



CONNECT
CLOSING



COLDWELL BANKER
HEARTH SIDE

HOUSE OF HEARTH SIDE

EMPLOYEE DIRECTORY



Coldwell Banker Hearthside is a family-run company built on integrity, expertise, and a belief in the power of people working together to create positive change in the communities we serve across Pennsylvania and New Jersey.

Since 1991, our mission has been to deliver an unmatched experience—for every buyer, seller, agent, and employee. We invest in high performers through ongoing training and development, equipping them to tackle any real estate challenge with confidence and care.

Rooted in values like trust, loyalty, and fairness, we've grown into a market leader with deep community ties and a reputation for excellence. Financially strong and locally focused, we take pride in doing good work with great people.

At the core of it all? We treat everyone like family. Always have. Always will.



Jamie Mancuso

Chief Executive Officer

As the Chief Executive Officer of all of the entities under the Cross Keys Management umbrella, Jamie Mancuso is responsible for the corporate direction and strategic growth of the company, with a focus on residential and commercial real estate operations, exceptional service for buyers and sellers, and recruitment and retention of the area's most talented real estate professionals.

As the son of Coldwell Banker Hearthside founder and chairman Frank Mancuso, Jamie is committed to ensuring an unsurpassed experience for every buyer, seller, agent, and employee.

Robin Mancuso

Chief Operating Officer

As Chief Operating Officer of all of the entities under the Cross Keys Management umbrella, Robin Mancuso oversees day-to-day operations of the company with an emphasis on providing end-to-end residential and commercial real estate solutions through essential mortgage, title, insurance, land development, and relocation services to clients in search of a trusted partner and simplified one-stop approach.

With her complete understanding of state regulation laws, real estate closing procedures, and the need for a high level of customer service, Robin demonstrates a firm commitment to ensuring all customers enjoy an exceptional transactional experience from start to finish.





Cliff Lewis

Chief of Growth & Acquisitions

As Chief of Growth and Acquisitions, Cliff spearheads expansion by identifying and exploring new market opportunities, ensuring a smooth path for growth and innovation. He helps lead negotiations with prospective partners and acquisitions, bringing strategic insight and precision to every deal.

As founder and leader of the Cliff Lewis Experience team, Cliff's role goes beyond growth and transactions, he serves as a mentor and coach to leaders and agents alike —helping them maximize their potential and embrace new opportunities for success.

**TRUE STRENGTH LIES IN LEADING WITH
INTEGRITY, STANDING BY OUR VALUES, AND
LIFTING EACH OTHER LIKE FAMILY.**

CBH OFFICE LOCATIONS



WWW.CBHRE.COM

CORE SERVICES



Multiple Locations
484-284-9270
E: Info@ConnectClosing.com
W: ConnectClosing.com



Newtown: 215-322-6633
Bethlehem: 610-489-3073
E: Info@SkyClosings.com
W: SkyClosings.com



