

Continued List for May 17, 2024

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
5-November2019		Chester 614 Norris Street	14-063368	Damon Cottman	\$2,874.44 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO SEPTEMBER 20, 2024 BOC						
41-August2022		Springfield 483 Kerr Lane	20-000064	Paul R Kutyn, Sr aka Paul R Kutyn Catherine Kutyn	\$526,414.53 \$52,641.45	RAS Citron LLC
29-December2022		Upper Providence 200 Woodhill Lane	22-002980	Dale P Tibbetts fka Dale O Houpt	\$569,333.14 \$3,000.00	Stern & Eisenberg PC
STAYED						
27-March2023		Darby Twp 1210 Tribbett Avenue	19-004849	Agnes E Braxton	\$105,929.71 \$3,000.00	Romano Garubo & Argentieri
CONTINUED TO JULY 19, 2024 BOC						
29-March2023		Collingdale 243 Roberta Avenue	21-008263	William C Hunsberger Karen L Hunsberger	\$67,349.06 \$6,734.91	McCabe Weisberg & Conway LLC
9-April2023		Trainer 4015 West 13th Street	22-005876	Daniel J. Tobin Karen L. Tobin	\$135,315.52 \$13,530.40	RAS Citron LLC
9-May2023		Middletown Twp. 3 East Spring Oak Circle	12-000866D	Amy C Donaghy United States of America -	\$783,754.48 \$78,375.45	Manley Deas Kochalski LLC
3-June2023		Clifton Heights 140 West Madison Avenue	21-006894	Evelyn Puckett Known Surviving of Hannelore E Eisenhauer Marieann Flick Known Surviving of Hannelore E Eisenhauer Patricia Eisenhauer Known Surviving of Hannelore E Eisenhauer Unknown Surviving Heirs of Hannelore E Eisenh:	\$81,872.71 \$8,187.27	McCabe Weisberg & Conway LLC
CO PENDING CONT TO JULY 19, 2024 BOC						

Continued List for May 17, 2024

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
28-July2023		Ridley Twp. 910 Mitchell Avenue	22-006885	Melissa Jacuk aka Melissa Iskander	\$226,218.36 \$22,621.84	Manley Deas Kochalski LLC
STAYED						
45-July2023		East Lansdowne 121 Beverly Avenue	22-007524	Throy C Cross	\$115,742.99 \$11,574.30	Powers Kirn LLC
52-July2023		Colwyn 423 Ellis Avenue	10-006430	John M McCay	\$4,383.26 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO SEPTEMBER 20, 2024 BOC						
60-July2023		Thornbury Twp. 8 Three Oak Lane	22-005001	Agneta H Bailey	\$27,399.15 \$3,000.00	Marcus & Hoffman PC
PENDING COURT ORDER						
3-September2023		Upper Darby Twp. 7124 Clover Lane	23-002751	Quiniqua Branch	\$129,171.66 \$12,917.17	Powers Kirn LLC
1-March2024		Darby Twp 104 Westbridge Road	22-009274	David Rogers Carolina Montes De Oca	\$165,928.22 \$3,491.31	Pincus Law Group PLLC
4-March2024		Upper Darby Twp. 2210 Windsor Avenue	23-005349	Christine M Hinkle Cihan Calkap	\$123,197.87 \$12,319.79	Freidman Vartolo LLP
CONTINUED TO JULY 19, 2024 (2/120)						
6-March2024		Upper Darby Twp. 269 Fairfield Avenue	22-008918	Otanie Green United States of America, Dept of the Treasury- IRS c/o The United States Attorney for the Eastern District Of PA	\$117,368.04 \$11,729.72	Brock & Scott PLLC

