

County of Montgomery Sheriff's Office

Sheriff Sale - Solicitor's Sale Day Report

Sale Date: 01/25/2023

LR #	Docket #	Plaintiff	Sale Address	Parcel Number(s)	Debt Amount
	Status	Defendant	Twp/Borough	Attorney	All Costs
1	06-19238 POSTPONED BY COURT	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 \$2,958.44
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
4	13-13152 POSTPONED BY COURT	Upper Perkiomen School District vs. <i>Welsh Martha</i>	662 Walnut Street Red Hill PA 18076 <i>Red Hill Borough</i>	17-00-01400-36-5 Portnoff Law Associates, Ltd.	\$13,983.57 \$1,383.28
5	13-29329 POSTPONED BY COURT	Pottstown Borough Authority and Borough of Pottstown vs. <i>Clifford Gary P.</i>	560 Walnut Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-30208-00-7 Portnoff Law Associates, Ltd.	\$7,419.07 \$1,919.47
7	14-03967 OPEN	School District of Upper Dublin vs. <i>Fontana, Lucio</i>	3120 Lukens Avenue Upper Dublin PA 19308 <i>Upper Dublin Township</i>	54-00-11362-00-5 Portnoff Law Associates, Ltd.	\$8,346.82 \$2,216.91
8	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
9	14-18473 POSTPONED BY COURT	Pottstown School District vs. <i>Laws Daniel B., Sr., Executor of the Estate of Laws Frances Marie</i>	405 1/2 Lincoln Avenue Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-19016-00-3 Portnoff Law Associates	\$12,389.55 \$1,818.30
10	14-18922 POSTPONED BY COURT	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 Kirm, LLC	\$170,777.78 \$2,126.56

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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
12	15-09360 POSTPONED BY COURT	Township of Cheltenham vs. <i>Harris Alexander Jr. and Cathedral from Heaven Cogic, Real Owner</i>	1815 Erlen Road Lamott PA 19027 <i>Cheltenham Township</i>	31-00-09499-00-1 Portnoff Law Associates, Ltd.	\$1,767.38 \$2,317.90
14	15-25424 OPEN	U.S. Bank Trust, National Association, as Trustee of the Chalet Series IV Trust vs. <i>Owens Susan A.</i>	263 Hunsberger Lane Harleysville PA 19438 <i>Lower Salford Township</i>	50-00-01159-00-6 Friedman Vartolo LLP	\$204,455.31 \$2,170.04
16	16-04774 POSTPONED BY COURT	Pottstown Borough Authority and Borough of Pottstown vs. <i>Ludy Karen L</i>	327 Grant Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-11748-00-8 Portnoff Law Associates, Ltd	\$3,597.01 \$1,836.61
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	16-09594 POSTPONED BY COURT	1900 Capital Trust II, by U.S. Bank Trust National Association, not in its individual capacity but solely as Certificate Trustee vs. <i>Levin Curtis and Levin Veronica</i>	117 Zane Avenue Jenkintown PA 19046 <i>Abington Township</i>	30-00-74964-00-3 Hill Wallack, LLP	\$222,589.64 \$1,976.83
19	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
20	16-29799 POSTPONED BY COURT	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 \$1,949.65