212 N. Main St., Doylestown, PA
267-352-9120
E: Marketing@BlueEdgeTeam.com
W: BlueEdgeTeam.com



488 Norristown Road, Suite 241
Blue Bell, PA 19422
610-234-3840
E: Info@BSkyLoans.com
W: BlueSkyHomeFinance.com

OPPORTUNITIES



100 Brandywine Blvd, 1st Fl.
Newtown, PA 18940
215-489-6100



100 Brandywine Blvd, 1st Floor
Newtown, PA 18940
215-489-6100
E: Info@SkyLeads.com



100 Brandywine Blvd, 1st Floor
Newtown, PA 18940
Phone: 267-350-5555
www.cbhre.com/relocation

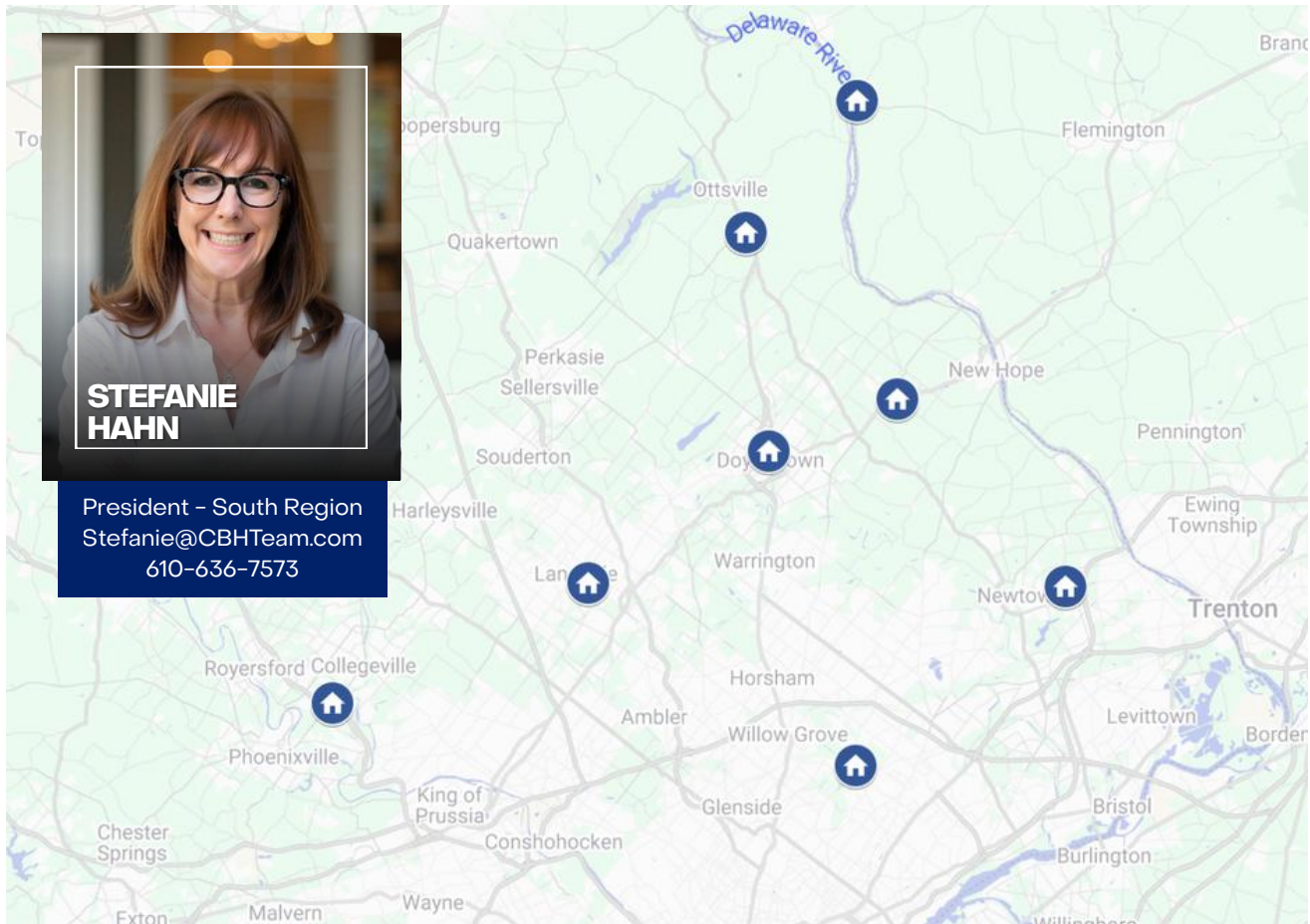


Hearthside At Your Side is an agent-led initiative that focuses on giving back to community organizations within the Coldwell Banker Hearthside footprint in various areas such as: those in need, military families, local food banks, adopt-a-pet programs and much more.

Coldwell Banker Hearthside has a long-standing heritage of community giving. With more than 500+ agents and 50 employees, we have significant reach into the areas and neighborhoods where we operate, and it's through that reach that we can make a real difference.



