

NOTICES TO THE BAR

Calendar:

DCBA Events	3
PBI Seminars	5
Real Estate Practices Committee Seminars	6
DCBA/CLE Seminars	
Elder Law Committee	7
Planning for Clients and Their Families Impacted by Autism	8
“Planning for Same-Sex Couples”	10
“Vaccines & the Law”	12
“War Stories and the Law Regarding Funerals and Remains”	13
—————	
25 th Annual Delaware County Red Mass Golf Outing	14

ADR Voluntary Settlement Program	15
Discontinue Use of DCBA P.O. Box	16
Memorial Service – Jack W. Coopersmith	17
5K 2015 Run for the House	18

LEGAL NOTICES

Change of Name	26
Charter Application	26
Charter Application Non-Profit	26
Classified Ads	26
Estate and Trust Notices	20
Fictitious Name	27
Judgments	30
Service by Publication	27
Sheriff’s Sales	40

CASES REPORTED-102 Del. Co. Rep. 403-406

Pusey v. Allstate Ins. Co.—Personal Injury – Automobile Accidents – Insurance Policies and Contracts – Underinsured Motorist Policies and Litigation – Damages – Molded Verdicts and Awards

403

N.B.

Have a safe & happy holiday!

DELAWARE COUNTY LEGAL JOURNAL

USPS 151-960

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Courts of Delaware County The 32nd Judicial District of Pennsylvania*

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2015

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CALENDARS:**DELAWARE COUNTY BAR ASSOCIATION
MARK YOUR CALENDARS!****All Events Will Be Held at the DCBA Unless Otherwise Noted****SEPTEMBER:**

- Sept 7 DCBA CLOSED – Labor Day Holiday Observed
- Sept 8 Executive Committee – Luncheon Meeting –
12:15 p.m.
- Sept 9 CLE – Roundtable Coffee Hour With Judge
Kenney – “War Stories & the Law Regarding
Funerals and Remains” – Registration –
7:45 a.m. – Seminar – 8:00 a.m. – 9:00 a.m.
- Sept 10 DCBA – CLE Seminar – “Vaccines & the
Law” – Bring Your Own Brown Bag Lunch
– Registration – 12:00 Noon – Seminar –
12:30 p.m. – 1:30 p.m.
- Sept 14 Red Mass Golf Outing – Lunch – 12:00 Noon
– Start – 1:30 p.m. – *Paxon Hollow Country
Club*
- Sept 16 Board of Directors – Meeting – 4:00 p.m.
- Sept 17 ADR Committee – Settlement Program –
9:30 a.m. – 12:30 p.m.
- Sept 18 PBI – CLE Seminar – “Local, State & Federal
Taxes Affecting Real Estate Transactions” –
Breakfast Included – Registration –
8:00 a.m. – Seminar – 8:30 a.m. – 12:45 p.m.
- Sept 19 5th Annual Run for the House 5K – 10:30 a.m. –
Ridley Creek State Park
- Sept 21 DCBA/Estate Planning Council – CLE Seminar
– “Planning for Clients & Their Families
Impacted by Autism” – Cash Bar – 5:15 p.m.
– Dinner – 6:00 p.m. – Seminar – 6:45 p.m. –
Towne House Restaurant
- Sept 22 Labor & Employment Committee – Meeting –
12:00 Noon
- Sept 23 DCBA & PNC Bank – CLE Seminar – “Planning
for Same-Sex Couples” – Lunch Included –
Registration – 12:00 Noon – Seminar –
12:30 p.m. – 1:30 p.m.

- Sept 25 PBI – CLE Seminar – “Dealing With the Problem Employee” – Breakfast Included – Registration – 8:30 a.m. – Seminar – 9:00 a.m. – 12:45 p.m.
- Sept 25 Memorial Service for Jack W. Coopersmith, Esquire – 12:30 p.m.
- Sept 29 DCBA Paralegals – CLE Seminar – 12:00 Noon – 1:30 p.m.

OCTOBER:

- Oct 1 YLS – Meeting – 12:30 p.m.
- Oct 7 FLS – Meeting – 3:30 p.m.
- Oct 8 PBI – CLE Seminar – “A Day on Health Law” – Breakfast & Lunch Included – Registration – 8:00 a.m. – Seminar – 8:30 a.m. – 3:40 p.m.
- Oct 9 Real Estate Practices Committee – Breakfast Seminar – “Ethically Addressing Conflicts of Interest in Real Estate Matters” – Registration – 8:15 a.m. – Seminar Promptly 9:00 a.m.
- Oct 12 DCBA CLOSED – Columbus Day Holiday Observed
- Oct 13 Executive Committee – Luncheon Meeting – 12:15 p.m.
- Oct 15 ADR Committee – Settlement Program – 9:30 a.m. – 12:30 p.m.
- Oct 15 DCBA & Dan Siegal – CLE Seminar – 12:15 p.m.
- Oct 21 Board of Directors – Meeting – 4:00 p.m.
- Oct 23 PBI – CLE Seminar – “Mastering Medical Records in the 21st Century” – Breakfast & Lunch Included – Registration – 8:00 a.m. – Seminar – 8:25 a.m. – 3:30 p.m.
- Oct 27 PBI – CLE Seminar – “Nuts & Bolts of Medicaid Planning” – Lunch Included – Registration – 11:30 a.m. – Seminar – 12:00 Noon – 3:15 p.m.
- Oct 30 Real Estate Practices Committee – Breakfast Seminar – “Collecting Homeowners Association & Condominium Association Assessments” – Registration – 8:15 a.m. – Seminar Promptly 9:00 a.m.

