County of Montgomery Sheriff's Office

Sheriff Sale Solicitor Announcements

LR#	Docket #	Plaintiff		DefendantTitle	All Costs	Judgment	Parcel Number	Plaintiff Attorney
BANKRUPTCY POSTPONED to 08/26/2026								
	2021-18539	Citizens Bank, N.A. s/b/m to Citizens	*vs.*	*Finch Dena R. a/k/a Simpson Dena*	$2,719.56		40-00-59604-00-8	Law Office of Gregory Javardi
	2023-20772	Credit Suisse First Boston Mortgage	*vs.*	*Mulbah Johnson S*	$2,421.45		66-00-04918-00-2	RAS Citron Law Offices
	2024-02339	U.S. Bank Trust N.A., niiicb solely as	*vs.*	*Walters Sylvannya C.*	$2,213.25		56-00-04556-20-3	Pincus & Tarab Attorneys at La
55	2024-07642	U.S. Bank NA niiicbsa Trustee for RM	*vs.*	*Burghardt Shannon*	$1,845.92		47-00-05020-58-1	Friedman Vartolo LLP
	2025-00847	Freedom Mortgage Corporation	*vs.*	*Holubowsky Victor*	$2,280.81		58-00-02974-00-1 AKA 58026L002 AKA 580002974001	Brock & Scott, PLLC
83	2025-03324	U.S. Bank Trust NA as trustee for Br	*vs.*	*Carver Patrice A.*	$1,964.01		13-00-07308-00-5	Friedman Vartolo, LLP
	2025-16670	Lakeview Loan Servicing, LLC	*vs.*	*Varshanidze Irakli*	$3,581.22		59-00-00481-00-9	Brock & Scott, PLLC
	2025-18468	Wells Fargo Bank, NA, as Trustee fo	*vs.*	*Smalls, Jr. Ezekiel & Smalls Wilhen*	$2,607.73		66-00-06142-00-2	The Manley Law Firm Firm LL
	2025-23291	Deutsche Bank National Trust Comp	*vs.*	*Soundar Moune*	$3,413.21		59-00-13372-00-6	Stern & Eisenberg PC
		9						
BANKRUPTCY POSTPONED to 09/30/2026								
	2015-02659	US Bank N.A., stt Bank of America, I	*vs.*	*Edwards Calvin a/k/a Edwards Calv*	$2,045.65		30-00-19292-00-1	Eckert Seamans Cherin & Mel
41	2023-03174	U.S. Bank NA niiicbsao Trustee for V	*vs.*	*Pagano Kimberely A & Pagano Ste*	$2,769.23		08-00-02656-00-9	RAS Citron Law Offices
46	2023-15315	U.S. Bank Trust N. A., niiicbsa Owne	*vs.*	*Wachira Francis M, Mbui Marie Ma*	$3,118.29		13-00-19092-00-2	Friedman Vartolo LLP
58	2024-09170	U.S. Bank Trust N.A., as Trustee of t	*vs.*	*Shearer Robert P & Shearer Sonja*	$2,539.96		21-00-06220-00-5	Friedman Vartolo LLP
	2024-20990	Citizens Bank, N.A.	*vs.*	*Mattox Martin S & Mattox Danielle I*	$3,003.60		30-00-52100-00-7	McCabe, Weisberg & Conway
106	2025-18727	LoanDepot Com, LLC	*vs.*	*Williams Darryl V, Williams Marcyta*	$2,817.50		30-00-21088-00-5	Orlans Associates PC
129	2025-26495	Wells Fargo Bank, N.A., As Trustee I	*vs.*	*O'Brien James Patrick*	$2,366.05		63-00-08201-42-1	RAS Citron Law Offices
		7						
BANKRUPTCY POSTPONED to 12/02/2026								
141	2026-00704	Lake Michigan Credit Union	*vs.*	*Conlan Margaret D Aka Conlan Ma*	$2,078.61		18-00-01033-50-6	Weltman Weinberg & Reis Co
		1						
POSTPONED to 08/26/2026								
	2012-10707	1900 Capital Trust II, By U.S. Bank T	*vs.*	*Siwoniku Abraham A & Smith Kidd A*	$2,498.19		40-00-45448-00-7	Hill Wallack LLP
	2018-27553	Bank United N.A.	*vs.*	*McCarthy John J. III aka McCarthy*	$3,115.23		24-00-00380-00-1	LOGS Legal Group, LLP
	2020-14315	Lower Moreland Township School Di	*vs.*	*Sargent Lea B. & Sargent Stephani*	$2,873.87		41-00-06532-00-6	Portnoff Law Associates, LTD
	2021-20439	Township of Abington	*vs.*	*Resurreccion Stacey L.*	$2,388.70		30-00-12324-00-3	Portnoff Law Associates LTD.
	2022-18328	Pottstown School District	*vs.*	*Eschbach Robert W, Jr.*	$2,122.48		16-00-09840-00-8	Portnoff Law Associates
	2023-09924	PNC Bank, NA	*vs.*	*Chuck Mark T., Individually & as Ex*	$2,998.01		19-00-04576-00-4	RAS Citron Law Offices
	2023-22873	Pottstown School District	*vs.*	*Baldwin Brendan & Baldwin Cecelia*	$2,294.35		16-00-25280-00-3	Portnoff Law Associates
54	2024-07608	Newrez LLC DBA Shellpoint Mortgag	*vs.*	*WrightPatrick K, Administrator Of T*	$3,103.80		31-00-17338-91-8	Brock & Scott PLLC
57	2024-08494	U.S. Bank Trust N.A., niiicbsa Owner	*vs.*	*Dastider Luna & Dastider Ranendu*	$2,543.56		35-00-10133-14-6	Padgett Law Group

