



# 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](https://www.phfa.org/forms/participating_lenders/pl_fulllist.pdf)

98 Loans			
<b>1. Sara Cipriano</b>	<b>NMLS#425999</b>	<b>724-813-9063</b>	<a href="mailto:scipriano@novushomemortgage.com">scipriano@novushomemortgage.com</a>
★ Ixonia Bank 3871 State Street, Hermitage, PA 16148			
80+ Loans			
<b>2. Crista Lowrie</b>	<b>NMLS#460312</b>	<b>215-498-1516</b>	<a href="mailto:clowrie@myfccb.com">clowrie@myfccb.com</a>
First Citizens Community Bank 2005 S. Easton Road, Suite 304, Doylestown, PA 18901			
70+ Loans			
<b>3. Danielle Hall</b>	<b>NMLS#1157928</b>	<b>570-329-6281</b>	<a href="mailto:danielle.dincherhall@primelending.com">danielle.dincherhall@primelending.com</a>
★ PrimeLending, A PlainsCapital Company 201 Basin Street, Unit 3, Williamsport, PA 17701			
<b>4. Patrick Lopez</b>	<b>NMLS#138266</b>	<b>267-800-2132</b>	<a href="mailto:plopez@quaintoak.com">plopez@quaintoak.com</a>
Quaint Oak Mortgage, LLC 100 Spring Garden Street, Philadelphia, PA 19123			
50+ Loans			
<b>5. Michael Philibin</b>	<b>NMLS#418684</b>	<b>814-961-0125</b>	<a href="mailto:Michael.philibin@primelending.com">Michael.philibin@primelending.com</a>
★ PrimeLending, A PlainsCapital Company 999 Eisenhower Boulevard, Suite G, Johnstown, PA 15904			
<b>6. John Acton, Jr.</b>	<b>NMLS#144429</b>	<b>717-683-8860</b>	<a href="mailto:jacton@freedmont.com">jacton@freedmont.com</a>
Radius Financial Group, Inc. 2930 Carol Rd., Suite B, York, PA 17402			
40+ Loans			
<b>7. Christopher Nein</b>	<b>NMLS#128621</b>	<b>610-376-1755</b>	<a href="mailto:cnein@mortgagebankamerica.com">cnein@mortgagebankamerica.com</a>
★ Mortgage America 1100 Berkshire Boulevard, Suite 120, Wyomissing, PA 19610			
<b>8. Susan Wood</b>	<b>NMLS#1841465</b>	<b>717-283-2497</b>	<a href="mailto:swood@imlending.com">swood@imlending.com</a>
EMM Loans, LLC 2452 Noll Drive, Lancaster, PA 17603			
<b>9. Matthew Himmelreich</b>	<b>NMLS#128634</b>	<b>570-294-8358</b>	<a href="mailto:matth@mortgagebankamerica.com">matth@mortgagebankamerica.com</a>
★ Mortgage America 950 East Main Street, Suite 103, Schuylkill Haven, PA 17972			

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

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

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

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