Continued List for May 17, 2024

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
7-March2024		Folcroft 732 Bennington Road,	23-004079	Melissa Salach, Known Surviving Heir of Leonard M Anderson, Jr aka Leonard M. Anderson Unknown Surviving Heirs of Leonard M Anderson a/k/a Leonard M Anderson	\$25,992.42 \$2,599.24	McCabe Weisberg & Conway LLC
8-March2024		East Lansdowne 116 Wildwood Avenue	23-001216	Goldies Enterprises LLC -	\$171,075.71 \$3,000.00	Eisenberg,Gold & Argrawal PC
CONTINUED TO JULY 19, 2024 (2/120)						
14-March2024		Radnor Twp. 14 Devonwood Road	23-000269	Charles R Denicola, III Michelle L Denicola	\$180,077.78 \$18,077.78	Pincus Law Group PLLC
STAYED						
18-March2024		Haverford Twp. 400 Glendale Road	22-006862	Denise Ricchini	\$24,738.08 \$3,000.00	Gawthrop Greenwood PC
CONTINUED TO JULY 19, 2024 (2/120)						
19-March2024		Upper Darby Twp. 346 Congress Avenue	19-003444	Hortense C Tippet	\$257,668.15 \$25,766.82	McCabe Weisberg & Conway LLC
CONTINUED TO JULY 19, 2024 (3/120)						
20-March2024		Upper Darby Twp. 2346 Highland Avenue	23-001460	Edward Schehl A/K/A Edward F Schehl Jr Tracey Schehl A/K/A Tracey L Schehl	\$144,262.75 \$3,000.00	Stern & Eisenberg PC
STAYED						
23-March2024		Ridley Twp. 229 Crum Creek Drive	23-007873	Roberta L Reece	\$76,739.96 \$7,674.00	The Law Office of Gregory Javardis
CONTINUED TO JULY 19, 2024 (2/120)						
24-March2024		Sharon Hill 71 Burnside Avenue	23-008503	Shawn D Jones	\$125,048.68 \$12,504.87	Logs Legal Group LLP
STAYED						

Continued List for May 17, 2024

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
2-April2024		Upper Darby Twp. 842 Fairfax Road	22-003293	Tina Southard As Surviving Heir Of Maria D Southard Deceased Kelly Verna As Surviving Heir Of Maria D Southard Deceased Michelle David As Surviving Heir Of Maria D Southard Deceased Unknown Surviving Heirs Of Maria D Southard Deceased	\$154,255.34 \$3,000.00	Hladik Onorato And Federman LLP
5-April2024		Tinicum Twp. 210-212 Powhattan Avenue	20-000099	Helen J Maenner	\$163,199.66 \$3,000.00	Hladik Onoratio and Ferdman LLP
11-April2024		Yeadon 1112 Serrill Avenue	21-009158	Marie P Spicer	\$221,272.43 \$22,127.24	McCabe Weisberg & Conway LLC
21-April2024		Radnor Twp. 109 S Radnor Road	23-006424	John C Kline Christine M Kline	\$416,343.51 \$41,634.35	Brock & Scott PLLC
CONTINUED TO JULY 19, 2024 (2/90)						
25-April2024		Upper Chichester Twp. 1049 Excelsior Drive	23-004138	Michael Caple	\$218,817.90 \$21,881.79	KML Law Group PC
26-April2024		Sharon Hill 314 Felton Avenue	22-008382	Shirley Wilson	\$138,406.93 \$13,840.69	Logs Legal Group LLP
CONTINUED TO JULY 19, 2024 (2/90)						
33-April2024		Upper Darby Twp. 128 N Fairview Avenue	23-006461	Joseph Wilson Kimberly Reddick-Wilson a/k/a Kimberly Reddick	\$111,506.13 \$11,150.61	Parker McCay

Real Estate Sale for 05/17/2024

No.	Sold For	Location	Case Number / File Number	Participants	Judgment / Hand Money	Attorney
1		333 Massasoit Street Essington, PA 19029	22-002619 2023005223	Lakeview Loan Servicing LLC	\$111,044.03 \$11,104.40	LOGS LEGAL GROUP LLP
Parcel/Tax Number: 45-00-00895-00				vs.		
Sale Number: 01-16				Linda D White		
Original Sale Date: 01/19/2024				Brian M White		
ACTIVE (P)						
2		1252 FAIRVIEW AVENUE HAVERTOWN, PA 19083	19-000153 2023006627	US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE ACCEPTANCE CORP CSFB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-7	\$367,836.32 \$36,783.63	Logs Legal Group
Parcel/Tax Number: 22-09-00842-00				vs.		
Sale Number: 2-8				ROBBY J WIEMER		
Original Sale Date: 02/16/2024				UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE		
ACTIVE (P)						
3		1012 West 8th Street Chester, PA 19013	22-008317 2023001413	US Bank National Association As Legal Title Trustee For Truman 2016 SC6 Title Trust	\$75,018.37 \$3,000.00	Ramano Garubo & Argentieri Counselors at Law LLC
Parcel/Tax Number: 49-08-00467-00				vs.		
Sale Number: 10-29				Anthony Freeman		
Original Sale Date: 10/20/2023				Mattie Y Freeman The United States of America c/o Department of Justice The United States of America c/o United States Attorney's Office		
ACTIVE (P)						
4		221 Sharon Avenue Sharon Hill, PA 19079	23-002446 2023005445	Freedom Mortgage Corporation	\$160,494.50 \$16,039.84	Brock & Scott PLLC
Parcel/Tax Number: 41-00-01929-00				vs.		
Sale Number: 01-37				Ahkai Biddle		
Original Sale Date: 01/19/2024				Ahkai Biddle		
POSTPONED to 07/19/2024						
5		1206 West 7th Street (West Seventh Street) Chester, PA 19013	20-000823 2023006335	US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition	\$37,309.25 \$3,730.93	Albertelli Law