COMPANY LEADERSHIP



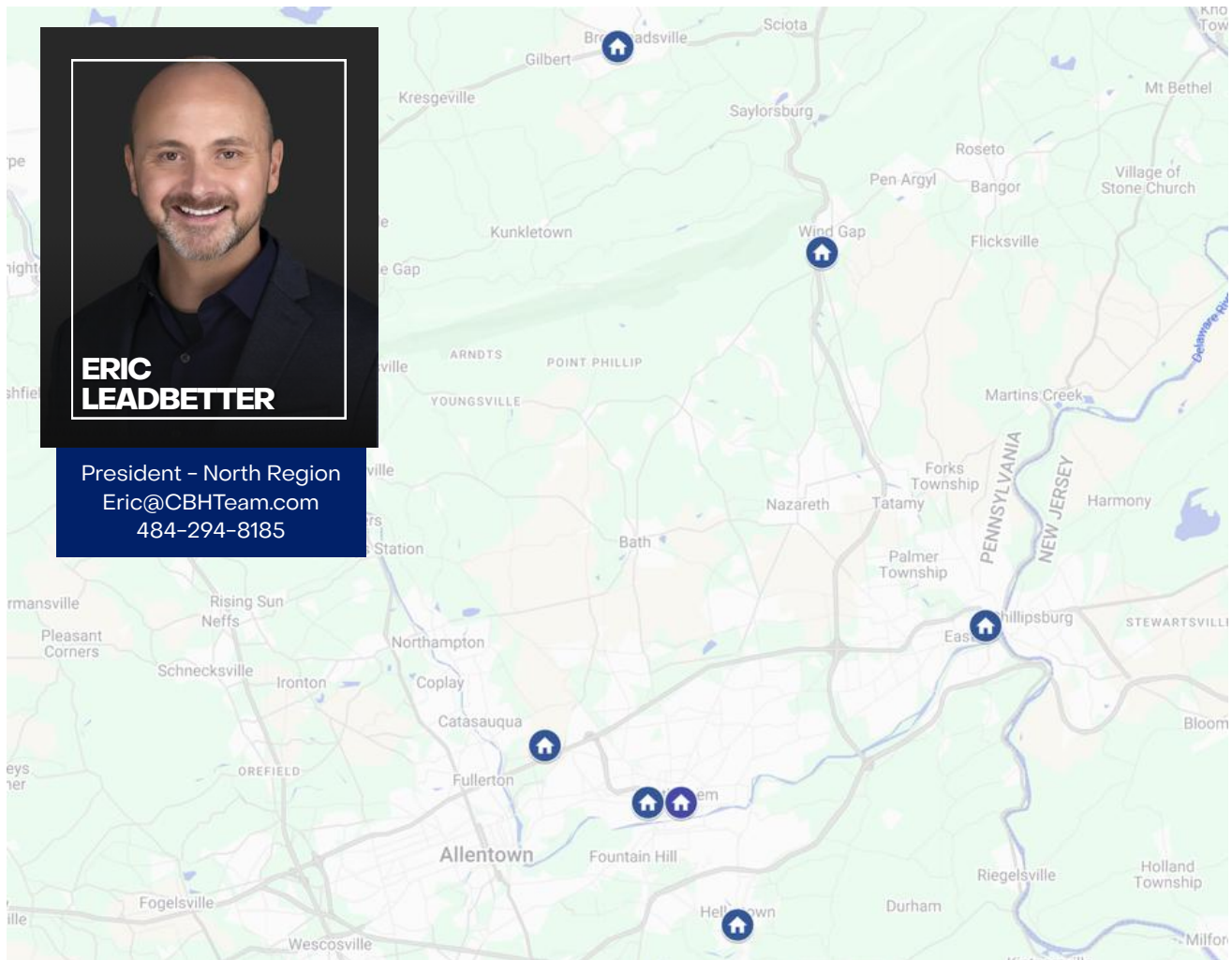
President - Delaware Valley Region

Stefanie Hahn is driven by growth—bringing in talented agents, helping them crush their goals, and building a culture they're proud to be part of. She leads with heart and hustle, building strong teams, smart systems, and big opportunities for the people around her.

As a real estate exec, Stefanie focuses on what moves the needle: strategic recruiting, retention, and building real relationships—within the company, across the industry, and out in the community. Challenges? That's her zone. Whether she's solving a problem, building a strategy, or rolling up her sleeves to get it done, she's all in.