County of Montgomery Sheriff's Office

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POSTPONED to 08/26/2026								
	2024-16892	U.S. Bank Trust NA, NIIICBS as Owi	*vs.*	*Hoffman Bruce C. & Hoffman There*	$3,059.88		61-00-00337-00-7	RAS Citron Law Offices
68	2024-24235	North American Savings Bank, F.S.E	*vs.*	*Stewart Jaime Lee*	$2,936.92		61-00-03521-70-2	LOGS Legal Group LLP
	2024-28538	MCLP Asset Company Inc	*vs.*	*Barton Aja & Barton Dante*	$2,348.31		43-00-00459-01-1	Stern & Eisenberg, PC
87	2025-06355	U.S. Bank Trust Company, N.A. as T	*vs.*	*Thompson Rose M.*	$3,429.46		53-00-03253-26-7	Friedman Vartolo LLP
	2025-07132	Freedom Mortgage Corporation	*vs.*	*Jackson Leone & Shabazz Juwan*	$3,456.73		31-00-00688-80-1	Orlans Associates PC
	2025-08417	PHH Mortgage Corporation	*vs.*	*Travers Terris, soley in her capacity*	$3,742.22		40-00-11151-40-1	Stern & Eisenberg, PC
95	2025-14395	MCLP Asset Company Inc	*vs.*	*Aycox Stefanie*	$2,286.24		31-00-01441-00-4	Padgett Law Group
	2025-14652	Carrington Mortgage Services	*vs.*	*Heberlig David M. a/k/a Fitzpatrick*	$1,954.12		06-00-03392-00-4	LOGS Legal Group LLP
	2025-16068	Wilmington Savings Fund Society FS	*vs.*	*Bristow Bonnie M aka Bristow Bonr*	$2,415.21		40-00-55040-00-9	Brock & Scott PLLC
104	2025-18007	Santander Bank, National Associatio	*vs.*	*Pohl Jennifer & Pohl John*	$2,721.92		34-00-04933-00-1	LOGS Legal Group LLP
	2025-19846	Maple Glen Village Homeowners Ass	*vs.*	*Hatfield Joseph P.*	$2,459.61		42-00-03239-14-8	Brady & Cissne Law
	2025-22426	Us Bank Trust N.A., niiicbsa Owner T	*vs.*	*Lowery Christina*	$2,471.18		13-00-31288-00-1	Hladik Onorato & Federman L
	2025-23592	Lakeview Loan Servicing LLC	*vs.*	*Rivera Antonio*	$2,971.64		64-00-05410-00-7	RAS Citron Law Offices
121	2025-23618	U.S. Bank Trust N.A., niiicbsa Owner	*vs.*	*Rafa Jeffrey A.*	$2,079.54		08-00-01723-00-6	Stern & Eisenberg PC
	2025-28207	Wells Fargo Bank, NA	*vs.*	*Goodrich Raymond V & Goodrich C*	$3,010.04		59-00-09580-00-9	The Manley Law Firm LLC
	2025-28886	Carrington Mortgage Services, LLC	*vs.*	*Goode Alfred*	$2,272.60		30-00-50732-00-7	Powers Kirn & Associates Llc