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21	17-01630 POSTPONED BY COURT	Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VII-B 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
22	17-01712 POSTPONED	Cascade Funding Mortgage Trust HB2 vs. <i>Smith Karen G.</i>	736 Jackson Street Glenside PA 19038 <i>Abington Township</i>	30-00-32684-00-1 Robertson Anschutz Schneid Crane & Partners PLLC	\$220,025.36 \$2,317.31
23	17-09457 POSTPONED BY COURT	Township of Upper Pottsgrove vs. <i>Hess Melissa D.</i>	1280 North Hanover Street Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-01231-00-5 Portnoff Law Associates, Ltd.	\$2,170.77 \$2,010.88
26	17-19310 OPEN	Green Willow Run Condo Association vs. <i>Gwin, Carolyn</i>	515 North York Road 2-D a/k/a Unit 2-D Willow Grove PA 19090 <i>Upper Moreland Township</i>	59-00-19898-14-9 Clemons Richter & Reiss, P.C.	\$10,555.27 \$1,225.20
27	17-19480 POSTPONED BY COURT	Bayview Loan Servicing, LLC vs. <i>Branigan Frank and Branigan Tracy</i>	215 Lincoln Terrace Norristown PA 19403 <i>West Norriton Township</i>	63-00-04684-00-5 KML Law Group, P. C.	\$342,378.44 \$2,442.51
28	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
29	17-22674 OPEN	Wilmington Trust, National Association Not in its Individual Capacity but solely as Trustee for MFRA TRUST 2015-1 vs. <i>Scott Jr. Oethan</i>	354 East Elm Street Conshohocken PA 19428 <i>Conshohocken Borough</i>	05-00-02004-00-7 KML Law Group, P. C.	\$203,834.39 \$2,054.77
30	17-24262 OPEN	U.S. Bank National Association as Trustee for the registered holders of ABFC 2007-WMC1 Trust Asset Backed Funding Corporation Asset Backed Certificates Series 2007-WMC1 vs. <i>Baumgartner Thomas K. & Griffith Shelly L. a/k/a</i>	2867 Homestead Court Gilbertsville PA 19525 <i>New Hanover Township</i>	47-00-07080-00-1 Stern & Eisenberg PC	\$310,495.52 \$2,460.92

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31	17-24591 POSTPONED BY COURT	School District of Upper Moreland Township vs. <i>Schenkel Calvin</i>	413 Evans Avenue Upper Moreland PA 19090 <i>Upper Moreland Township</i>	59-00-06493-00-9 Portnoff Law Associates, Ltd.	\$5,667.09 \$1,843.66
33	18-00992 POSTPONED BY COURT	Lower Pottsgrove Township Municipal Authority vs. <i>White Alex L.</i>	3402 Walnut Ridge Estate Pottstown PA <i>Lower Pottsgrove Township</i>	42-00-05119-52-7 Portnoff Law Associates, Ltd.	\$2,208.43 \$2,002.35
34	18-04213 POSTPONED BY COURT	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
35	18-08496 POSTPONED BY COURT	U.S. Bank N.A. vs. <i>Moore Mathew J. II</i>	208 Main Street Schwenksville PA 19473 <i>Lower Frederick Township</i>	38-00-01405-00-6 Manley Deas Kochalski, LLC	\$111,312.57 \$2,415.04
37	18-15918 OPEN	Citizens Bank N.A. f/k/a RBS Citizens N.A. vs. <i>Powell David</i>	225 West Johnson Highway East Norriton PA 19401 <i>East Norriton Township</i>	33-00-04690-00-2 McCabe, Weisberg & Conway, LLC	\$167,583.21 \$2,755.21
38	18-17102 OPEN	LNV Corporation vs. <i>Leonard John a/k/a Leonard John W & Leonard Shawna</i>	537 East Church Road Elkins Park PA 19027 <i>Cheltenham Township</i>	31-00-06298-00-7 Manley Deas Kochalski, LLC	\$674,512.75 \$2,362.97
39	18-17356 OPEN	Pottstown School District vs. <i>Smith, Randy</i>	203 East Street Pottstown PA <i>Pottstown Borough</i>	16-00-07120-00-1 Portnoff Law Associates	\$3,022.00 \$1,796.34
40	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