SEMINARS:**DELAWARE COUNTY BAR ASSOCIATION****PBI Seminars****SEPTEMBER 18, 2015 Local, State & Federal Taxes Affecting Real Estate Transactions (Breakfast Included)**

8:30 a.m. to 12:45 p.m., Registration 8:00 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$249.00, Post 1/11: \$229.00, Others: \$269.00

Credits: 4 Substantive, 0 Ethics

SEPTEMBER 25, 2015 Dealing With the Problem Employee (Breakfast Included)

9:00 a.m. to 12:45 p.m., Registration 8:30 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$249.00, Post 1/11: \$229.00, Others: \$269.00

Credits: 4 Substantive, 0 Ethics

OCTOBER 8, 2015 A Day on Health Law (Breakfast & Lunch Included)

8:30 a.m. to 3:40 p.m., Registration 8:00 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$299.00, Post 1/11: \$279.00, Others: \$319.00

Credits: 5 Substantive, 1 Ethics

OCTOBER 23, 2015 Mastering Medical Records in the 21st Century (Breakfast & Lunch Included)

8:25 a.m. to 3:30 p.m., Registration 8:00 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$299.00, Post 1/11: \$279.00, Others: \$319.00

Credits: 5 Substantive, 1 Ethics

OCTOBER 27, 2015 Nuts & Bolts of Medicaid Planning (Lunch Included)

12:00 p.m. to 3:15 p.m., Registration 11:30 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$229.00, Post 1/11: \$209.00, Others: \$249.00

Credits: 3 Substantive, 0 Ethics

If applying for CLE credits, attendee must abide by the requirements set forth by the CLE Board and the Supreme Court of Pennsylvania.

Send check and registration to: Pennsylvania Bar Institute, 5080 Ritter Road, Mechanicsburg, PA 17055.

“Walk-Ins” (Those who have not pre-registered with PBI at least one week before the seminar) may attend the seminar but will only receive materials that day while supplies last on a first come, first served basis. Materials will be shipped at a later date.

For information call PBI at 1-800-932-4637. **THOSE WHO WISH TO USE VISA OR MASTERCARD SHOULD DO SO THROUGH PBI, MECHANICSBURG, PRIOR TO DATE OF SEMINAR.**

REAL ESTATE PRACTICES COMMITTEE
2015 Seminars

The Real Estate Practices Committee will be conducting breakfast seminars in 2015 at the Delaware County Bar Association Building located at 335 West Front Street, Media, PA 19063. The following topics and speakers will be presented:

October 9, 2015 (Friday) – Seminar (2 Ethics Credits) – “**Ethically Addressing Conflicts of Interest in Real Estate Matters**” – *Speakers:* Gregory G. Gosfield, Esquire, Shelly A. Solomon, Esquire, Kerry Slade, Esquire and Sarah J. Tomlinson, Esquire.

October 30, 2015 (Friday) – Seminar (1 CLE Substantive) – “**Collecting Homeowners Associations and Condominiums Association Assessments and Other Hot Issues**” – *Speaker:* Steven L. Sugarman, Esquire.

November 20, 2015 (Friday) – Seminar (1 CLE Substantive) – “**Annual Survey of Real Estate Law**” – *Speaker:* Louis M. Kodumal, Esquire.

December 18, 2015 (Friday) – Seminar (1 CLE Substantive) – “**Annual Survey of Land Use and Zoning Law**” – *Speaker:* Vincent B. Mancini, Esquire.

A \$14.00 charge will be assessed **for breakfast** at the Delaware County Bar Association Building. This will be catered by Mrs. Marty’s Deli and will be served between 8:15 a.m. to 8:45 a.m. Seminars will commence promptly at 9:00 a.m. A \$14.00 charge will be assessed for all persons attending the breakfast seminars whether or not breakfast is ordered and whether or not CLE credits are requested. Delco Bar **Members** will be charged \$30.00 for the initial CLE credit and \$25.00 for each additional credit, if any. **Non-Members** will be charged \$35.00 for the first CLE credit and \$30.00 for each additional credit, if any. All fees may be paid at the door.

You must contact Vincent B. Mancini, Esquire, Chairman at (610) 566-8064 or e-mail his legal assistant, Debbie, at dscally@vmancinilaw.com to establish an accurate count for breakfast and seminar seating.
VINCENT B. MANCINI, ESQUIRE
Chairman

Apr. 17—Dec. 18

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2015 DELAWARE COUNTY ELDER LAW COMMITTEE

September 9, 2015 CLE Roundtable –Coffee Hour with Judge Kenney or CLE
 Topic: War Stories & the Law Regarding Funerals and Remains
 Presenter: President Judge Chad F. Kenney and others
 7:45 – 8:00 Registration
 8:00 – 9:00 Seminar
 Cost: \$5 to \$35 (See registration form for details)

December 9, 2015 CLE Roundtable –Coffee Hour with Judge Kenney or CLE
 Topic: Veterans Benefits for Long-Term Care
 Presenter: President Judge Chad F. Kenney and others
 7:45 – 8:00 Registration
 8:00 – 9:00 Seminar
 Cost: \$5 to \$35 (See registration form for details)

Note for 2016 Meetings: The Elder Law Committee will hold quarterly meetings from 7:45 to 9:00 the second Wednesday of the month for each quarter.