	2025-28924	Lakeview Loan Servicing LLC	*vs.*	*Delgado Jennifer M. & Irizarry Rada*	$2,270.14		13-00-09720-25-4	RAS Citron Law Offices
		26						
POSTPONED to 09/30/2026								
4	2014-29320	U.S. Bank National Association as s/	*vs.*	*Josephson Daniel H. & Josephson*	$1,714.68		36-00-00855-16-2	Brock & Scott, PLLC
	2021-20472	Township of Abington	*vs.*	*Preston Nancy P & Preston-Rufibac*	$2,213.34		30-00-09512-00-7	Portnoff Law Associates LTD.
42	2023-04652	First Citizens Community Bank, Suc	*vs.*	*Heridia Michael W. aka Heridia Mic*	$2,608.94		21-00-02660-00-1	Curtin & Heefner LLP
60	2024-14901	Wilmington Savings Fund Society, F	*vs.*	*Ross Linda C. & Unknown Heirs of*	$3,371.33		46-00-01686-43-7	Friedman Vartolo, LLP
65	2024-19766	Lakeview Loan Servicing LLC	*vs.*	*Charbonneau Lisa & Charbonneau*	$2,247.54		42-00-01087-00-5	Mccabe Weisberg & Conway I
	2024-25879	Navy Federal Credit Union	*vs.*	*Unknown Heirs, Successors, Assigr*	$2,207.23		13-00-30436-00-7	Fein, Such, Kahn & Shepard F
82	2025-02818	Freedom Mortgage Corporation	*vs.*	*Konopski Joseph & Konopski Cher*	$2,569.50		62-00-00790-00-3	Orlans Associates PC
109	2025-19896	PNC Bank National Association	*vs.*	*Thomas Allen C, III*	$1,882.57		31-00-16156-00-4	Brock & Scott, PLLC
111	2025-20663	MCLP Asset Company Inc.	*vs.*	*Lewis Jasen D & RobinsonTeagan*	$2,013.18		31-00-00337-00-1	Padgett Law Group
114	2025-22131	PNC Bank National Association	*vs.*	*Jacobs Tommy & Jacobs Yolanda*	$2,325.69		63-00-01652-40-9	RAS Citron Law Offices
123	2025-25062	U.S. Bank Trust N.A. niiicbsa owner	*vs.*	*Fosnocht Ernest Dustin, Heir of Peg*	$2,658.81		32-00-07852-00-9	Stern & Eisenberg, PC
124	2025-25260	PNC Bank N.A.	*vs.*	*Kemper Jeffrey S*	$2,751.24		58-00-00619-00-7	McCalla Raymer Leibert Pierc
126	2025-25697	Pennymac Loan Services LLC	*vs.*	*Butler Ryan*	$1,948.57		16-00-19300-02-5	Powers Kirn & Associates Llc
	2025-26402	Dime Community Bank	*vs.*	*Westhampton Restaurant Group LL*	$2,845.43		60-00-02797-00-5	Maselli, Mills & Fornal, P.C.