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41	18-18907 POSTPONED BY COURT	Township of Abington vs. <i>Carter Wilhelmina and Carter Dawn</i>	892 Douglass Avenue Abington Township PA 19027 <i>Abington Township</i>	30-00-13324-00-2 Portnoff Law Associates, Ltd.	\$1,590.40 \$2,210.53
42	18-19855 OPEN	U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V vs. <i>Sorkin, Jeffrey H.</i>	1880 Lippincott Road Huntingdon Valley, PA PA <i>Abington Township</i>	30-00-38996-00-7 Stern & Eisenberg, PC	\$288,645.25 \$2,305.79
45	18-21655 BANKRUPTCY POSTPONED	Citizens Bank of Pennsylvania vs. <i>Murray Michael a/k/a Murray Michael, III, Carbone Mary T. a/k/a Mayer Mary T. & USA</i>	45 South Dietz Mill Road Telford PA 18969 <i>Salford Township</i>	44-00-00636-30-1 Law Offices of Gregory Javardian	\$153,267.00 \$2,685.79
46	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
48	18-23744 POSTPONED	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 \$2,470.41
49	18-24421 BANKRUPTCY POSTPONED	Wells Fargo Bank, National Association as Trustee for BNC Mortgage Loan Trust 2007-4, Mortgage Pass-Through Certificates, Series 2007-4 vs. <i>Murray Michael a/k/a Murray Michael P.; USA C/O US Attorney for The Eastern District of PA</i>	45 South Dietz Mill Road Telford PA 18969 <i>Salford Township</i>	44-00-00636-30-1 Brock and Scott PLLC	\$494,612.46 \$2,711.92
50	18-24523 OPEN	JP Morgan Chase Bank, N.A. vs. <i>Lutz Christopher W. & Lutz Joan D.</i>	2434 Hillock Court Unit 2434 Lansdale PA 19446 <i>Towamencin Township</i>	53-00-03708-00-1 Shapiro & DeNardo, LLC	\$167,923.45 \$3,799.07
51	18-25397 POSTPONED BY COURT	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 \$2,232.80

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52	18-26966 OPEN	West Norriton Township vs. <i>O'Brien, James P.</i>	819 Treetop Lane West Norriton PA 19403 <i>West Norriton Township</i>	63-00-08201-42-1 Portnoff Law Associates	\$2,084.69 \$2,434.27
53	18-27553 POSTPONED BY COURT	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
54	18-27578 POSTPONED	JPMorgan Chase Bank, National Association vs. <i>Harding William and Harding Loretta</i>	350 Tanner Avenue Hatboro PA 19040 <i>Hatboro Borough</i>	08-00-05716-00-9 LOGS Legal Group, LLP	\$152,410.84 \$2,068.00
55	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., Admin & 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
57	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
58	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
59	19-01326 POSTPONED BY COURT	Nationstar Mortgage LLC d/b/a Mr. Cooper vs. <i>Hazzard, III Thomas C. and Hazzard Courtney A.</i>	1400 Route 663 Pennsburg PA 18073 <i>Upper Hanover Township</i>	57-00-01016-60-1 Brock & Scott, PLLC	\$281,944.23 \$2,369.90
60	19-02211 BANKRUPTCY 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.	\$279,226.26 \$2,931.71

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63	19-04825 POSTPONED	Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. vs. <i>East Coast Investors, LLC</i>	8210 Cadwalader Avenue Cheltenham PA 19012 <i>Cheltenham Township</i>	31-00-04075-00-7 Brock & Scott, PLLC	\$294,645.58 \$1,989.01
66	19-08132 POSTPONED	Genisys Credit Union vs. <i>Cirafesi, Ralph West, Jeffrey, aka Jeffrey K. West Jr and West, Joshua D.</i>	125 Haws Avenue Norristown PA 19401 <i>Norristown Borough</i>	13-00-16312-00-1 Law Offices of Weltman, Weinberg & Reis Co., LPA	\$52,240.38 \$2,111.32
67	19-14408 POSTPONED BY COURT	Cheltenham School District vs. <i>Jones Marlo</i>	1432 Wistar Drive Cheltenham PA 19095 <i>Cheltenham Township</i>	31-00-29434-00-1 Portnoff Law Associates, Ltd.	\$7,950.58 \$2,239.17
69	19-15110 POSTPONED BY COURT	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
71	19-16437 POSTPONED BY COURT	Souderton Area School District vs. <i>Trout Patricia A.</i>	28 North Second Street Souderton PA 18964 <i>Souderton Borough</i>	21-00-06732-00-6 Portnoff Law Associates Ltd.	\$2,503.62 \$1,940.97
73	19-16784 POSTPONED BY COURT	Pottstown School District vs. <i>Stafford Jesse J.</i>	361 New Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-21448-00-1 Portnoff Law Associates, Ltd.	\$4,366.98 \$1,875.50
78	19-19528 POSTPONED BY COURT	The Bank of New York Mellon as Trustee for CWABS, Inc Asset-Backed Certificates, Series 2007-2 vs. <i>Pukowsky Alison</i>	624 Church Street Royersford PA 19468 <i>Royersford Borough</i>	19-00-00584-00-9 Hladik Onorato & Federman, LLP	\$282,489.41 \$1,843.57
79	19-20008 OPEN	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. <i>Forgrove, Arlean</i>	1926 Clearview Avenue Norristown PA 19403 <i>West Norriton Township</i>	63-00-01357-00-2 Stern & Eisenberg, P.C.	\$142,139.96 \$2,288.35