Her mission? Empower people, support smart growth, and create a place where success isn't just possible—it's expected.

COMPANY LEADERSHIP



President - North Region

From solo agent to powerhouse team leader, Eric Leadbetter's real estate journey is all about grit, growth, and helping others level up. Over the past decade, he's built a high-performing team of 18, owned multiple brokerages, and coached countless agents toward success.

He's known for his ability to tap into what drives people and show them what's possible —with "I am determined to make this work" as both a personal mantra and a mindset he shares with others.

Named one of the Most Influential Men in the Lehigh Valley, Eric brings heart, hustle, and a sharp eye for talent to every part of the business. Whether it's building teams or guiding clients, he's focused on creating a real estate experience that's second to none.

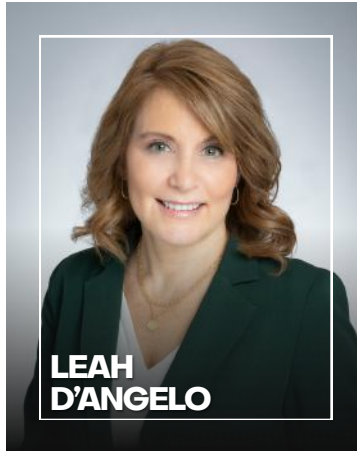


COLDWELL BANKER | HEARTHSIDE Company Leadership



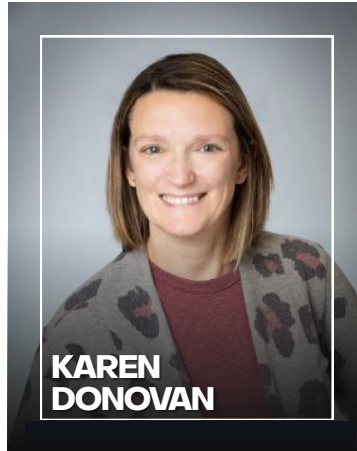
**EMILEE
COOGAN**

Communication & Engagement
Emilee@CBHteam.com



**LEAH
D'ANGELO**

Director of Marketing
Leah@BlueEdgeTeam.com



**KAREN
DONOVAN**

Director of Connect Closing
Karen@ConnectClosing.com



**ANGELA
FELVER**

Accounting Manager
AngelaF@CrossKeysTeam.com



**PAUL
KERNICKY**

Director of IT
Paul@CBHTeam.com



**FRANK
MANCUSO**

Partner - Blue Sky Home Finance
FMancuso@BSkyLoans.com



**KELLIE
MITCHELL**

Director of Relocation
Kellie@CBHrelo.com