County of Montgomery Sheriff's Office

Sheriff Sale Solicitor Announcements

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POSTPONED to 09/30/2026								
	2025-26591	Nationstar Mortgage LLP	*vs.*	*Hatfield Joseph P*	$2,389.47		42-00-03239-14-8	Hladik Onorato & Federman L
139	2025-31338	Freedom Mortgage Corporation	*vs.*	*Cahill Michael J & The Secretary of*	$1,919.88		30-00-52816-00-2	Brock & Scott
	2026-00732	CitiBank, N.A., niiicbsa trustee on be	*vs.*	*Galanti Marian*	$529.00		30-00-44832-00-3	Stern & Eisenberg PC
		17						
POSTPONED to 10/28/2026								
	2010-06715	Township of Cheltenham	*vs.*	*Rainford Patsy B.*	$2,410.90		31-00-16474-00-1	Portnoff Law Associates Ltd.
	2019-28590	Reverse Mortgage Solutions, Inc.	*vs.*	*Kowalczyk Margaret M a/k/a Bailey*	$2,528.23		30-00-38296-00-5	KML Law Group, P.C.
44	2023-10141	U.S. Bank Trust N.A., niiicbsa, Truste	*vs.*	*Conmy Emily M. & Conmy Michael*	$2,581.48		31-00-03853-00-4	Friedman Vartolo, LLP
	2026-05699	Dollar Bank, Federal Savings Bank	*vs.*	*Kelly James A, III & Kelly Rebecca*	$688.00		67-00-00616-32-8	Grenen & Birsic, PC
		4						
POSTPONED BY COURT ORDER to 08/26/2026								
22	2020-02775a/b	Excel Financial Corp.	*vs.*	*Islam Ashraful & Islam Dilruba*	$2,975.00		46-00-00811-00-7	Friedman, Schuman, Appleba
	2020-04979	U.S. Bank N.A. niiicbsa Trustee for N	*vs.*	*Dicampello Kristina A.& Dicampello*	$2,272.48		16-00-00268-00-4	Friedman Vartolo LLP
	2021-22950	U.S. Bank N.A., niiicbsa Trustee for I	*vs.*	*Cottom David Jr & Cottom Kelli*	$2,659.89		36-00-10713-06-9	Romano Garubo & Argentieri
	2022-05111	Tompkins Community Bank Success	*vs.*	*Barbine Thomas M & Barbine Toni-*	$2,515.49		61-00-01361-32-4	Barley Snyder
	2022-13179	TH MSR Holdings LLC fka Matrix Fir	*vs.*	*Coniglio Joanne & Coniglio Joseph*	$2,918.45		36-00-11059-00-2	Powers Kirn, LLC
38	2022-20949	Santander Bank N.A.	*vs.*	*Grover Elise & Unknown Heirs Suc*	$2,608.27		40-00-11153-68-7	Pressman & Doyle, LLC
45	2023-10332	Lakeview Loan Servicing LLC	*vs.*	*William S Cook*	$2,381.16		42-00-03042-33-6	KML Law Group, P.C.
	2023-19398	Specialized Loan Servicing LLC	*vs.*	*King Michael Troy, Adm, King Alvin*	$2,512.73		30-00-54816-00-9	Robertson Anschutz Schneid
	2024-07867	Specialized Loan Servicing LLC	*vs.*	*Maglio Michael*	$2,423.74		59-00-11518-00-6	RAS Citron Law Offices
	2024-14519	Citizens Bank, N.A.	*vs.*	*Burnett William L. & Burnett Alison*	$4,417.31		36-00-10725-17-4	McCabe, Weisberg & Conway
77	2025-01755	GITSIT SOLUTIONS, LLC niiicbs in	*vs.*	*Bathini Constructions Group LLC*	$2,293.17		54-00-16278-00-3	Kozloff Stoudt
	2025-01775	Camaplan Administrators FBO T200	*vs.*	*Welliott Investment Group LLC & Ja*	$2,273.51		13-00-14568-00-8	Obermayer Rebmann Maxwel
	2025-02270	QNB Bank	*vs.*	*Krol Kristen*	$2,171.09		09-00-00046-00-8	Grim, Biehn & Thatcher
	2025-02493	Lakeview Loan Servicing, LLC	*vs.*	*Ulmer Courtney A. a/k/a Ulmer Cou*	$2,738.91		33-00-01246-00-8	RAS Citron, LLC
	2025-03582	Santander Bank N.A.	*vs.*	*Milnes Wade A & Milnes Melissa*	$2,380.62		30-00-07948-00-5	Brock & Scott Pllc
	2025-03645	Wilmington Savings Fund Society, F	*vs.*	*Tro1 LLC*	$2,801.48		30-00-70012-00-5	Friedman Vartolo, LLP
	2025-14584	Freedom Mortgage Corporation	*vs.*	*Berry Richard T. III*	$2,157.64		30-00-51516-00-6	Orlans Associates PC
	2025-15940	JP Morgan Chase Bank, N.A.	*vs.*	*Rittenhouse Debbie J. & Rittenhous*	$2,526.39		14-00-00148-00-9	Manley Deas Kochalski, LLC
110	2025-20586	Carrington Mortgage Services LLC	*vs.*	*Cooper Debra, Micciolo Michael & I*	$2,191.91		30-00-02220-00-9	McCalla Raymer Leibert Pierc
		19						
POSTPONED BY COURT ORDER to 09/30/2026								
6	2015-15095	U.S. Bank Trust N.A., niiicbsa Truste	*vs.*	*McDonald Robert T & Anderson Ma*	$2,468.44		30-00-43300-00-5	McCabe, Weisberg & Conway
	2016-07461	Pottstown School District	*vs.*	*Lauffer Michael R. & Sampson-Lau*	$1,861.62		16-00-17448-00-5	Portnoff Law Associates, Ltd.