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80	19-20738 POSTPONED BY COURT	Reverse Mortgage Funding LLC vs. <i>Rector Michael, Rector Kevin, Rector David & Johnson Gina, Known & Unknown Surviving Heirs of Rector Herbert Lee</i>	1544 Lindbergh Avenue Roslyn PA 19001 Abington Township	30-00-38384-00-7 McCabe, Weisberg & Conway, LLC	\$169,419.26 \$2,372.62
81	19-20780 BANKRUPTCY POSTPONED	U.S. Bank, National Association vs. <i>Rankin Maria A.</i>	1 Unity Way Phoenixville PA 19460 Upper Providence Township	61-00-00723-00-1 Romano Garubo & Argentieri Counselors at Law, LLC	\$549,503.89 \$1,777.21
82	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 Pottstown Borough	16-00-12296-00-9 KML Law Group, P.C.	\$168,528.87 \$2,037.56
83	19-22335 POSTPONED BY COURT	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 Upper Moreland Township	59-00-11230-00-6 LOGS Legal Group LLP	\$218,413.39 \$3,369.15
84	19-22525 POSTPONED BY COURT	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 McCastle Gregory a/k/a McCastle Gregory E.</i>	1575 Washington Avenue Willow Grove PA 19090 Abington Township	30-00-70604-00-7 Powers Kirn, LLC	\$323,007.02 \$2,308.84
85	19-23042 POSTPONED BY COURT	Souderton Area School District vs. <i>Schulz Pauline T.</i>	203 West Broad Street Souderton PA 18964 Souderton Borough	21-00-00276-00-9 Portnoff Law Associates, Ltd.	\$5,333.19 \$1,799.23
86	19-23254 OPEN	Amerihome Mortgage Company, LLC vs. <i>Graves Joseph C. Jr. and Graves Jacqueline N.</i>	666 West Germantown Pike condo 2320 Plymouth Meeting PA 19462	49-00-04108-64-9 KML Law Group, P.C.	\$159,937.92 \$2,582.41
88	19-23433 OPEN	HSBC Bank USA, National Association as Trustee for Mastr Reperforming Loan Trust 2005-1 vs. <i>The Unknown Heirs of Clark Rosetta, deceased and Manley Timothy D.</i>	18 West Vine Street Stowe PA West Pottsgrove Township	64-00-05056-00-1 Stern & Eisenberg, P.C.	\$59,273.45 \$1,990.35

