



Top Mortgage Originators 2025

For a complete list of Participating Lenders or to choose a lender by county, visit:

https://www.phfa.org/forms/participating_lenders/pl_fulllist.pdf

98 Loans			
1. Sara Cipriano	NMLS#425999	724-813-9063	scipriano@novushomemortgage.com
★ Ixonia Bank 3871 State Street, Hermitage, PA 16148			
80+ Loans			
2. Crista Lowrie	NMLS#460312	215-498-1516	clowrie@myfccb.com
First Citizens Community Bank 2005 S. Easton Road, Suite 304, Doylestown, PA 18901			
70+ Loans			
3. Danielle Hall	NMLS#1157928	570-329-6281	danielle.dincherhall@primelending.com
★ PrimeLending, A PlainsCapital Company 201 Basin Street, Unit 3, Williamsport, PA 17701			
4. Patrick Lopez	NMLS#138266	267-800-2132	plopez@quaintoak.com
Quaint Oak Mortgage, LLC 100 Spring Garden Street, Philadelphia, PA 19123			
50+ Loans			
5. Michael Philibin	NMLS#418684	814-961-0125	Michael.philibin@primelending.com
★ PrimeLending, A PlainsCapital Company 999 Eisenhower Boulevard, Suite G, Johnstown, PA 15904			
6. John Acton, Jr.	NMLS#144429	717-683-8860	jacton@freedmont.com
Radius Financial Group, Inc. 2930 Carol Rd., Suite B, York, PA 17402			
40+ Loans			
7. Christopher Nein	NMLS#128621	610-376-1755	cnein@mortgagebankamerica.com
★ Mortgage America 1100 Berkshire Boulevard, Suite 120, Wyomissing, PA 19610			
8. Susan Wood	NMLS#1841465	717-781-7708	swood@imlending.com
EMM Loans, LLC 2452 Noll Drive, Lancaster, PA 17603			
9. Matthew Himmelreich	NMLS#128634	570-294-8358	matth@mortgagebankamerica.com
★ Mortgage America 950 East Main Street, Suite 103, Schuylkill Haven, PA 17972			

10. Jessica Washington	NMLS#404018	570-244-4303	Jessica.washington@primelending.com
★ Primelending, A PlainsCapital Company 2128 Northway Road, Williamsport, PA 17701			
11. Rosa M. Hernandez	NMLS#782348	484-500-4710	rhernandez@customersbank.com
Customers Bank 1501 North Broad Street, Philadelphia, PA 19112			
12. Forrest Sheldon Jewell	NMLS#639505	724-877-4337	forrestjewell@howardhanna.com
★ Howard Hanna Financial Services, Inc. 1000 Gamma Drive, Pittsburgh, PA 15238			
13. Stefania Perrong	NMLS#414067	215-284-8030	perrongs@univest.net
Univest Bank and Trust Co. 14 North Main Street, Souderton, PA 18964			
14. Jackeline Mercado	NMLS#617399	215-651-4442	jmercado@firstheritage.org
First Heritage Financial, LLC 2655 Neshaminy Interplex Drive, Suite 105, Treose, PA 19053			
15. Jeani Bello	NMLS#129581	412-969-5685	jbello@emmlans.com
EMM Loans, LLC 1121 Boyce Road, Suite 1700, Pittsburgh, PA 15241			
30+ Loans			
16. Elsie Maduro	NMLS#704375	610-743-8025	emaduro@customersbank.com
Customers Bank 1015 Penn Avenue, Wyomissing, PA 19610			
17. Susanne Reed	NMLS#403832	717-324-1119	Susanne.reed@ccm.com
★ CrossCountry Mortgage, LLC 94-96 Theater Lane, York, PA 17402			
18. Jeremy Durkin	NMLS#146467	267-668-2268	Jeremy.durkin@ccm.com
★ CrossCountry Mortgage, LLC 8 East Germantown Pike, Suite 200, Plymouth Meeting, PA 19462			
19. Victoria Kammer	NMLS#414039	609-408-5787	Victoria.kammer@ccm.com
★ CrossCountry Mortgage, LLC 8 East Germantown Pike, Suite 200, Plymouth Meeting, PA 19462			
20. Derek Bayer	NMLS#130169	412-337-5925	dbayer@callequity.net
Equity Resources, Inc. 5428 Walnut Street, Pittsburgh, PA 15232			
21. Greta Slagill	NMLS#615704	717-645-1033	Greta.slagill@grarate.com
★ Guaranteed Rate Affinity, LLC 3915 Market Street, Camp Hill, PA 17011			
22. Robert Martz	NMLS#120780	570-939-1015	bmartz@mortgagebankamerica.com
★ Mortgage America 2859 North Susquehanna Trail, Suite 6, Shamokin Dam, PA 17876			
23. Alex Luboff	NMLS#143925	267-303-3368	Alex.luboff@phmlans.com
★ Prosperity Home Mortgage, LLC 709 East Gay Street, Unit 101 West Chester, PA 19380			
24. Eliana Lucumi	NMLS#1471631	474-773-2295	elucumi@firstrust.com
Firstrust Savings Bank 1 Walnut Grove Drive, Horsham, PA 19044			