County of Montgomery Sheriff's Office

Sheriff Sale Solicitor Announcements

LR#	Docket #	Plaintiff		DefendantTitle	All Costs	Judgment	Parcel Number	Plaintiff Attorney
POSTPONED BY COURT ORDER to 09/30/2026								
	2016-23484	Mortgage Assets Management LLC	*vs.*	*Dickerson Elizabeth M. a/k/a Dicker*	$2,202.04		30-00-63992-00-4	Robertson Anschutz Schneid
	2018-00886	Municipality of Norristown	*vs.*	*Callahan Darby W*	$2,191.35		13-00-29244-00-2	Portnoff Law Associates LTD
	2018-01096	Pottstown School District	*vs.*	*Shawell Todd E. M. & Shawell Ther*	$1,926.65		16-00-30876-00-5	Portnoff Law Associates LTD
16	2018-27940	Citizens Bank, N.A.	*vs.*	*Schaeffer Bethany L.*	$2,429.77		51-00-01694-03-7	McCabe Weisberg & Conway,
17	2018-28976	Wilmington Savings Fund Society, F	*vs.*	*Scott James C & Unknown Heirs of*	$2,932.94		58-00-13840-00-7	RAS Citron Law Offices
18	2019-03411	Wells Fargo Bank NA s/b/m to Wach	*vs.*	*Rubenstein Mitchell J. & Rubenstei*	$2,146.59		54-00-14989-00-5	Brock & Scott, PLLC
19	2019-24545	U.S. Bank Trust N.A., niiicbsao Trust	*vs.*	*Peiffer Brian A/K/A Peiffer Brian S &*	$2,123.81		42-00-04021-00-5	RAS Citron Law Offices
34	2021-22970	U.S. Bank Trust NA, NIIICBS As Ow	*vs.*	*Hamilton-Richardson Nicole A, Han*	$3,149.99		31-00-03049-00-7	Pincus Law Group, PLLC
	2022-20954	Santander Bank, NA	*vs.*	*Torpey Jeanette M. aka Torpey Jea*	$2,474.10		52-00-01153-00-1	Pressman & Doyle, LLC
53	2024-02707	NewRez LLC d/b/a Shellpoint Mortg	*vs.*	*Williams Douglas Administrator of t*	$2,671.55		02-00-01460-00-5	Friedman Vartolo, LLP
62	2024-17766	CSMC 2019-RPL7 Trust	*vs.*	*Kardick Mary A, Manion Nicholas &*	$2,479.03		63-00-02512-00-8	RAS Citron, LLC
64	2024-18571	TH MSR Holdings LLC	*vs.*	*Coles Carl, III, Collazo Albert & Un*	$2,577.20		13-00-35704-00-4	Albertelli Law
67	2024-24232	Crosscountry Mortgage, LLC	*vs.*	*Lilly Jessica L. & Burns Kenneth*	$2,333.85		16-00-31724-00-3	Robertson Anschutz Schneid
71	2024-28350	Federal Home Loan Mortgage Corpo	*vs.*	*Shala Anton & Shala Vjollca*	$2,491.32		43-00-01687-00-7	Manley Deas Kochalski, LLC