For 2016, those dates are as follow: 3/9/16, 6/8/16, 9/14/16, 12/14/16.

Feb. 27—Dec. 4

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**DCBA/ESTATE PLANNING COUNCIL – CLE SEMINAR
MONDAY, SEPTEMBER 21, 2015**

**The Orphans' Court Legal Education Committee
co-sponsors with the Delaware County Estate Planning Council –
CLE Seminar**

TOPIC: PLANNING FOR CLIENTS AND THEIR FAMILIES
IMPACTED BY AUTISM

SPEAKERS: DANA M. BRESLIN, ESQ.,
ANTHONY L. MARONE, ESQ. & MAUDE LeROUX

This program will be a panel discussion with attorneys Dana Breslin, Anthony Marone and autism expert Maude LeRoux on ways to assist your client in their planning for individuals with autism. As autism has many spectrums and impacts people of all ages, it's important to understand where to find the resources for your clients. Maude LeRoux will guide us through the labyrinth of the various spectrums of autism and the expected costs of treatments and therapies. Dana will review how to develop the plan for your client whether it is for a specific period of time or a lifetime for an individual with autism. Anthony will conclude the panel discussion with how to get your plan approved and the process that entails in utilizing resources within the state of PA. According to their website (Feb. 2015), the CDC estimates that 1 in 68 children have been identified with autism. With an increasing number of children being diagnosed, our panel hopes to help you understand how to help your client plan appropriately and effectively for their beneficiaries.

PLACE: Towne House Restaurant, Baltimore Pike, Media, PA

TIME: 5:15 p.m. – 6:00 p.m. Cash Bar

6:00 p.m. – 6:45 p.m. Dinner

6:45 p.m. – 7:45 p.m. CLE Seminar/Program

COST: \$60.00 for Estate Planning Council Members
(includes dinner and CLE Credit)

\$70.00 for Members of the Estate Planning
Council registering after 9/17/15

(includes dinner and CLE Credit)

\$70.00 for Non-Members of the Estate Planning Council
(includes dinner and CLE Credit)

\$35.00 for Estate Planning Council Members (dinner only)

\$45.00 for Estate Planning Council Members registering
after 9/17/15 (dinner only)

\$45.00 for Non-Members of the Estate Planning Council
(dinner only)

WORTH: 1.0 Substantive Law CLE Credit for Bar Members

To be assured a reservation please complete the form below and mail to: DCEPC, P.O. Box 2083, Media, PA 19063 with check payable to DCEPC. Any questions, call Donna Willis at (610) 565-3800 x 5.

DCBA/ESTATE PLANNING COUNCIL – CLE SEMINAR – SEPTEMBER 21, 2015

NAME: _____

ADDRESS: _____

CHOICE FOR DINNER (check one):

_____ 6 oz. Filet Mignon _____ Baked Salmon w/Béarnaise Sauce

_____ Vegetable Ravioli w/Marinara

PHONE #: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

Sept. 4, 11, 18

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DELAWARE COUNTY BAR ASSOCIATION AND



CLE SEMINAR

WEDNESDAY, SEPTEMBER 23, 2015

“PLANNING FOR SAME-SEX COUPLES”**LUNCH PROVIDED COURTESY OF PNC WEALTH MANAGEMENT**

PLACE: Delaware County Bar Association
335 West Front Street, Media, PA

**REGISTRATION
& LUNCH:** 12:00 Noon

SEMINAR TIME: 12:30 p.m. – 1:30 p.m.

COST: **Free** for DCBA Members
\$45.00 for Non-Members of the DCBA

WORTH: 1.0 Substantive Law CLE Credit Hour

Speaker: Jacquelyn S. Boyer, J.D., LL.M.

In the wake of the Supreme Court’s rulings (both 2013 and 2015) affecting the federal and state recognition and availability of same-sex marriage, please join us for a timely discussion that examines the legal and social significance of these groundbreaking decisions. While many questions have been answered, many new considerations were raised for advisors serving same-sex couples, including the impact specific to same-sex couples, contemplation of marriage in light of rights, benefits and obligations incurred, and other family matters affecting relationship recognition. Together, we will uncover the myriad of issues facing the couple who chooses to marry, who chooses to remain unmarried, who has blended family issues, and who has concerns regarding hostile family members to the relationship.

Topics include:

- brief legal history of same-sex couples’ relationship recognition rights
- growing pains facing the country after the Supreme Court rulings
- weighing the rights, benefits and obligations of marriage
- creative estate & financial planning solutions
- protective considerations for the family unit

To make a reservation, please complete the form below and mail with your check (if applicable) made payable to the Delaware County Bar Association to: Karen Newell, Delaware County Bar Association, 335 West Front Street, Media, PA 19063. Phone: (610) 566-6627, Ext. 222 OR e-mail: karen@delcobar.com.