**JACQUIE
NACE**

Sky Settlement Manager
Jacquie@SkyClosings.com



**DONNA
SACCO**

Director Agent Development
Donna@CBHTeam.com



**NICK
SMITH**

Lead Center Manager
Nick@CBHTeam.com



**TRACEY
ZARZYCKI**

Lead Center Director
Tracey@CBHrelo.com

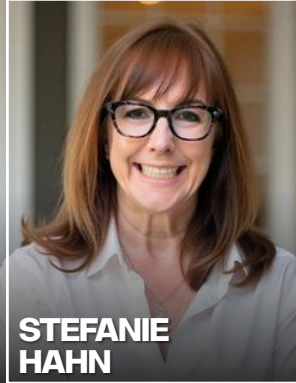


COLDWELL BANKER | HEARTHSIDE Regional & Office Leadership



**ERIC
LEADBETTER**

President - North Region
Eric@CBHTeam.com



**STEFANIE
HAHN**

President - South Region
Stefanie@CBHTeam.com



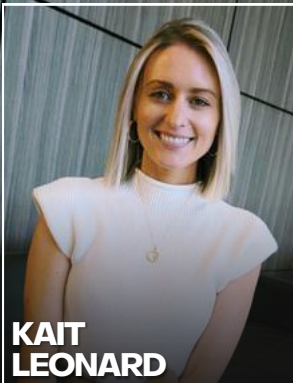
**DONNA
SACCO**

Director Agent Development
Donna@CBHTeam.com



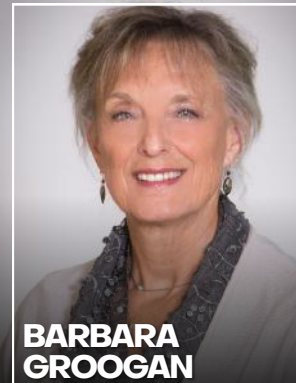
**VINCE
RANGE**

Collegeville Manager
Vince@CBHTeam.com



**KAIT
LEONARD**

Doylestown Sales Director
Kait@CBHTeam.com



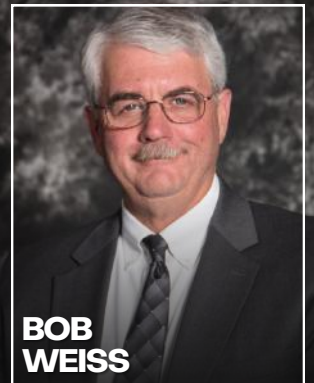
**BARBARA
GROOGAN**

Frenchtown Manager
Barbara@CBHTeam.com



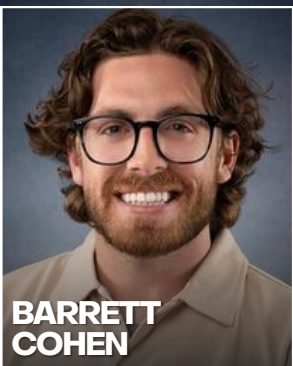
**LARRY
BONNER**

Hellertown Manager
Larry@CBHTeam.com



**BOB
WEISS**

Huntingdon Valley Manager
Bob@CBHTeam.com



**BARRETT
COHEN**

Huntingdon Valley Sales Director

Huntingdon Valley Sales Director
Barrett@CBHTeam.com



**LARRY
PESESKI**

Commercial Manager
PeseskiAndAssociates@gmail.com



**CHRIS
HARDING**

Newtown Sales Director
Chris@CBHTeam.com



**JOHN
SUCHY**

Ottsville Manager
John@CBHTeam.com



COLDWELL BANKER | HEARTHSIDE

Support Departments

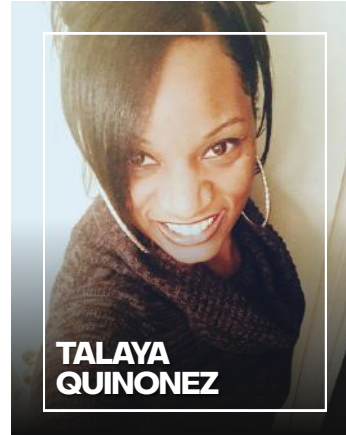
FINANCE



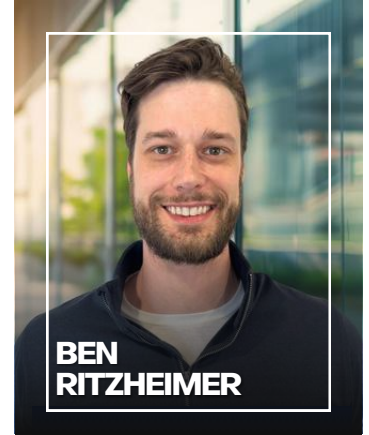
Accounting Manager
AngelaF@CrossKeysTeam.com