88	2025-06545	Amerihome Mortgage Company LLC	*vs.*	*Hughes Amanda aka Hughes Amer*	$2,142.61		30-00-02304-00-6 & 30-00-02300-00-1	Brock & Scott, PLLC
92	2025-08568	Lakeview Loan Servicing, LLC	*vs.*	*Nixon Janae*	$2,090.23		16-00-09240-00-5	RAS Citron, LLC
93	2025-08569	The Bank of New York Mellon, f/k/a T	*vs.*	*Johnson Gloria*	$3,251.41		13-00-10120-00-1 & 13-00-33808-00-1	The Manley Law Firm LLC
101	2025-16679	Wilmington Savings Fund Society. F	*vs.*	*DDH Fund LLC & Mendenhall Bran*	$2,959.11		65-00-00808-00-9	LaRocca, Hornik, Greenberg,
	2025-17486	Pennsylvania Housing Finance Ager	*vs.*	*Quinter Krystal*	$2,384.85		16-00-28092-00-8	Barley Snyder
115	2025-22341	Wilmington Savings Fund Society, F	*vs.*	*Granger Karen L*	$1,860.85		64-00-04324-00-4	Shnayder Law Firm LLC
122	2025-24223	U.S. Bank Trust NA, NIIICBS as Ow	*vs.*	*Torpey Brendan Executor & Torpey*	$2,734.44		52-00-01153-00-1	RAS Citron Law Offices
	2025-26037	U.S. Bank Trust Company, NA, as T	*vs.*	*Traynham Kyle & Traynham Laura*	$2,789.92		40-00-22456-00-4	Stern & Eisenberg, PC
		24						
POSTPONED BY COURT ORDER to 10/28/2026								
2	2012-07314	Upper Perkiomen School District	*vs.*	*Thomas Scott*	$3,059.04		57-00-02221-50-3	Portnoff Law Associates LTD
	2016-12944	Pottstown School District	*vs.*	*Vinson Lisa*	$1,980.45		16-00-30188-00-9	Portnoff Law Associates
	2018-04557	Mortgage Assets Management LLC	*vs.*	*Nichols Barbara Louise & Nichols F*	$2,541.13		31-00-09871-00-7	RAS Citron LLC
20	2019-26335	PHH Mortgage Corporation	*vs.*	*Schatz Carolyn J.*	$2,293.60		22-02-01891-00-2	McCabe Weisberg & Conway,
	2020-17946	Pottstown School District	*vs.*	*Keyser Zakqary A.*	$1,729.27		16-00-07728-00-5	Portnoff Law Associates LTD
	2020-18355	Perkiomen Valley School District	*vs.*	*Carden Donald Jr. and Carden Ann*	$2,725.80		23-00-00880-45-6	Portnoff Law Associates, LTD.
	2021-15131	Pottstown School District	*vs.*	*Smith Donald*	$1,778.08		16-00-06036-00-5	Portnoff Law Associates LTD
	2021-15851	Borough of Bridgeport	*vs.*	*O'Toole Kevin R.*	$2,041.77		02-00-02804-00-2	Portnoff Law Associates