25. Natasha Larson	NMLS#143052	215-790-5516	Natasha.larson@phmloans.com
★ Prosperity Home Mortgage, LLC 112 South 19 th Street, Suite 200, Philadelphia, PA 19103			
26. Paul Zgalich	NMLS#156843	267-245-8160	Paul.zgalich@rate.com
★ Guaranteed Rate, Inc. 901 Fayette Street, 2 nd Fl, Office 1, Conshohocken, PA 19428			
27. Jason Wiggins	NMLS#139983	570-815-5389	jwiggins@novushomemortgage.com
★ Ixonia Bank 20225 Water Tower Boulevard, Suite 400, Brookfield, WI 53045			
28. Christopher Rudolph	NMLS#912329	412-480-9159	Chris.rudolph@grarate.com
★ Guaranteed Rate Affinity, LLC 9600 Perry Highway, Suite 100, Pittsburgh, PA 15237			
29. Joseph Luisi	NMLS#460166	717-329-5187	Joe.luisi@guildmortgage.net
★ Guild Mortgage Company, LLC 4999 Louise Drive, Suite 204, Mechanicsburg, PA 17055			
20+ Loans			
30. Gunnar Bolf	NMLS#1368590	215-870-8724	gunnarb@cmghomeloans.com
★ CMG Mortgage, Inc. 3220 Tillman Drive, Suite 112 & 114, Bensalem, PA 19020			
31. Ronda Jo Bouse	NMLS#140680	570-637-2048	rbouse@novushomemortgage.com
★ Ixonia Bank 150 Broad Street, Suite E, Waverly, NY 14892			
32. William Brian O'Neill, Jr.	NMLS#192101	215-651-3748	William.oneill@movement.com
Movement Mortgage, LLC 260 Knowles Avenue, Suite 222, Southampton, PA 18966			
33. Michael Tavani	NMLS#327918	484-802-4583	Mike.tavani@rate.com
★ Guaranteed Rate, Inc. 230 South Broad Street, 17 th Fl, Philadelphia, PA 19102			
34. Andrew Snare	NMLS#405008	814-404-8188	Andrew.snare@northwest.com
Northwest Bank 503 East Plank Road, Altoona, PA 16602			
35. Donald Holmes, Jr.	NMLS#273093	215-651-3836	dholmes@alliedmg.com
Allied Mortgage Group, Inc. 2003 Lower State Road, Suite 322, Doylestown, PA 18901			
36. Jason Breidinger	NMLS#1020123	610-703-0463	jb@mymortgageamerica.com
★ Mortgage America 1425 Grape Street, Whitehall, PA 18052			
37. Ellen Puchalsky	NMLS#404203	717-275-6270	Ellen.puchalsky@nafinc.com
New American Funding, LLC 3500 Market Street, Suite 206, Camp Hill, PA 17011			
38. Melinda Trent	NMLS#131372	717-925-2330	Melinda.trent@guildmortgage.net
★ Guild Mortgage Company, LLC 1693 Crown Avenue, Lancaster, PA 17601			
39. Angela Colloi	NMLS#144892	215-262-3888	acolloi@mortgagebankamerica.com
★ Mortgage America 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462			