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90	19-24473 POSTPONED BY COURT	U.S. Bank N.A., niicbsa Trustee for The RMAC Trust, Series 2016-CTT vs. <i>Rice Thomas G.</i>	116 North Essex Avenue Narberth PA 19072 <i>Narberth Borough</i>	12-00-01174-00-2 Hladik Onorato and Federman, LLP	\$484,913.21 \$1,722.28
91	19-24900 POSTPONED BY COURT	U.S. Bank National Association not in its individual capacity but solely as trustee for RMTP Trust Services Cottage-2021-TT-V vs. <i>Burghardt, Shannon</i>	200 Tulip Lane Gilbertsville PA 19525 <i>New Hanover Township</i>	47-00-05020-58-1 Brock & Scott, PLLC	\$246,046.92 \$1,710.55
92	19-25105 OPEN	Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania vs. <i>Bowen Susan H. a/k/a Bowen-McIlvaine Susan</i>	1620 Old Welsh Road Huntingdon Valley PA 19006 <i>Abington Township</i>	30-00-48704-00-1 Law Office of Gregory Javardian, LLC	\$42,103.94 \$2,436.32
93	19-25158 POSTPONED BY COURT	Cheltenham School District vs. <i>Johnson Eric</i>	7914 Cedar Road Cheltenham PA 19027 <i>Cheltenham Township</i>	31-00-04444-00-7 Portnoff Law Associates, Ltd.	\$7,793.86 \$1,909.56
94	19-25624 OPEN	Carrington Mortgage Services, LLC vs. <i>Gesullo, Robert et al</i>	474 Ford Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-02092-00-3 LOGS Legal Group	\$244,521.34 \$1,964.95
95	19-26342 OPEN	PNC Bank, National Associaiton vs. <i>Unkown Heirs and/or Administrators to the Estate McAllister, Jr. Daniel B.</i>	212 Pine Ford Road Pottstown PA 19464 <i>Upper Pottsgrove Township</i>	60-00-02542-00-8 Manley Deas Kochalski, LLC	\$65,741.02 \$2,134.92
97	19-28017 BANKRUPTCY POSTPONED	Hatboro Federal Savings vs. <i>Tinney Joseph M. and Tinney Susan P.</i>	419 Tanner Road Hatboro PA 19040 <i>Upper Moreland Township</i>	59-00-16930-00-3 Timoney Knox, LLP	\$176,358.85 \$2,353.96
98	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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99	20-01865 OPEN	JP Morgan Chase Bank, National Association vs. <i>Stoerrle Dean L.</i>	421 Bannockburn Avenue Ambler PA 19002 <i>Upper Dublin Township</i>	54-00-01672-00-2 LOGS Legal Group, LLP	\$352,091.63 \$2,367.77
100	20-02285 POSTPONED	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 \$1,731.14
102	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
103	20-02963 POSTPONED BY COURT	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
104	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
106	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
108	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
110	20-11545 POSTPONED	Mortgage Assets Management, LLC vs. <i>Levin Steven & Levin Patricia a/k/a Patti Levin in their Capacity as Known Heirs & Unknown Heirs of Marilyn Levin Deceased</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 \$2,232.67

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112	20-14368 POSTPONED	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 \$2,276.83
113	20-18167 OPEN	Pottstown School District vs. <i>Johnson Jr., James E.</i>	66 South Charlotte Street Pottstown PA 19464 <i>Pottstown Borough</i>	16-00-04416-00-5 Portnoff Law Associates, Ltd.	\$3,796.81 \$1,748.25
114	20-18355 POSTPONED BY COURT	Perkiomen Valley School District vs. <i>Carden Donald Jr. and Carden Anne Marie</i>	647 Muhlenberg Drive Condo 408 Trappe PA 19426 <i>Trappe Borough</i>	23-00-00880-45-6 Portnoff Law Associates, Ltd.	\$6,659.95 \$2,630.55
115	20-18886 POSTPONED	Wilmington Savings Fund Society, FSB, d/b/a Christiansiana 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
116	20-20253 OPEN	Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPTI. Asset-Backed-Certificates. Series 2007-OPTI vs. <i>Johnson Gregory and Johnson Cheryl</i>	4175 Thistlewood Road Hatboro PA 19040 <i>Upper Moreland Township</i>	59-00-17314-00-6 Stern & Eisenberg, P.C.	\$398,327.84 \$1,564.32
117	20-20529 OPEN	Coastal Financial, LLC vs. <i>McKee, Shayne J.</i>	4103 Rittenhouse Lane Skippack, PA 19474 PA <i>Skippack Township</i>	51-00-03034-01-1 Leopold & Associates, PLLC	\$30,546.68 \$3,031.27
118	20-20690 OPEN	Wilmington Savings Fund Society, FSB, DBA Christiansiana Trust, as Owner Trustee on behalf of Csmc 2018-Rp112 Trust vs. <i>Carl R. Holbert, Jr.</i>	2317 East Orvilla Road Hatfield PA 19440 <i>Hatfield Township</i>	35-00-07721-00-2 Richard M. Squire & Associates, LLC	\$282,038.85 \$2,517.26
119	21-00352 POSTPONED	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 \$1,924.84