County of Montgomery Sheriff's Office

Sheriff Sale Solicitor Announcements

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POSTPONED BY COURT ORDER to 10/28/2026								
47	2023-18100	The Bank of New York Mellon f/k/a T	*vs.*	*Wilson Henry A, Assembly of Self Ir*	$3,142.52		31-00-21121-00-7	Manley Deas Kochalski
	2023-19382	Perkiomen Valley School District	*vs.*	*Barndt Tami L.*	$1,714.30		38-00-02855-18-5	Portnoff Law Associates LTD
73	2024-29103	US Bank Trust N.A., Niiicbsa Owner	*vs.*	*Scalora Dara G. AKA Scalora Dara*	$2,596.33		49-00-01288-42-7	Hladik Onorato and Federmar
102	2025-17385	Lakeview Loan Servicing LLC	*vs.*	*Lynch David A/K/A Lynch David K.*	$2,500.24		35-00-01340-28-1	Robertson Anschutz Schneid (
112	2025-21565	US Bank Trust National Association,	*vs.*	*Baxter Dennis & Baxter Jannet E.*	$3,042.97		46-00-03287-04-2	Hladik Onorato & Federman, l
		13						
POSTPONED BY COURT ORDER to 12/02/2026								
74	2024-29355	The Huntington National Bank	*vs.*	*Lannen Lawrence J. & Lannen Besi*	$2,686.92		32-00-07946-20-3	McCabe, Weisberg & Conway
		1						
STAYED								
	2016-04863	U.S. Bank Trust NA, as Trustee for L	*vs.*	*Shim Soomock*	$2,316.44		46-00-03968-39-6	Friedman Vartolo, LLP
	2016-26990	Lower Merion Township	*vs.*	*Sargent Redford, IV and Sargent Sa*	$585.00		40-00-33800-00-9	Portnoff Law Associates LTD.
11	2017-20454	Mortgage Assets Management, LLC	*vs.*	*Arthur Delores a/k/a Jackson Delor*	$2,964.33		13-00-19328-00-9	Pincus Law Group, PLLC
	2020-13853	Pottstown School District	*vs.*	*Colon Jose & Colon Lindsay*	$1,919.77		16-00-15188-00-6	Portnoff Law Associates LTD
	2022-12840	Township of Cheltenham	*vs.*	*Bryson Alice & Whitmore Justin M.*	$585.00		31-00-27484-00-7	Portnoff Law Associates LTD.
	2022-23416	U.S. Bank Trust N.A., niiicbsa owner	*vs.*	*Krause Kevin D & Krause Amber S*	$2,415.47		16-00-25488-00-2	Romano Garubo Argentieri Cc
	2023-24269	Borough of Pottstown	*vs.*	*Yerty Theresa M.*	$2,228.57		16-00-20272-00-7	Portnoff Law Associates LTD.
	2024-04323	US Bank Trust NA, niiicbsa Owner T	*vs.*	*Nguyen Giang Huong*	$1,068.68		31-00-16357-00-1	Brock & Scott, PLLC
	2024-14116	Cheltenham School District	*vs.*	*600 Meetinghouse Rd, LLC*	$2,416.04		31-00-18571-00-1	Portnoff Law Associates
	2024-17829	Michael Young	*vs.*	*Lavino Linda*	$3,798.58		65-00-00031-00-3	Kaplin Stewart Meloff Reiter &
	2024-19535	Pottstown School District	*vs.*	*Rambo Richard A.*	$565.00		16-00-28816-00-4	Portnoff Law Associates LTD.
	2024-28710	MidFirst Bank	*vs.*	*Lloyd Danielle, Gubernick Diane &*	$3,117.32		36-00-04135-28-4	Manley Deas Kochalski LLC
	2024-28712	U.S. Bank Trust NA as Trustee of Dw	*vs.*	*Kern Danielle K, Individually, Kern I*	$2,934.07		02-00-01576-00-6	Friedman Vartolo, LLP
76	2025-01599	Steven Sticco	*vs.*	*Sossaman Daniel M, II & Sossaman*	$3,277.93		40-00-21996-00-5	Spector Gadon Rosen Vinci P
	2025-02042	Township of Upper Providence	*vs.*	*Medaglia-Chilcote Jennifer R. & Me*	$585.00		61-00-04388-76-2	Portnoff Law Associates LTD.
	2025-02437	Township of Upper Providence	*vs.*	*Turosinski Mark R. & East Jennifer*	$838.76		61-00-04080-00-8	Portnoff Law Associates LTD.
	2025-02627	Wells Fargo Bank, N.A.	*vs.*	*Galloway Angela & Carrelli John M.*	$2,521.32		42-00-01012-18-1	RAS Citron Law Offices
	2025-03244	Boyertown Area School District	*vs.*	*Fegley Ryan & Fegley Stephanie*	$585.00		47-00-00116-00-8	Portnoff Law Associates LTD.
	2025-05486	U.S. Bank Trust National Association	*vs.*	*Cummins Michael & USA*	$2,872.09		54-00-06268-00-5	RAS Citron Law Offices
	2025-05808	Firstrust Bank	*vs.*	*Minissale Anthony A. & USA*	$3,315.84		40-00-29184-00-8	RAS Citron Law Offices
	2025-05923	Pottstown School District	*vs.*	*S. Miller and Son Building, L.L.C.*	$565.00		16-00-14748-00-5	Portnoff Law Associates LTD.
	2025-07215	QNB Bank	*vs.*	*Shearer Lori Beth & Schwalm Lisa I*	$2,780.33		22-02-01132-11-3	Grim Biehn & Thatcher
	2025-10297	Wells Fargo Bank, N.A., as Trustee f	*vs.*	*Tulio Alexis & Tulio Bruce*	$694.00		59-00-04075-00-6	Stern & Eisenberg PC
	2025-16074	Carrington Mortgage Services LLC	*vs.*	*Byrd Justin L as Administrator of the*	$2,956.86		33-00-06355-00-2	RAS Citron Law Offices