Accounting Manager
Matt@CrossKeysTeam.com



Commissions & Escrows
Talaya@CrossKeysTeam.com



Finance Associate
Ben@CrossKeysTeam.com

TECHNOLOGY



Director of IT
Paul@CBHTeam.com



IT Specialist
Alex@CBHTeam.com



IT Specialist
Mike@CBHTeam.com

OFFICE COORDINATORS & COMPLIANCE



Office Coordinator & Compliance
Diane@CBHteam.com



Office Coordinator & Compliance
Judy@CBHteam.com



Operations Admin
Angela@ConnectClosing.com



Office Coordinator & Compliance
Kelly@CBHteam.com



COLDWELL BANKER | HEARTHSIDE

Support Departments

AGENT GROWTH & DEVELOPMENT



**RYAN
SEGURA**

Agent Growth & Development
Specialist
Ryan@CBHteam.com

ONBOARDING & ENGAGEMENT



**EMILEE
COOGAN**

Onboarding and Engagement
Specialist
Emilee@CBHteam.com

SOCIAL MEDIA



**JEREMY
BRANDT**

Company Social Media
Jeremy@CBHteam.com

OPERATIONS AND EDUCATION



**MAKAYLA
DORIETY**

Operations & Education
Makayla@CBHteam.com

TRANSACTION COMPLIANCE



**PAUL
MYERS**

Compliance
PaulM@CBHteam.com

NORTH REGION RECRUITER



**KRISTIN
RICHARDSON**

Recruiter
Kristin@CBHteam.com

SKY LEADS



**TRACEY
ZARZYCKI**

Lead Center Director
Tracey@CBHrelo.com

BLUE SKY LEADS



**NICK
SMITH**

Lead Center Manager
Nick@CBHteam.com



COLDWELL BANKER | HEARTHSIDE Support Departments

BLUEEDGE MARKETING



**LEAH
D'ANGELO**

Director of Marketing
Leah@BlueEdgeTeam.com



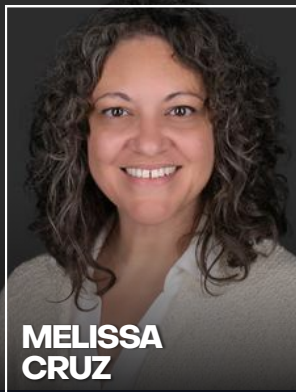
**LINDSAY
CLARK**

Marketing Advisor
Lindsay@BlueEdgeTeam.com



**KATELYN
O'BRIEN**

Marketing Advisor
Katelyn@BlueEdgeTeam.com



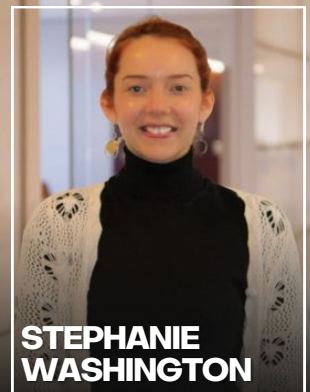
**MELISSA
CRUZ**

Marketing Advisor
Melissa@BlueEdgeTeam.com



**LAUREN
GOODYEAR**

Marketing Advisor
Lauren@BlueEdgeTeam.com



**STEPHANIE
WASHINGTON**

Marketing Advisor
Stephanie@BlueEdgeTeam.com

CORPORATE RELOCATION



**KELLIE
MITCHELL**

Director of Relocation
Kellie@CBHrelo.com

RELOCATION AGENT SUCCESS



**MARGE
WINGATE**

Relocation Agent Success
Marge@CBHrelo.com

MEET OUR
CONNECT
CLOSING
TEAM

**YOUR TRANSACTION
ASSISTANTS**



Karen Donovan

Transaction Operations Mgr.
Karen@ConnectClosing.com
610-858-8264



**Keyla
Machado-Gabriel**

Transaction Coordinator
Processor
Keyla@ConnectClosing.com
610-858-7951



Christina Hilferty

Transaction Coordinator
Processor
Christina@ConnectClosing.com
610-858-7406



Joe Kelly

Transaction Coordinator
Processor
Joe@ConnectClosing.com
610-858-8364



Chrissy Smythe

Transaction Coordinator
Processor
Chrissy@ConnectClosing.com
610-858-3948



Angela Tufaro

Transaction Coordinator
Processor
Angela@ConnectClosing.com

WHAT OUR AGENTS SAY...

