mohammad a/k/a Zein Wafaa M. & Srour</i>	2024 Deer Ridge Drive Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-01253-77-5 Hladik Onorato & Federman, LLP	\$267,217.61 \$2,392.43

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29	17-17839 OPEN	Wells Fargo Bank, NA. as Trustee on Behalf of the Holders of Structured Asset Mortgage Investments II. Inc vs. <i>Trull Janet & Trull Drake</i>	628 Layfield Rd Perkiomenville PA 18074 <i>New Hanover Township</i>	47-00-03235-10-2 KML Law Group P.C.	\$317,884.49 \$1,964.06
35	17-28513 BANKRUPTCY POSTPONED	U.S. Bank National Association, niicbsa Trustee for the RMAC Trust, Series 2016-CTT vs. <i>Lawson Lance & Lawson Yvonne S</i>	600 Caroline Drive Norristown PA 19401 <i>Norristown Borough</i>	13-00-06416-00-6 Romano Garubo & Argentieri Counselors at Law LLC	\$224,472.24 \$2,046.98
37	18-04213 POSTPONED	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 \$2,503.47
41	18-15840 POSTPONED BY COURT	U.S. Bank National Association vs. <i>Berry Joshua & 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 Lewis Berry</i>	2510 Old Welsh Road Willow Grove PA 19090 <i>Abington Township</i>	30-00-49036-00-2 Stern & Eisenberg, PC	\$175,322.00 \$2,864.71
42	18-17703 OPEN	Fifth Third Bank vs. <i>Edwards, Franklin B</i>	1285 Whitespire Circle Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02994-74-4 Manley Deas Kochalski, LLC	\$225,296.43 \$2,294.87
45	18-20410 OPEN	NewRez LLC vs. <i>Carfi Joseph & Malloy Kelly</i>	409 North Avenue Penllyn PA <i>Lower Gwynedd Township</i>	39-00-03061-00-5 KML Law Group, P. C.	\$213,190.67 \$2,146.13
47	18-21566 POSTPONED BY COURT	JP Morgan Chase Bank, N.A. 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
49	18-22347 POSTPONED BY COURT	Select Portfolio Servicing, Inc. vs. <i>Sandler David and Sandler Karen J</i>	7764 Montgomery Avenue Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-19330-00-7 Hladik Onorato and Federman, LLP	\$159,629.56 \$2,559.06

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58	18-29714 POSTPONED	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 \$2,289.51
62	19-02058 OPEN	U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust, vs. <i>Schade Bruce J.</i>	621 West Mount Vernon Street Lansdale PA 19446 <i>Lansdale Borough</i>	11-00-10996-00-9 RomanoGarubo & Argentieri	\$116,664.47 \$2,177.12
87	19-21111 POSTPONED BY COURT	U.S. Bank Trust National Association, niicbsa Owner Trustee for RCF 2 Acquisition Trust vs. <i>Nagel Amber and Nagel Ryan</i>	455 Hale Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-12296-00-9 KML Law Group, P.C.	\$168,528.87 \$2,037.56
89	19-22525 POSTPONED	PennyMac Loan Services, LLC vs. <i>McCastle Sonia a/k/a Mc Castle Sonia a/k/a McCastle Sonia R. and McCastle Gregory a/k/a Mc Castle Gregory a/k/a McCastle Gregory E.</i>	1575 Washington Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-70604-00-7 Powers Kirm, LLC	\$323,007.02 \$2,308.84
96	19-26068 POSTPONED BY COURT	Nationstar Mortgage, LLC d/b/a Mr. Cooper vs. <i>Johnson Adolphus & Knox Dana a/k/a Knox Dana M.</i>	2549 West Church Road Glenside PA 19038 <i>Cheltenham Township</i>	31-00-06460-00-7 KML Law Group, P.C.	\$280,034.94 \$2,065.06
99	19-28210 OPEN	Home Point Financial Corporation vs. <i>Reed, Irene and Reed, James</i>	408 South 3rd Avenue Royersford PA <i>Royersford Borough</i>	19-00-04140-00-8 Fein Such Kahn & Shepard P.C.	\$224,778.35 \$1,962.14
100	19-28516 BANKRUPTCY POSTPONED	The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as Trustee in Trust for and for the benefit of Certificateholders of the Multi-Class Mortgage Pass-Through Certificates, ChaseFlex Trust Series 2007-3 vs.	1706 Lakeshore Drive Pennsburg PA 18073 <i>Upper Hanover Township</i>	57-00-02032-00-8 Hladik Onorato and Federman, LLP	\$254,476.44 \$2,127.04
101	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