40. Angela Tobin	NMLS#133633	215-620-4531	atobin@phillyadvisors.com
Radius Financial Group, Inc. 50 Scott Adam Road, Suite 103, Hunt Valley, MD 21030			
41. John Fleig	NMLS#139867	215-469-1000	jfleig@clghomeloans.com
Success Mortgage Partners, Inc. 1126 Horsham Road, Maple Glen, PA 19002			
42. Matthew Manuel Sass	NMLS#137062	484-361-4424	sassm@univest.net
Univest Bank and Trust Co. 1103 Rocky Drive, West Lawn, PA 19609			
43. Carlos Hernandez	NMLS#413824	267-939-8366	hernandezc@cmgfi.com
★ CMG Mortgage, Inc. 3220 Tillman Drive, Suite 112 & 114, Bensalem, PA 19020			
44. Jorge M. Sandoval	NMLS#2351021	717-654-4033	Jorge.sandoval@ccm.com
★ CrossCountry Mortgage, LLC 94-96 Theater Lane, York, PA 17402			
45. Johanna Arias	NMLS#908021	484-554-9969	Johanna.arias@ccm.com
★ CrossCountry Mortgage, LLC 1908 West Allen Street, Suite 119, Allentown, PA 18104			
46. Barbara Moody	NMLS#134897	570-319-5111	Barbara.moody@guildmortgage.net
★ Guild Mortgage Company, LLC 222 West Grove Street, Clarks Summit, PA 18411			
47. Eduardo Mateo	NMLS#1882157	717-869-0776	emateo@loandepot.com
loanDepot.com, LLC 1242-1246 West Hamilton Street, Suite 200, Allentown, PA 18102			
48. Joe Gonzalez	NMLS#126036	610-739-6563	Joe.gonzalez@ccm.com
★ CrossCountry Mortgage, LLC 8 East Germantown Pike, Suite 200, Plymouth Meeting, PA 19462			
49. David Eglin	NMLS#439831	215-828-4885	deglin@firstheritage.org
First Heritage Financial, LLC 2655 Neshaminy Interplex Drive, Suite 105, Treose, PA 19053			
50. Laura Corley	NMLS#248114	610-731-4415	Laura.corley@phmloans.com
★ Prosperity Home Mortgage, LLC 421 North 7 th Street, Philadelphia, PA 19123			
51. Gina Wright	NMLS#962042	570-772-8786	Gina.wright@cnbankpa.com
Citizens & Northern Bank 1510 Dewey Avenue, Williamsport, PA 17701			
52. Corey Kimple	NMLS#657423	717-856-9540	Corey.kimple@ccm.com
★ CrossCountry Mortgage, LLC 304 York Street, Suite D, Gettysburg, PA 17325			
53. Lukas Andreen	NMLS#420588	412-657-2234	Luke.andreen@ccm.com
★ CrossCountry Mortgage, LLC 504 Washington Road, Pittsburgh, PA 15228			
54. Shannon Williams	NMLS#363175	412-849-1102	swilliams@callequity.net
Equity Resources, Inc. 5428 Walnut Street, Pittsburgh, PA 15232			
55. Deb Biancucci	NMLS#1682103	412-580-4174	Deb.biancucci@grarate.com
★ Guaranteed Rate Affinity, LLC 434 Centennial Avenue, Sewickley, PA 15143			

56. Kathy Dignazio	NMLS#1468755	412-967-9000	
★ Howard Hanna Financial Services, Inc. 1000 Gamma Drive, Pittsburgh, PA 15238			
57. Justin Ruzicka	NMLS#1870394	412-335-2317	Justin.ruzicka@movement.com
Movement Mortgage, LLC 926 Third Avenue, 1 st Fl, Office D, New Brighton, PA 15066			
58. James Rossiter	NMLS#192089	267-784-8900	James.rossiter@movement.com
Movement Mortgage, LLC 260 Knowles Avenue, Suite 222, Southampton, PA 18966			
59. Jeremiah Good	NMLS#1546697	717-825-6149	jgood@cmghomeloans.com
★ CMG Mortgage, Inc. 2951 Whiteford Road, Suite 101, York, PA 17402			
60. Andrew Eckstut	NMLS#218196	215-435-5706	Andrew.eckstut@ccm.com
★ CrossCountry Mortgage, LLC 54 East Oakland Avenue, Suite 310, Doylestown, PA 18901			
61. Daniel McCormac	NMLS#193647	717-333-0841	Dan.mccormac@grarate.com
★ Guaranteed Rate Affinity, LLC 3915 Market Street, Camp Hill, PA 17011			
62. Robin Caruso	NMLS#139426	724-822-1378	rcaruso@howardhanna.com
★ Howard Hanna Financial Services, Inc. 1000 Gamma Drive, Pittsburgh, PA 15238			
63. Aaron Gibson	NMLS#1831023	412-587-1415	aarongibson@unitedpurposemortgage.com
★ Howard Hanna Financial Services, Inc. 1000 Gamma Drive, Pittsburgh, PA 15238			
64. Darryl Robert Steffey	NMLS#107940	610-587-7746	dsteffey@mymortgageamerica.com
★ Mortgage America 1100 Berkshire Boulevard, Suite 120, Wyomissing, PA 19610			
65. Paul Moseng	NMLS#48842	267-334-1555	pmoseng@quaintoak.com
Quaint Oak Mortgage, LLC 501 Knowles Avenue, Southampton, PA 18966			
66. Jeffrey Lagoni	NMLS#140105	412-253-2853	Jeff.lagoni@stockton.com
Stockton Mortgage Corporation 1500 Oxford Drive, Suite 300, Bethel Park, PA 15102			