"I had no idea that transaction coordination existed before. The checklist of items that my TC handled was very thorough and customized to me." - John

"My TC was incredible. I cannot imagine doing another transaction without her!" - Sheila

"Awesome. Just awesome." - Nick



Jacquie Nace

Title Operations Manager
Jacquie@SkyClosings.com
610-349-7966



Frank Amari

Settlement Closer
Frank@SkyClosings.com
610-349-9255



Terry Forte

Settlement Closer
Terry@SkyClosings.com
610-349-3118



Kristen Hamm

Settlement Closer
Kristen@SkyClosings.com
610-737-6599



Kim Heit

Settlement Closer
Kim@SkyClosings.com
610-349-8589



Barbara Mims

Settlement Closer
Barbara@SkyClosings.com
610-737-5872



Lisa Roach

Settlement Closer
Lisa@SkyClosings.com
610-349-9394



Krista Reichel

Settlement Closer
Krista@SkyClosings.com
610-737-1016



Tina McGuire

Title Curative Manager
Tina@SkyClosings.com
610-858-0105



Ashley Hepler

Title Curative Processor
Ashley@SkyClosings.com
610-858-8611



Kaylynn Ramos

Title Curative Processor
Kaylynn@SkyClosings.com
267-846-0978



Cheryl Salib

Title Curative Processor
Cheryl@SkyClosings.com
610-737-1309



Vicki Esterly

Pre & Post Closing Processor
Vicki@SkyClosings.com
484-519-2594



Nancy Magobet

Post Closing Processor
Nancy@SkyClosings.com
267-598-3936



Dana Cook

Pre & Post Closing Manager
Dana@SkyClosings.com
267-598-3932



Kelly Griffith

Order Data Entry
Kelly@SkyClosings.com
215-694-5989

Meet Our **BLUE SKY** Team

HOME FINANCE



FRANK MANCUSO
MANAGING PARTNER

215-801-8799

FMancuso@BSkyLoans.com

NMLS# 122891

FrankMancusoBlueSky.com



DARCY TERMAN
LOAN OFFICER

267-246-7500

DTerman@BSkyLoans.com

NMLS# 1878894

DarcyTermanBlueSky.com



ALEX PECORA
LOAN OFFICER

609-558-1895

APecora@BSkyLoans.com

NMLS# 2214399

AlexBlueSky.com



FRANCESCA MANCUSO
LOAN OFFICER

215-774-2666

Francesca@BSkyLoans.com

NMLS# 2644299

FrancescaBlueSky.com



JUSTIN LEE
LOAN OFFICER

484-747-1839

JLee@BSkyLoans.com

NMLS# 1680067

JustinBlueSky.com

OUR MISSION

To serve our customers
with honesty, integrity
and competence.

OUR GOAL

To provide home loans to
our clients while
providing them with the
lowest interest rates and
closing costs possible.



CBH OFFICES

ALLENTOWN

968 Postal Road, Suite 210
Allentown, PA 18109
Phone: 610-465-5600

BETHLEHEM (BROAD)

316 W Broad Street
Bethlehem, PA 18018
Phone: 610-936-9960

BETHLEHEM (LINDEN)

622 Linden Street
Bethlehem, PA 18018
Phone: 610-936-9953

COLLEGEVILLE

100 Springhouse Drive, Suite 100
Collegeville, PA 19426
Phone: 610-489-7700

DOYLESTOWN

212 N. Main Street
Doylestown, PA 18901
Phone: 215-340-3500

EASTON

60 North 4th Street
Easton, PA 18042
Phone: (484) 838-1004

FRENCHTOWN

57 Bridge Street
Frenchtown, NJ 08825
Phone: 908-996-7151

HELLERTOWN

186 Main Street
Hellertown, PA 18055
Phone: 610-838-0440

HUNTINGDON VALLEY

2600 Philmont Ave, Suite 100
Huntingdon Valley, PA 19006
Phone: 215-379-2002

LAHASKA

5895 Lower York Road, P.O. Box 299
Lahaska, PA 18931
Phone: 215-794-1070

LANSDALE

600 E. Main Street
Lansdale, PA 19446
Phone: 215-855-5600

NEWTOWN

100 Brandywine Blvd., 1st Floor
Newtown, PA 18940
Office: 267-350-5555

OTTSVILLE

7531 Easton Road
Ottsville, PA 18942
Phone: 610-847-3300

POCONO

1656 Rt. 209, Unit 13
Brodheads ville, PA 18322
Phone: 610-936-9953

SLATE BELT/WIND GAP

31 W. 1st Street
Wind Gap, PA 18091
Phone: 610-863-8444



COLDWELL BANKER

HEARTHSIDE