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Real Estate Sale for 05/17/2024

No.	Sold For	Location	Case Number / File Number	Participants	Judgment / Hand Money	Attorney
Parcel/Tax Number: 49-08-00363-00 Sale Number: 2-3 Original Sale Date: 02/16/2024 POSTPONED to 06/21/2024				Trust c/o Us Bank Trust National Association vs. Juanita P Carter, The Estate Of Juanita P Carter		
6		2382 Booker Avenue Chester, PA 19013	23-004128 2023002174	PNC Bank National Association	\$48,171.88 \$4,818.08	RAS LLC
Parcel/Tax Number: 09-00-00405-00 Sale Number: 11-33 Original Sale Date: 11/17/2023 CANCELLED (P)				vs. Richard Phillips		
7		914 Anderson Street Trainer, PA 19061	23-001708 2023005383	DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAMP TRUST 2006-SD2 MORTGAGE PASS- THROUGH CERTIFICATES SERIES 2006-SD2	\$163,560.94 \$16,356.09	RAS CITRON
Parcel/Tax Number: 46-00-00021-00 Sale Number: 01-26 Original Sale Date: 01/19/2024 ACTIVE (P)				vs. Susan Bethard A/K/A Susan M Bethard William Bethard A/K/A William R Bethard		
8		6739 Short Lane Upper Darby, PA 19082	22-002903 2023002076	Pennsylvania Housing Finance Agency	\$22,810.76 \$2,281.07	PURCELL, KRUG & HALLER
Parcel/Tax Number: 16-01-01365-00 Sale Number: 11-21 Original Sale Date: 11/17/2023 ACTIVE (P)				vs. James Taylor Known Heir of Sheila Brown Deceased The Unknown Heirs of Sheila Brown Deceased		
9		1224 Whitby Avenue Yeadon , PA 19050	13-12525 2023005358	Wells Fargo Bank NA Successor by Merger to Wells Fargo Bank Minnesota NA for Reperforming Loan REMIC Trust Certificates Series 2003-R2	\$248,705.60 \$28,470.56	LOGS LEGAL GROUP LLP
Parcel/Tax Number: 48-00-03264-00 Sale Number: 01-24 Original Sale Date: 01/19/2024				vs. Garwee Tutu and Esther T Brown in capacity as Heir of Sammy Addy Deceased Sammy Jr Addy in capacity as Heir of		

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Real Estate Sale for 05/17/2024

No.	Sold For	Location	Case Number / File Number	Participants	Judgment / Hand Money	Attorney
				Sammy Addy Deceased Unknown Heirs Successors Assigns and all Persons Firms of Associations claiming right title or interest from or under Sammy Addy Deceased		
CANCELLED (P)						
10		96 Conestoga Road Wayne, PA 19087	23-005537 2023005348	Wells Fargo Bank NA as Trustee for Park Place Securities Inc Asset-Backed Pass- Through Certificates Series 2005-WCW1 vs. Patrick V Gibbons, Jr	\$329,137.33 \$32,913.73	LOGS LEGAL GROUP LLP
Parcel/Tax Number: 06-06-03336-00 Sale Number: 01-23 Original Sale Date: 01/19/2024						
CANCELLED (P)						
11		835 Grant Road Folcroft, PA 19032	23-000255 2023005391	Mortgage Assets Management LLC vs. Unknown Heirs Successors Assigns And All Persons Firms Or Associations Claiming Right Title Or Interest From Or Under Phillip G Romanelli A/K/A Philip George Romanelli Laurence Romanelli In his capacity as Heir of Phillip G Romanelli A/K/A Philip George Romanelli	\$91,052.83 \$9,278.94	RAS Citron, LLC
Parcel/Tax Number: 20-00-01018-00 Sale Number: 01-27 Original Sale Date: 01/19/2024						
ACTIVE (P)						
12		8525 Monroe Avenue Upper Darby, PA 19082	12-010490 2023005435	PNC Bank National Association In Interest to National City Real Estate Services LLC Successor by Merger To National City Mortgage Inc Formerly Known as National City Mortgage CO. Doing Business as Com vs. Euston Mitchell A/K/A Euton W Mitchell	\$209,203.91 \$20,920.39	Manley Deas Kochalski LLC
Parcel/Tax Number: 16-08-02137-00 Sale Number: 01-35 Original Sale Date: 01/19/2024						
ACTIVE (P)						
13		200 South Roberts Road #F - 2 Bryn Mawr , PA 19010	23-002698 2023006911	Roberts Hill Homeowner Association	\$21,245.13 \$5,212.45	Glenn M Ross PC