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120	21-03263 OPEN	Ajax Mortgage Loan Trust 2019-G, Mortgage Backed Securities Series 2019, etal. vs. <i>Donohue Mark D. and Donohue Kimberly</i>	316 Elm Avenue North Wales PA 19454 <i>North Wales Borough</i>	14-00-00532-00-3 Padget Law Group	\$271,279.74 \$2,348.59
122	21-15067 POSTPONED	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 \$1,868.59
123	21-15446 POSTPONED	Duetsche Bank National Trust Company as Trustee vs. <i>Deangelis Michael L aka De Angelis Michael L & Deangelis Colleen P aka De Angelis Colleen P</i>	134 Glenn Oak Road Norristown PA 19403 <i>West Norriton Township</i>	63-00-02626-00-2 RAS Citron, LLC	\$210,496.18 \$2,608.90
124	21-15689 POSTPONED BY COURT	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
125	21-15851 OPEN	Borough of Bridgeport vs. <i>O'Toole, Kevin R.</i>	10 Fraley Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-02804-00-2 Portnoff Law Associates, Ltd.	\$10,654.47 \$1,956.19
126	21-16728 OPEN	Borough of Bridgeport vs. <i>BLR Associates, Ltd.</i>	117 4th Street Bridgeport PA 19405 <i>Upper Merion Township</i>	02-00-02740-00-3 Portnoff Law Associates, LTD.	\$4,054.45 \$2,077.99
127	21-16739 OPEN	Borough of Bridgeport vs. <i>Menya, Robin</i>	1027 Ford Street Bridgeport PA 19405 <i>Bridgeport Borough</i>	02-00-01896-00-1 Portnoff Law Associates, LTD.	\$4,890.19 \$2,236.87
128	21-17322 POSTPONED	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2019-SPL1 Trust vs. <i>Watson Charles S aka Watson Charles S Jr. & Sharp Vera aka Watson Vera</i>	3542 Arcola Road Collegeville PA 19426 <i>Lower Providence Township</i>	43-00-00529-00-4 Hladik Onorato & Federman, LLP	\$178,319.99 \$2,425.21

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130	21-18444 POSTPONED	Mortgage Assets Management LLC vs. <i>Cox Joseph K, Forbes Traci C, Cox Melanie L, & Unknown Heirs Heirs of Cox William R. a/k/a Cox William</i>	168 William Penn Drive Norristown PA 19403 <i>West Norriton Township</i>	63-00-09446-68-8 RAS Citron, LLC	\$163,797.67 \$2,533.81
131	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
132	21-21963 POSTPONED BY COURT	Wilmington Savings fund Society FSB Not in Its Individual Capacity But Solely As Trustee of RMF Buyout Acquisition 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
133	21-22395 OPEN	US Bank Trust National Association as Trustee of the Cabana Series III Trust vs. <i>Sanders, Clinton J.</i>	2828 Phipps Avenue Willow Grove PA 19090 <i>Abington Township</i>	30-00-53668-00-5 Friedman Vartolo, LLP	\$147,492.87 \$2,464.39
134	21-24355 OPEN	U.S. Bank Trust National Association, niicbsao Trustee for RCF 2 Acquisition Trust vs. <i>Van Blaricum Amy J, Blake Kathleen F (Mother Dec'd), & Blake Kathleen F (Daughter Dec'd)</i>	143 Farview Avenue Norristown PA 19403 <i>Lower Providence Township</i>	43-00-04222-00-1 Hladik, Onorato & Federman, LLC	\$346,125.21 \$3,329.59
135	22-00369 POSTPONED	Secretary of Housing and Urban Development vs. <i>Nassiff Laura Jane Executrix & Known Heir, Devisee and/Or Distribute of the Estate of Benvento Joseph</i>	134 Brandon Road West Norriton PA 19403 <i>West Norriton Township</i>	63-00-00527-33-7 Pincus Law Group, PLLC	\$259,406.94 \$2,380.30
136	22-00443 POSTPONED	Ajax Mortgage Loan Trust 2021-B, By U.S. Bank N.A., As Indenture Trustee vs. <i>Reynolds Sophia & Reynolds Tyrone</i>	942 Grosstown Road Pottstown PA 19464 <i>West Pottsgrove Township</i>	64-00-01756-00-7 Padgett Law Group	\$176,333.70 \$2,517.20
137	22-00503 OPEN	Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. <i>DiFrancesco, Eleanor A.</i>	612 Mockingbird Lane Norristown PA <i>Lower Providence Township</i>	43-00-08614-00-1 LOGS Legal Groups LLP	\$401,884.04 \$3,745.39