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102	20-02249 POSTPONED BY COURT	Deutsche Bank National Trust Company vs. <i>Weller Steven E. & Weller Shelia M. a/k/a Weller Sheila M.</i>	409 4th Street Green Lane PA 18054 <i>Green Lane Borough</i>	07-00-00007-00-4 Brock & Scott PLLC	\$213,586.45 \$1,927.75
103	20-02285 OPEN	HSBC Bank USA National Association as Trustee for Deutsche Alt-B Series 2006-AB4 Mortgage Pass-Through Certificates vs. <i>Davenport, Todd J and Strickland Stephen</i>	364 High Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-13996-00-1 Stern & Eisenberg, P.C.	\$221,634.60 \$1,711.14
105	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
110	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
111	20-04979 OPEN	U.S. Bank National Association not in its Individual Capacity but solely as Trustee for NRZ Pass-Through Trust XL vs. <i>Dicampello Kristina A. & Dicampello Michael R.</i>	837 North Adams Street Pottstown PA <i>Pottstown Borough</i>	16-00-00268-00-4 Friedman Vartolo, LLP	\$139,659.17 \$2,252.48
112	20-11545 OPEN	Mortgage Assets Management, LLC vs. <i>Levin, Steven & Levin Patricia a/k/a Patti Levin in their Capacity as Known Heirs of Levin, Marilyn Deceased in her Capacity as Known Heir of Levin Marilyn & Unknown Heirs, Successors and Assigns and</i>	1001 City Avenue #WA807 Wynnewood PA 19096 <i>Lower Merion Township</i>	40-00-11150-78-9 Pincus Law Group, PLLC	\$284,788.58 \$2,212.67
114	20-14368 OPEN	Wilmington Savings Fund Society, FSB not in its individual capacity but solely as trustee for BCAT 2020-3TT vs. <i>Hahn Sophie and Shin Edward E.</i>	1575 Sloan Way Ambler PA 19002 <i>Lower Gwynedd Township</i>	39-00-00424-47-3 Stern & Eisenberg, P.C.	\$435,776.33 \$2,256.83
116	20-14916 OPEN	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 Borough PA <i>Hatboro Borough</i>	08-00-06652-00-9 Saldutti Law Group Robert L Saldutti LLC	\$1,933,790.84 \$2,544.08

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117	20-15343 OPEN	U.S. Bank Trust National Association Not in its Individual Capacity But Soley As Trustee of Greene Street Funding Trust vs. <i>House to Home Strategies, LLC and Krill Trevor Guarantor</i>	3460 Ridge Pike Collegetown PA 19426 <i>Lower Providence Township</i>	43-00-11698-00-4 KML Law Group, P.C.	\$945,957.20 \$2,241.23
121	20-18886 POSTPONED	Wilmington Savings Fund Society, FSB, d/b/a Chrstiana Trust, not individually, but as Trustee for Pretium Mortgage Acquisition Trust vs. <i>Horvath Donna</i>	3778 Brian Court Huntingdon Valley PA 19006 <i>Lower Moreland Township</i>	41-00-01073-12-8 Stern & Eisenberg, P.C.	\$540,995.09 \$2,334.31
122	21-00352 OPEN	The Grande at Riverview Condominium Association vs. <i>Duffy, Brendan</i>	200 West Elm Street Unit 1308 Conshohocken PA 19428 <i>Conshohocken Borough</i>	05-00-11876-87-3 Horn & Williamson	\$26,212.49 \$1,904.84
123	21-02931 POSTPONED	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 \$2,574.74
125	21-03465 POSTPONED BY COURT	U.S. Bank National Association vs. <i>Novitski Brian</i>	1859 West Marshall Street Norristown PA 19403 <i>West Norriton Township</i>	63-00-04978-00-8 RAS Citron LLC	\$222,921.87 \$2,143.69
130	21-17965 OPEN	Green Hill Condominium Owners Association vs. <i>Gibbs, Cheryl Y.</i>	1001 City Avenue Condo E-404 Wynnewood PA 19096 <i>Lower Merion Township</i>	40-00-11152-63-4 Clemons Richter & Reiss, P.C.	\$34,294.27 \$2,144.83
131	21-18444 OPEN	Mortgage Assets Management LLC vs. <i>Cox Joseph K., Forbes Traci C, Cox Melanie L., Heirs of Cox William R. A/K/A Cox William & Unknown Heirs, Successors, Assigns, and All Persons, Firms orAssociations Claiming Right, Title or Interest From or</i>	168 William Penn Drive Norristown PA 19403 <i>Norristown Borough</i>	63-00-09446-68-8 RAS Citron, LLC	\$163,797.67 \$2,513.81
132	21-21476 POSTPONED BY COURT	Amos Financial, LLC vs. <i>Lamback, Eric</i>	751 Germantown Pike Lafayette Hill PA 19444 <i>Whitemarsh Township</i>	65-00-04231-00-6 Fein, Such, Kahn & Shepard P.C.	\$44,712.34 \$2,155.35