DELAWARE COUNTY BAR ASSOCIATION – CLE SEMINAR – SEPTEMBER 23, 2015

NAME: _____

PHONE #: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED (if applicable): _____

Sept. 4, 11, 18

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MASTERCARD & VISA

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**DELAWARE COUNTY BAR ASSOCIATION – CLE SEMINAR
THURSDAY, SEPTEMBER 10, 2015
“VACCINES & THE LAW”**

BRING YOUR OWN BROWN BAG LUNCH & BEVERAGE

- PLACE:** Delaware County Bar Association
335 West Front Street, Media, PA
- REGISTRATION & LUNCH:** 12:00 Noon
- SEMINAR TIME:** 12:30 p.m. – 1:30 p.m.
- COST:** \$35.00 for DCBA Members
\$45.00 for Non-Members of the DCBA
- WORTH:** 1.0 Substantive Law CLE Credit Hour

Speaker: Valerie Borek, Esquire

Vaccines come up in many legal contexts: family, military, immigration and education law, as well as injury claims. This seminar will give an overview of what laws you need to be aware of as a practitioner in Pennsylvania, and summarize state and national legislative trends mandating vaccines. We’ll talk about “Vaccine Court”—the Court of Federal Claims—where petitioners must file if they suspect vaccine injury. Join us for an open-minded discussion of the complex implications of vaccine public health mandates, which give us a fascinating glimpse at Constitutional history intersecting with social, political, economic and scientific reality.

To make a reservation, please complete the form below and mail with your check made payable to the Delaware County Bar Association to: Karen Newell, Delaware County Bar Association, 335 West Front Street, Media, PA 19063. Phone: (610) 566-6627, Ext. 222 OR e-mail: karen@delcobar.com.

DELAWARE COUNTY BAR ASSOCIATION – CLE SEMINAR – SEPTEMBER 10, 2015

NAME: _____

PHONE #: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____

Aug. 28; Sept. 4

WEDNESDAYS WITH JUDGE KENNEY

**The Delaware County Bar Association’s
Orphans’ Court Legal Education
& Elder Law Committees – CLE Round Table Coffee Hour**

***** SEPTEMBER 9, 2015 *** “ROUND TABLE DISCUSSION” –
CLE SEMINAR:**

“War Stories & the Law Regarding Funerals and Remains”

Date & Place: Wednesday, September 9, 2015 –
Delaware County Bar Association

Registration: 7:45 a.m. – 8:00 a.m.

Seminar: 8:00 a.m. – 9:00 a.m.

Cost: \$25.00 – DCBA Members

(Includes a Continental Breakfast)

\$35.00 – Non-Members **(Includes a Continental Breakfast)**

\$5.00 – No CLE Credit

(Includes Materials and Continental Breakfast)

Worth: **1.0 Substantive Law CLE Credit Hour**

Presenters: President Judge Chad F. Kenney, Kathleen K. Ryan, General Counsel of PFD, Robert M. Ash, F.D. with D’Anjolell, Frank C. Videon, F.D. with Videon Funeral Home, and Linda M. Anderson, CELA

Round table discussion to include topics and war stories regarding: who has legal rights over one’s remains including (cremation or burial); various options to prepay funeral arrangements; recent changes in ownership of local cemeteries, as well as other issues.

Priority will be given to preregistration. Please complete the form below and return with your check (made payable to the Delaware County Bar Association) to Karen Newell, DCBA, 335 West Front Street, Media, PA 19063.

Organizers: Linda M. Anderson, CELA and Joshua Wilkins, Esquire.

**ELDER LAW/ORPHANS’ COURT COMMITTEE – CLE SEMINAR – SEP-
TEMBER 9, 2015**

NAME: _____

PHONE #: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

Aug. 14, 21, 28; Sept. 4

25TH ANNUAL DELAWARE COUNTY RED MASS GOLF OUTING

(In Memory of John A. Yannacone and Robert M. Speers)

- Date:** Monday, September 14, 2015
- Time:** Lunch – 12:00 Noon
Start – 1:30 p.m.
- Place:** Paxon Hollow Country Club
850 Paxon Hollow Road
Media, PA 19063
- Fees:** \$150.00 per golfer which includes greens fee, cart, lunch, prizes; and after golf, refreshments and hors d'oeuvres, open bar
Hole sponsorships are \$125.00

NOTES

- Contact Tom Wyler at (610) 892-8900 with any questions.
- Deadline for registration is September 8, 2015.
- This year, in addition to benefitting the Red Mass, the Committee intends to donate a portion of the proceeds of the outing to the Missionaries of Charity for use at their Chester facility which provides hospice care for women with AIDS.
- Return your reservation slip with a check for \$125.00 payable to: Delaware County Red Mass Committee c/o Tom Wyler, 22 East Third Street, Media, PA 19063.

25TH ANNUAL DELAWARE COUNTY RED MASS GOLF OUTING

NAME: _____

PHONE #: _____

I WILL PLAY WITH (OPTIONAL): _____

E-MAIL ME AT: _____

Aug. 28; Sept. 4, 11

**ALTERNATIVE DISPUTE RESOLUTION
VOLUNTARY SETTLEMENT PROGRAM****2015 PROGRAM DATES**

Dates: September 17, 2015; October 15, 2015;
November 19, 2015; and December 17, 2015
Time: 9:30 A.M. to 12:30 P.M.
Place: Delaware County Bar Association
Cost: Free

This Alternative Dispute Resolution Voluntary Settlement Program is sponsored by the ADR Committee of the Delaware County Bar Association. The following dates are available at this time.