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138	22-00518 POSTPONED	U.S. Bank Trust National Association as Trustee of the Bungalow Series IV Trust vs. <i>Tammaro, Anthony J. and Tammaro, Melinda</i>	18 Pebble Beach Lane Pottstown PA 19464 <i>Lower Pottsgrove Township</i>	42-00-01327-70-1 Friedman Vartolo, LLP	\$171,221.93 \$2,614.85
139	22-01227 OPEN	U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. <i>Georgeann L. Titanic a/k/a Georgeanna Titanic</i>	2514 Rhoads Road Gilbertsville PA 19525 <i>New Hanover Township</i>	47-00-06004-00-6 Richard M. Squire & Associates, LLC	\$187,258.69 \$2,137.28
140	22-01923 POSTPONED	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 \$1,751.47
142	22-02126 POSTPONED BY COURT	Cascade Funding Mortgage Trust HB8 vs. <i>Kates Maija a/k/a Kates Maija-Riitta</i>	1627 Jill Road Willow Grove PA 19090 <i>Upper Dublin Township</i>	54-00-09262-00-8 KML Law Group, P.C.	\$358,047.52 \$2,192.98
143	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
144	22-02181 POSTPONED BY COURT	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
145	22-02230 POSTPONED BY COURT	Superior Credit Union vs. <i>Shifflett Christine M. and Shifflett Charles William III</i>	1243 Pine Ridge Drive Perkiomenville PA 18074 <i>Upper Frederick Township</i>	55-00-01394-00-9 Wilson Law Firm	\$178,153.26 \$2,260.12
146	22-02423 POSTPONED	PHH Mortgage Corporation vs. <i>Kirkbride Jon M. & Kirkbride Sally M. (Deceased)</i>	478 Tyson Road Schwenksville PA 19473 <i>Lower Salford Township</i>	50-00-04456-00-3 RAS Citron LLC	\$389,682.08 \$2,332.12

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148	22-02427 POSTPONED	PHH Mortgage Corporation vs. <i>Hottinger Deirdre, Crerand Jeannine, Reilly Celia & Unknown Heirs in their capacity Under Eileen Crerand a/k/a Eileen E. Crerand</i>	536 Gibson Avenue Abington PA 19001 Abington Township	30-00-23792-00-1 RAS Citron LLC	\$167,890.30 \$2,078.62
151	22-02969 OPEN	Midfirst Bank vs. <i>Garrick, Ashley</i>	7941 Church Road Jenkintown PA 19046 Rockledge Borough	18-00-00781-00-2 Manley Deas Kochalski, LLC	\$185,216.99 \$2,104.28
152	22-03083 POSTPONED	Loancare, LLC vs. <i>Haines James V.</i>	649 Park Road Lansdale PA 19446 Lansdale Borough	56-00-06511-00-3 RAS Citron LLC	\$258,486.27 \$2,487.25
153	22-03258 POSTPONED	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 Upper Merion Township	58-00-08356-00-1 McCabe Weisberg & Conway, LLC	\$370,416.05 \$3,039.09
154	22-03271 POSTPONED	Midfirst Bank vs. <i>Herrill Rasson as Administrator of the Estate of Clifford Booker Deceased</i>	1017 West Lafayette Street Norristown PA 19401 Norristown Borough	13-00-20080-00-4 KML Law Group P.C.	\$129,217.19 \$2,060.32
156	22-04024 OPEN	PNC Bank National Association vs. <i>Daniel Gonzalez</i>	341 Johnson Street Pottstown PA 19464 Pottstown Borough	16-00-16588-001 Manley Deas Kochalski, LLC	\$78,232.87 \$1,893.00
157	22-04176 POSTPONED	JP Morgan Chase Bank, National Association vs. <i>Jenkins Steven G.</i>	2903 Senak Road Roslyn PA 19001 Abington Township	30-00-61664-00-1 LOGS Legal Group, LLC	\$96,317.50 \$2,784.01
158	22-04600 OPEN	Reverse Mortgage Funding LLC vs. <i>Eschbach Robert Jr, & Unknown Heirs of Robert W. Eschbach (Deceased)</i>	250 Walnut Street Royersford PA 19468 Royersford Borough	19-00-04180-00-4 LOGS Legal Group LLP	\$208,515.47 \$3,008.91