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133	21-21963 POSTPONED	Wilmington Savings fund Society FSB Not in Its Individual Capacity But Solely As Trustee of RMF Buyout Acquisiton Trust 2021HB1 vs. <i>Cianciulli Richard</i>	1111 West Oak Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-29344-00-1 LOGS legal Group, LLP	\$270,145.41 \$2,194.65
134	21-23986 POSTPONED	U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust vs. <i>Cross Sherry Y., Montique Frank M. & USA</i>	650 Stanbridge Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-34716-00-2 Friedman Vartolo, LLP	\$246,699.65 \$2,451.51
135	22-00369 OPEN	Secretary of Housing and Urban Development vs. <i>Nassiff, Laura Jane Executrix and Known Heir, Devisee and/Or Distribute of the Estate of Benvento Joseph</i>	134 Brandon Road West Norriton Township PA <i>West Norriton Township</i>	63-00-00527-33-7 Pincus Law Group, PLLC	\$259,406.94 \$2,360.30
138	22-01923 OPEN	Wells Fargo Bank, N.A. vs. <i>Lim, Donghyuk and Kim, Soyon</i>	508 Clearview Drive Souderton PA 18964 <i>Franconia Township</i>	34-00-03550-68-2 Manley Deas Kochalski, LLC	\$279,004.49 \$1,713.47
141	22-02139 BANKRUPTCY POSTPONED	Citizens Bank N.A. s/b/m To Citizens Bank of Pennsylvania vs. <i>Calleja Juan M. and Anaya Ausencia</i>	125 Stanbridge Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-35264-00-3 Law Office of Gregory Javardian, LLC	\$106,421.84 \$2,024.08
142	22-02181 POSTPONED	LoanCare, LLC vs. <i>Blackwell-Sermon Brenda and Sermon Arnold P.</i>	8 Edgemoor Road Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-08950-00-1 RAS Citron, LLC	\$84,540.26 \$2,515.48
143	22-02184 OPEN	Bank United, N.A. vs. <i>Sweeney, Ill James T. and Boyd, Mellany a/k/a Sweeney Mellany Boyd Sweeney</i>	217 Diamond Street Pottstown PA 19428 <i>Pottstown Area</i>	16-00-07036-00-4 Hill Wallack LLP	\$183,221.53 \$1,770.50
146	22-02425 OPEN	The Bank of New York Mellon Trust Company, N.A. As Trustee for Mortgage Assets Management Series I Trust vs. <i>Quinn, John R., Griesbach, William R. in Their Capacity as Heirs of Rudolph J. Griesbach Jr & Unknown</i>	425 Jefferson Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-15217-00-7 RAS Citron, LLC	\$217,805.95 \$2,087.72

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156	22-05093 POSTPONED	Longbridge Financial, LLC vs. <i>Williams, Cecilia Administratrix C.T.A. of the Estate of Walter E. Williams</i>	636 Schwab Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-09980-08-3 McCabe, Weisberg & Conway, LLC	\$200,565.85 \$2,873.37
158	22-05222 POSTPONED	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 \$2,253.64
161	22-06813 BANKRUPTCY POSTPONED	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 \$2,815.11
162	22-07065 POSTPONED	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 \$2,204.91
163	22-11045 OPEN	First Resource Bank vs. <i>Long, Marlon</i>	117 King Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-17684-00-3 Lachall, Cohen & Sagnor	\$83,678.49 \$1,978.91