On September 17, 2015; October 15, 2015; November 19, 2015; and December 17, 2015 the parties and their counsel may appear before two (2) settlement facilitators—generally one from the Plaintiff’s Bar and one from the Defense Bar; they will jointly conference the cases and attempt settlement or give a neutral evaluation. It is anticipated that such input will assist the parties in further negotiations or help them settle their cases. Any recommendation is advisory only, and is provided as a voluntary service to the Delaware County Bar Association members or other parties who have cases before our Delaware County Courts.

Please call Andrew D’Amico, Esquire at (610) 565-6700 to place your case on the list for September 17, 2015; October 15, 2015; November 19, 2015; and December 17, 2015. Sign up will be limited for these morning sessions and will be on a first come, first served basis.

**Andrew J. D’Amico, Esquire
Chairman, Alternative Dispute Resolution Committee**

Aug. 21, 28; Sept. 4

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Please be advised that the Delaware County Bar Association and the Legal Journal are in the process of discontinuing the use of P.O. Box 466. Please direct all future correspondence to the Delaware County Bar Association/ Legal Journal, 335 West Front Street, Media, PA 19063.

Apr. 24—Dec. 25



**FREE NOTARY SERVICE FOR
DCBA MEMBERS**

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If you have any questions, please contact Judy
at (610) 566-6625 x221.



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THE DELAWARE COUNTY BAR ASSOCIATION

invites all members to a Memorial Service to
celebrate the life and career of

JACK W. COOPERSMITH

The Memorial Service will be held on
Friday, September 25, 2015 at 12:30 p.m.

*in the auditorium of the
Delaware County Bar Association Building.*

Please join your colleagues in commemorating
Jack W. Coopersmith and his contributions to the
Delaware County legal community.

A copy of Jack W. Coopersmith's Resolution will
be read at the service and will be published in the
DCBA Legal Journal.



September 19, 2015 @ Pavilion 11-A, Ridley Creek State Park

The Young Lawyers' Section of the DCBA invites you to be a part of the 5th Annual Run for the House 5K. This year's event will occur on September 19, 2015 at 10:30 a.m. at Pavilion 11-A of Ridley Creek State Park, Newtown Square, Pennsylvania. The cost to participate in this event is \$25.00 per runner. To sign up, please visit www.runccrs.com.

All net proceeds from this event are donated to the Philadelphia Ronald McDonald House. Last year we were able to donate \$6,000.00 to this incredible organization—help us beat that amount this year!

If you would like to help out this cause, but cannot attend, be advised that sponsorship opportunities are available. If you are interested in becoming a sponsor of this event, please contact Patrick Daley at (610) 892-7500 or pdaley@sweeneynearylaw.com for details.

Please join us on September 19, 2015 at Ridley Creek State Park for a morning of fun, exercise and support of a great cause!

Aug. 21—Sept. 18

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LAWYER ADVERTISING

The DCBA Board of Directors, at the recommendation of the Legal Journal Committee, has adopted a new rule permitting Lawyer Advertising in the Legal Journal. Lawyer ads must comply with the prescribed format to be considered for publication. The cost of placing your ad in each issue of the Legal Journal is \$75.00 for a half page and \$100.00 for a full page. Simply complete the Lawyer Advertising form that was e-mailed to the membership and submit it by e-mail to tracy@delcobar.com or if you prefer, complete and print the form and fax it to the attention of Tracy Price at (610) 566-7952.

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlers set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION**JOAN R. BUNTING, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.
Co-Extrs.: Mari Anne Clancy and Henry E. Bunting c/o David T. Videon, Esquire, 1000 N. Providence Road, Media, PA 19063.
DAVID T. VIDEON, ATTY.
1000 N. Providence Road
Media, PA 19063

LEE TURNER CAMPBELL, dec'd.

Late of the Township of Upper Providence, Delaware County, PA.
Extr.: Anthony J. Marano, Jr. c/o Christopher M. Brown, Esquire, 21 W. Third St., Media, PA 19063.
CHRISTOPHER M. BROWN, ATTY.
21 W. Third St.
Media, PA 19063

FRANCES A. CARMICHAEL, dec'd.

Late of the Township of Upper Chichester, Delaware County, PA.
Extr.: Francis C. Carmichael (Named in Will As Francis Christopher Carmichael), 17 Linden Drive, Broomall, PA 19008.

ELEANOR H. DZEDZY a/k/a

ELEANOR DZEDZY, dec'd.
Late of the City of Chester, Delaware County, PA.
Extr.: Janet Wetherill c/o Robert J. Breslin, Jr., Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.
ROBERT J. BRESLIN, JR., ATTY.
Pappano & Breslin
3305 Edgmont Avenue
Brookhaven, PA 19015

DORIS E. GERMAN, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Florence C. Downs c/o Peter J. Rohana, Jr., Esquire, 1215 West Baltimore Pike, Suite 14, Media, PA 19063.
PETER J. ROHANA, JR., ATTY.
1215 West Baltimore Pike
Suite 14
Media, PA 19063

VICTORIA R. JILLSON, dec'd.