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Real Estate Sale for 05/17/2024

No.	Sold For	Location	Case Number / File Number	Participants	Judgment / Hand Money	Attorney
Parcel/Tax Number: 36-05-03213-26 Sale Number: 02-40 Original Sale Date: 02/16/2024 POSTPONED to 06/21/2024				vs. Mary Beth Heilmann		
14		4040 Dayton Road Drexel Hill, PA 19026	23-006640 2023005330	Servis One, Inc DBA BSI Financial Services	\$179,587.43 \$17,958.74	HILL WALLACK LLP
Parcel/Tax Number: 16-13-01532-00 Sale Number: 01-22 Original Sale Date: 01/19/2024 CANCELLED (P)				vs. Christian Tranquilin, Jr		
15		313 RICHFIELD RD UPPER DARBY, PA 19082	23-006507 2023005425	Alphaflow Transitional Mortgage Trust 2021-WL1	\$183,932.59 \$9,000.00	Orlans PC
Parcel/Tax Number: 16-03-01363-00 Sale Number: 01-33 Original Sale Date: 01/19/2024 ACTIVE (P)				vs. GYAS UDDIN GSA CAPITAL INVESTMENTT, LLC GYAS UDDIN GSA CAPITAL INVESTMENT LLC		
16		338 Sycamore Avenue Folsom, PA 19033	23-002907 2023005409	DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-R2	\$199,126.27 \$19,912.63	RAS Citron, LLC
Parcel/Tax Number: 38-03-02613-00 Sale Number: 01-30 Original Sale Date: 01/19/2024 ACTIVE (P)				vs. Karen Hawkins Adam Hawkins		
17		1620 Yagle Avenue Prospect Park, PA 19076	22-003491 2023001309	US Bank National Association Not In Its Individual Capacity But Solely As Trustee Of LSRMF MH Master Participation Trust II	\$71,946.79 \$7,285.74	FRIEDMAN VARTOLO LLP
Parcel/Tax Number: 33-00-02361-00 Sale Number: 10-11 Original Sale Date: 10/20/2023 POSTPONED to 07/19/2024				vs. Meagan Adams aka Meagen Adams Albert J Adams		

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Real Estate Sale for 05/17/2024

No.	Sold For	Location	Case Number / File Number	Participants	Judgment / Hand Money	Attorney
18		619 Andrew Road Springfield, PA 19064	22-000673 2023002152	US Bank Trust National Association As Trustee of The Cabana Series III Trust vs. Melissa A Bono Peter Bono	\$35,831.71 \$3,557.04	Freidman Vartolo LLP
Parcel/Tax Number: 42-00-00093-00 Sale Number: 11-32 Original Sale Date: 11/17/2023 POSTPONED to 07/19/2024						
19		220 Kossuth Avenue Folsom, PA 19033	23-002415 2023005314	NEWREZ LLC F/K/A New Penn Financial LLC D/B/A Shellpoint Mortgage Servicing vs. Michael E Razzi	\$185,840.11 \$18,584.01	HILL WALLACK LLP
Parcel/Tax Number: 38-05-00580-00 Sale Number: 01-21 Original Sale Date: 01/19/2024 ACTIVE (P)						
20		424 East Winona Avenue Norwood, PA 19074	23-002034 2023005309	Lakeview Loan Servicing LLC vs. Richard Tyler Dormer	\$199,888.04 \$19,988.80	MCCABE, WEISBERG & CONWAY, LLC
Parcel/Tax Number: 31-00-01787-00 Sale Number: 01-20 Original Sale Date: 01/19/2024 ACTIVE (P)						
21		146 Windsor Avenue Lansdowne, PA 19050	22-008515 2023001410	US Bank Trust National Association Not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust vs. Kenneth Owens aka Kenneth R Owens	\$91,609.09 \$9,160.91	RAS CITRON
Parcel/Tax Number: 23-00-03386-00 Sale Number: 10-26 Original Sale Date: 10/20/2023 ACTIVE (P)						
22		1016 Andrews Avenue Collingdale, PA 19023	22-008388 2023002673	Midfirst Bank vs. Barbara Ann Mantini-Fergone AKA Barbara A Mantini-Fergone	\$85,898.88 \$8,589.89	Manley Deas Kochalski LLC
Parcel/Tax Number: 11-00-00088-00 Sale Number: 12-6 Original Sale Date: 12/15/2023 ACTIVE (P)						
23		907 Coates Street Sharon Hill, PA 19079	23-002874 2023002096	Victor Sheldon Bethea As Co- Administrator of the Estate of Marva Simmons-Brown AKA Marva Simmons Brown AKA Marva Brown, II	\$111,996.08 \$11,199.61	Manley Deas Kochalski LLC