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159	22-05015 OPEN	Lakeview Loan Servicing, LLC vs. <i>McFadden, Florence</i>	1422 Fitzwatertown Road Willow Grove PA 19090 <i>Abington Township</i>	30-00-20740-00-2 KML Law Group, P.C.	\$238,825.53 \$2,163.89
161	22-05118 OPEN	PNC Bank National Association vs. <i>Porter, Lisa individually and as believed Heir and/or Administrator; William P. Porter, III as believed Heir and/or Administrator, Stacy Porter, as believed Heir and/or Administrator; Lisa Porter as believed Heir and/or Administrator;</i>	444 South Main Street Telford Boro PA <i>Telford Borough</i>	22-02-01498-00-8 Manley Deas Kochalski, LLC	\$242,897.27 \$2,236.91
163	22-05383 OPEN	Nationstar Mortgage, LLC vs. <i>Schlossberg, Barry & Schlossberg, Jodi</i>	225 Carson Terrace Huntingdon Valley PA 19006 <i>Lower Moreland Township</i>	41-00-09897-27-2 Manley Deas Kochalski	\$160,723.58 \$1,132.56
166	22-06813 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
167	22-07106 OPEN	Wilmington Savings Fund Society, FSB, niicbsa Owner Trustee of CSMC 2019-RPL11 Trust vs. <i>Wasmanski Paul</i>	320 Heston Avenue Norristown PA 19403 <i>West Norriton Township</i>	63-00-02854-00-8 Hladik Onorato and Federman, LLP	\$127,628.50 \$2,150.47
169	22-11150 OPEN	Huntington National Bank vs. <i>Nguyen, Hung B; Nguyen, Thoa</i>	732 Fitzwatertown Road Glenside PA <i>Upper Dublin Township</i>	54-00-06304-08-6 Manley Deas Kochalski LLC	\$321,471.29 \$2,795.60
171	22-12922 OPEN	U.S. Bank National Association vs. <i>McCarty Malcolm F. and McCarty Charlotte L.</i>	845 Kohn Street Norristown PA 19401 <i>Norristown Borough</i>	13-00-19104-00-8 Logs Legal Group LLC	\$82,065.44 \$2,707.63
172	22-13027 OPEN	Arden Credit Union vs. <i>Steven L. Cunnane</i>	1156 Edge Hill Road Abington PA 19001 <i>Abington Township</i>	30-00-15608-00-4 Klehr Harrison Harvey Branzburg LLP	\$148,899.34 \$2,430.74

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173	22-13179 OPEN	Matrix Financial Services Corp. vs. <i>Joseph Coniglio</i>	936 Tennis Avenue Ambler PA 19002 <i>Horsham Township</i>	36-00-11059-00-2 Powers Kirm, LLC	\$425,125.59 \$1,222.44
174	22-13932 OPEN	NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. <i>Willey , Tyler and Skapik , Riley</i>	18 Spring House Lane Norristown PA 19403 <i>Norristown Borough</i>	33-00-08030-40-6 Hill Wallack LLP	\$334,973.23 \$2,622.13

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