Late of the Borough of Ridley Park, Delaware County, PA.
Extr.: Cathleen K. Jillson c/o D. Selaine Keaton, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063.
D. SELAINE KEATON, ATTY.
21 W. Front Street
P.O. Box 1970
Media, PA 19063

MARGUERITE R. LAVENDER, dec'd.

Late of the Township of Chichester, Delaware County, PA.
Extr.: Edward C. Lavender c/o Joseph E. Lastowka, Jr., Esquire, The Madison Building, 108 Chesley Drive, Media, PA 19063-1712.
JOSEPH E. LASTOWKA, JR., ATTY.
Abbott Lastowka & Overholt LLP
Attorneys and Counsellors at Law
The Madison Building
108 Chesley Drive
Media, PA 19063-1712

GERTRUDE M. LENHART, dec'd.

Late of the Borough of Clifton Heights, Delaware County, PA.
Extr.: Mary L. Carlin c/o Nicholas M. Orloff, Esquire, 19 West Third Street, Media, PA 19063.
NICHOLAS M. ORLOFF, ATTY.
Raffaele & Puppio, LLP
19 West Third Street
Media, PA 19063

JEFFERSON A. MERZ, dec'd.

Late of the Township of Upper Providence, Delaware County, PA.
Extr.: Suzanne R. Blessing, 1150 N. Orange St., Media, PA 19063.

JOHN M. PAXSON, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Douglas J. Paxson, Sr. c/o Todd Allen Elliott, Esquire, 835 West Chester Pike, 2nd Floor, West Chester, PA 19382-4863.

TODD ALLEN ELLIOTT, ATTY.
Elliott Legal Services
835 West Chester Pike
2nd Floor
West Chester, PA 19382-4863

JOSEPH H. RAFFERTY, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extxs.: Mary A. Crowder, Eleanor
Mary Schopf and Allison Bell Royer
c/o Allison Bell Royer, Esquire, 280 N.
Providence Road, Media, PA 19063.
ALLISON BELL ROYER, ATTY.
280 N. Providence Road
Media, PA 19063

JOSEPH JOHN RUZOWICZ, dec'd.
Late of the Borough of Upland,
Delaware County, PA.
Extr.: Keith J. Ruzowicz c/o Gary
Stewart Seffin, Esquire, 30 West Third
Street, Media, PA 19063.
GARY STEWART SEFLIN, ATTY.
30 West Third Street
Media, PA 19063

MADELINE SALVUCCI, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Richard Joseph Salvucci c/o
Richard E. Javage, Jr., Esquire, 3350
Township Line Rd., Drexel Hill, PA
19026.
RICHARD E. JAVAGE, JR., ATTY.
3350 Township Line Rd.
Drexel Hill, PA 19026

MARY ELLEN KIRK SANDER, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Admx.: Deborah K. Nonn c/o Vicki
Ellen Herr, Esquire, 14 South Orange
Street, Media, PA 19063.
VICKI ELLEN HERR, ATTY.
14 South Orange Street
Media, PA 19063

LAURA M. SHEEHAN, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Glenn P. Maykish c/o Allison
Bell Royer, Esquire, 280 N. Providence
Road, Media, PA 19063.
ALLISON BELL ROYER, ATTY.
280 N. Providence Road
Media, PA 19063

BILL VASSILAKOS, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extxs.: Antonia Egonopoulos and
Katerine Simpson c/o Peter George
Mylonas, Esquire, 2725 West Chester
Pike, Broomall, PA 19008.

PETER GEORGE MYLONAS, ATTY.
2725 West Chester Pike
Broomall, PA 19008

SECOND PUBLICATION

PETER J. BROWN, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Michael S. Brown c/o
Christopher M. Brown, Esquire, 21 W.
Third St., Media, PA 19063.
CHRISTOPHER M. BROWN, ATTY.
21 W. Third St.
Media, PA 19063

BARBARA A. DEWAR, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Admr. CTA: Joseph B. Siedlarz, 19 W.
Third St., Media, PA 19063.
JOSEPH B. SIEDLARZ, III, ATTY.
Raffaele Puppio
19 W. Third St.
Media, PA 19063

THOMAS J. DOONAN, JR., dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Extr.: Tammy McBride c/o Karen
J. Pholeric, Esquire, P.O. Box 311,
Wallingford, PA 19086.
KAREN J. PHOLERIC, ATTY.
P.O. Box 311
Wallingford, PA 19086

DONALD M. DOYLE, dec'd.
Late of the Borough of Rutledge,
Delaware County, PA.
Extrs.: Bernadette Murro and Albert
Murro c/o Kyle A. Burch, Esquire, 22
Old State Road, Media, PA 19063-
1442.
KYLE A. BURCH, ATTY.
22 Old State Road
Media, PA 19063-1442

MARY M. FARLEY, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Susan Weston c/o Jason B.
Martin, Esquire, 725 Skippack Pike,
Suite 337, Blue Bell, PA 19422.
JASON B. MARTIN, ATTY.
725 Skippack Pike
Suite 337
Blue Bell, PA 19422

MICHAEL FARRELL, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Admr.: Michael V. Puppio, Jr., Esquire,
19 West Third Street, Media, PA
19063.