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Real Estate Sale for 05/17/2024

No.	Sold For	Location	Case Number / File Number	Participants	Judgment / Hand Money	Attorney
Parcel/Tax Number: 41-00-00588-00 Sale Number: 11-26 Original Sale Date: 11/17/2023				US Bank National Association As Trustee For BNC Mortgage Loan Trust 2006-2 Mortgage Pass-Through Certificates Series 2006-2 vs. Britteney Marva Gibson As Co- Administrator Of The Estate of Marva Simmons-Brown AKA Marva Simmons Brown AKA Marva Brown		
ACTIVE (P)						
24		303 South Penn STreet Clifton Heights, PA 19018	20-000744 2023007019	US Bank Trust National Association not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 vs. Estate of Geraldine M Goetz Deceased Russell Goetz Known Heir of Geraldine M Goetz Deceased Mortgagor Unknown heirs devisees and personal representatives of James Goetz and his her their or any of their successors in right title and interest Stephen Goetz Known Heir of Geraldine M Goetz deceased mortgagor Geraldine Bodnar Known Heir of Geraldine M Goetz deceased mortgagor Barbara Hance Known Heir of Geraldine M Goetz deceased mortgagor Mary Gentile Known Heir of Geraldine M Goetz deceased mortgagor Denise Riddle Known Heir of Geraldine M Goetz deceased mortgagor Unknown Heirs Successor Assigns and All Persons Firms of Associations Claiming Right Title or Interest from or under Estate of Gerldine M Goetz Christopher Goetz known heir of James Goetz deceased known heir of Geraldine M Goetz deceased mortgagor Joseph Goetz known heir of James Goetz deceased known heir of Geraldine M Goetz deceased mortgagor	\$250,944.83 \$3,000.00	Romano Garubo & Argentieri
Parcel/Tax Number: 10-00-01616-00 Sale Number: 02-43 Original Sale Date: 02/16/2024						

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Real Estate Sale for 05/17/2024

No.	Sold For	Location	Case Number / File Number	Participants	Judgment / Hand Money	Attorney
				Antonino Prestipino Administrator of the Estate of Joseph J Goetz Sr known Heir of Geraldine M Goetz deceased mortgagor The United States Of America		
ACTIVE (P)						
25		33 Fairlamb Avenue Havertown, PA 19083	16-000446 2023005433	Mortgage Assets Management LLC	\$336,145.56 \$33,614.56	MCCABE, WEISBERG & CONWAY, LLC
Parcel/Tax Number: 22-09-00792-00				vs.		
Sale Number: 01-34				Gloria Taddei		
Original Sale Date: 01/19/2024						
ACTIVE (P)						
26		249 West Mowry Street Chester, PA 19013	15-002965 2023001394	Mortgage Assets Management LLC	\$130,184.88 \$13,018.49	MCCABE, WEISBERG & CONWAY, LLC
Parcel/Tax Number: 49-01-02412-00				vs.		
Sale Number: 10-19				Unknown Surviving Heirs of Rebecca A. Williams		
Original Sale Date: 10/20/2023				Joe Louis Watson, Known Surviving Heir of Rebecca A. Williams, Sr		
				Zubbie Mae Watson, Known Surviving Heir of Rebecca A. Williams		
				Patricia Ann Williams, Known Surviving Heir of Rebecca A Williams		
				Peggy L Johnson, Known Surviving Heir of Rebecca A William		
				Erma Jean McMillian, Known Surviving Heir of Rebecca A Williams		
ACTIVE (P)						
27		40 E Knowles Avenue Glenolden, PA 19036	23-006042 2023003315	Pennsylvania Housing Finance Agency Its Successors And Assigns	\$133,528.28 \$13,352.83	Barley Snyder
Parcel/Tax Number: 21-00-01117-00				vs.		
Sale Number: 12-28				Joseph T Hageman		
Original Sale Date: 12/15/2023				Lisa M Law		
ACTIVE (P)						