County of Montgomery Sheriff's Office

Sheriff Sale Solicitor Announcements

LR#	Docket #	Plaintiff		DefendantTitle	All Costs	Judgment	Parcel Number	Plaintiff Attorney
STAYED								
	2025-18020	Hsbc Bank Usa, N.A., As Trustee Fo	*vs.*	*Gray James & Gray Lisa K. aka Gra*	$2,166.04		16-00-32276-00-9	Brock & Scott
	2025-18353	U.S. Bank N.A. as Legal Title Truste	*vs.*	*Panzarella Russell A & Panzarella E*	$694.00		48-00-01418-73-9	Friedman Vartolo, LLP
107	2025-19187	Lakeview Loan Servicing LLC	*vs.*	*Bounsanga Linda aka Sysomphou I*	$2,321.79		31-00-07837-00-7	Hladik, Onorato, & Federman,
	2025-21809	Citigroup Mortgage Loan Trust 2022	*vs.*	*Weiss Christopher & Weiss Kathryn*	$2,519.68		38-00-01688-08-3	Kml Law Group, P.C.
	2025-23333	Planet Home Lending LLC	*vs.*	*Nafe Natalie Christi*	$565.00		19-00-00872-00-9	Hill Wallack LLP
137	2025-30068	Phoenixville Federal Bank & Trust	*vs.*	*Caikoski Frank & Caikoski Melissa*	$2,653.22		51-00-01609-03-2	Barley Snyder Llp
	2025-30214	Deutsche Bank National Trust Comp	*vs.*	*Caputo Keith F. A/K/A Caputo Keith*	$555.00		46-00-03090-33-8	Brock & Scott
	2025-31324	Select Portfolio Servicing Inc.	*vs.*	*Evans Jamila as Executrix of the Es*	$2,591.99		31-00-17146-00-4	KML Law Group, PC
	2026-00191	Univest Bank And Trust Co	*vs.*	*Hibbets Arthur*	$645.00		43-00-10138-00-7	Grim Biehn & Thatcher
143	2026-03151	Univest Bank And Trust Co	*vs.*	*Kooker Bradley K & Kooker Denise*	$2,412.00		44-00-00535-00-6	Grim Biehn & Thatcher
		34						
		155						