- MICHAEL V. PUPPIO, JR., ATTY.**
Raffaele & Puppio, LLP
19 West Third Street
Media, PA 19063
- KATHLEEN M. FERRAILOLO, dec'd.**
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Patricia DeBarberie, 823 Harper
Ave., Drexel Hill, PA 19026.
HENRY M. LEVANDOWSKI, ATTY.
Levandowski & Darpino, LLC
17 Mifflin Ave.
Ste. 202
Havertown, PA 19083
- JOANNE F. FOX a/k/a JOANNE
FRENEY FOX and MARY JOANNE
FRENEY FOX, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Drewry R. Fox, II c/o John R.
Hamilton, Jr., Esquire, 152 Park
Avenue, Swarthmore, PA 19081.
JOHN R. HAMILTON, JR., ATTY.
152 Park Avenue
Swarthmore, PA 19081
- JOHN P. GILLIN, JR., dec'd.**
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Margaret Regina Gillin (Named
in Will As Margaret R. Gillin) c/o
William P. Culp, Jr., Esquire, 614
Darby Rd., Havertown, PA 19083.
WILLIAM P. CULP, JR., ATTY.
614 Darby Rd.
Havertown, PA 19083
- JOHN H. GRANTLAND, dec'd.**
Late of the Township of Concord,
Delaware County, PA.
Extr.: John C. Grantland c/o James R.
Flick, Esquire, 117 N. Monroe Street,
P.O. Box 87, Media, PA 19063.
JAMES R. FLICK, ATTY.
117 N. Monroe Street
P.O. Box 87
Media, PA 19063
- JOSIE S. JOHNSON, dec'd.**
Late of Camp Hill, Cumberland
County, PA.
Extr.: Joanne Johnson Storer, 3311
Chestnut Street, Camp Hill, PA 17011.
ELIZABETH T. STEFANIDE, ATTY.
280 N. Providence Road
Ste. 4
Media, PA 19063
- ELOISE KATES JULIUS a/k/a
ELOISE JULIUS, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Thomas G. Julius c/o William
P. Culp, Jr., Esquire, 614 Darby Rd.,
Havertown, PA 19083.
WILLIAM P. CULP, JR., ATTY.
614 Darby Rd.
Havertown, PA 19083
- KATHLEEN KLING a/k/a KATHLEEN
M. KLING, dec'd.**
Late of the Township of Upper
Chichester, Delaware County, PA.
Admr.: John F. Kling, 106 Brians
Court, Wilmington, DE 19810.
- RODNEY LOUIS LACY a/k/a
RODNEY L. LACY, dec'd.**
Late of the Township of Darby,
Delaware County, PA.
Admx.: Christina Gentekos, 7789
Arundel Mills Blvd., Apt. 333,
Hanover, MD 21076.
- BARBARA J. LAFEY, dec'd.**
Late of the Township of Upper
Providence, Delaware County, PA.
Extr.: M. Linda Harris c/o Louis F.
Ballezzi, Esquire, 20 W. 3rd St., 2nd Fl.,
Media, PA 19063.
LOUIS F. BALLEZZI, ATTY.
20 W. 3rd St.
2nd Fl.
Media, PA 19063
- LOUISE C. LOCKMAN a/k/a LOUISE
LOCKMAN, dec'd.**
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Mr. Jon Gary Lockman c/o
Gregory H. Lindsay, Esquire, 1204
Baltimore Pike, Suite 200, Chadds
Ford, PA 19317.
GREGORY H. LINDSAY, ATTY.
Law Offices of Proctor & Lindsay
1204 Baltimore Pike
Suite 200
Chadds Ford, PA 19317
- MARGARET MacNEILL, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Elaine M. Kirby.
CARRIE WOODY, ATTY.
110 West Front Street
Media, PA 19063
- NICHOLAS MAGGIA, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Robert F. Lee c/o Charles E.
McKee, Esquire, 1100 W. Township
Line Road, Havertown, PA 19083.

CHARLES E. MCKEE, ATTY.
Donohue, McKee & Mattson, Ltd.
1100 W. Township Line Road
Havertown, PA 19083

THADDEUS J. MATTHEWS, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extx.: Anna L. Reinboth, 784 Boxwood
Dr., Warminster, PA 18974.

GEORGE E. O'CONNOR, SR., dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extx.: Michele O'Donnell c/o Robert
N. Speare, Esquire, 22 West Second
Street, Media, PA 19063.
ROBERT N. SPEARE, ATTY.
Speare and Hughey
22 West Second Street
Media, PA 19063

**HAROLD R. ORNER a/k/a HAROLD
RICHARD ORNER**, dec'd.
Late of the Township of Lower
Chichester, Delaware County, PA.
Extx.: Lucille A. Fagan (Named in Will
As Lucille Ann Sciecinski) c/o William
P. Culp, Jr., Esquire, 614 Darby Rd.,
Havertown, PA 19083.
WILLIAM P. CULP, JR., ATTY.
614 Darby Rd.
Havertown, PA 19083

**NANCY PASTORE a/k/a NUNZIATA
PASTORE**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Gaetano N. Pastore, 124 Fairfax
Rd., Bryn Mawr, PA 19010-1014.

**DOROTHY HELEN PATTERSON
a/k/a DOROTHY H. PATTERSON**,
dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Frank J. Miller, 1103 Kennedy
Court, Jeffersonville, PA 19403-5253.

**JOSEPH J. RUGGIERO a/k/a
JOSEPH RUGGIERO**, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extx.: Margaret A. Ruggiero, 17 Toft
Woods Way, Media, PA 19063.
GUY F. MATTHEWS, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
344 W. Front St.
Media, PA 19063

RAYMOND H. SHOCKLEY, SR., dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Raymond H. Shockley, Jr. and
Deborah Shockley York c/o Shelley C.
Dugan, Esquire, 206 South Avenue,
Media, PA 19063.
SHELLEY C. DUGAN, ATTY.
206 South Avenue
Media, PA 19063

GEORGE FRANKLIN SMITH, dec'd.
Late of the Borough of Yeadon,
Delaware County, PA.
Admns.: Florence Allen and Bertha
Smith c/o D. Selaine Keaton, Esquire,
21 W. Front Street, P.O. Box 1970,
Media, PA 19063.
D. SELAINE KEATON, ATTY.
21 W. Front Street
P.O. Box 1970
Media, PA 19063

**KENNETH W. SMITH a/k/a
KENNETH WAYNE SMITH**, dec'd.
Late of the Township of Chadds Ford,
Delaware County, PA.
Extx.: Aron Joseph Smith c/o Louis N.
Teti, Esquire, 17 West Miner Street,
West Chester, PA 19382.
LOUIS N. TETI, ATTY.
MacElree Harvey Ltd.
17 West Miner Street
West Chester, PA 19382

ANNA MAE TAGUE, dec'd.
Late of the Township of Chadds Ford,
Delaware County, PA.
Admrs.: Christopher B. Tague and
Thomas P. Tague c/o Stephen P. Lagoy,
Esquire, 17 West Gay St., P.O. Box
515, West Chester, PA 19381-0515.
STEPHEN P. LAGOY, ATTY.
17 West Gay St.
P.O. Box 515
West Chester, PA 19381-0515

VIRGINIA M. VAN BELLE, dec'd.
Late of the Township of Edgmtont,
Delaware County, PA.
Extx.: Mary T. Kay c/o Ann R. Levin,
JD, Esquire, 166 Allendale Road, King
of Prussia, PA 19406.
ANN R. LEVIN, JD, ATTY.
Levin Law LLC
166 Allendale Road
King of Prussia, PA 19406

DAVID WILLIAMS, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admr.: Michael V. Puppio, Jr., Esquire,
19 West Third Street, Media, PA
19063.

MICHAEL V. PUPPIO, JR., ATTY.
Raffaele & Puppio, LLP
19 West Third Street
Media, PA 19063

THIRD AND FINAL PUBLICATION

JUANITA K. AMMERMAN, dec'd.
Late of the Borough of Chester Heights, Delaware County, PA.
Co-Extrs.: Jill K. Fox, John K. Ammerman and William Keith Ammerman c/o Joseph E. Lastowka, Jr., Esquire, The Madison Building, 108 Chesley Drive, Media, PA 19063-1712.

JOSEPH E. LASTOWKA, JR., ATTY.
Abbott Lastowka & Overholt LLP
Attorneys and Counsellors at Law
The Madison Building
108 Chesley Drive
Media, PA 19063-1712

NORMAN E. BENNETT, JR. a/k/a NORMAN BENNETT, JR. and NORMAN BENNETT, dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.
Extx.: Dina Timmes.

LEONARD A. SLOANE, ATTY.
Eckell Sparks, P.C.
344 W. Front Street
Media, PA 19063

MARK A. BIANCHI, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extx.: Tina Bianchi Pastorius (Named in Will As Tina Marie Pastorius) c/o Guy F. Matthews, Esquire, 344 W. Front St., Media, PA 19063.
GUY F. MATTHEWS, ATTY.
Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C.
344 W. Front St.
Media, PA 19063

JESSE LANE BURKE, III, dec'd.
Late of the Township of Upper Chichester, Delaware County, PA.
Extx.: David W. Lovelace c/o James P. Dalle Pазze, Esquire, 15 Center Meeting Road, Wilmington, DE 19807.
JAMES P. DALLE PAZZE, ATTY.
15 Center Meeting Road
Wilmington, DE 19807

WILLIAM F. FOSTER, JR., dec'd.
Late of the Borough of East Lansdowne, Delaware County, PA.
Extx.: Maureen Foster c/o Theodore S. Melnychuk, Esquire, 42 East Second Street, Media, PA 19063.

THEODORE S. MELNYCHUK, ATTY.
42 East Second Street
Media, PA 19063

JOHN E. GASSNER a/k/a JOHN EDWIN GASSNER and JOHN GASSNER, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Extx.: Rosemary DeFlavia c/o David R. Black, Esquire, 327 W. Front Street, Media, PA 19063.
DAVID R. BLACK, ATTY.
327 W. Front Street
Media, PA 19063

JOANNE N. HAHN a/k/a JOANNE HAHN and JOANNE Y. HAHN, dec'd.
Late of the Borough of Norwood, Delaware County, PA.
Extx.: Robert Alan Hahn c/o James R. Abbott, Esquire, 108 Chesley Dr., Media, PA 19063.
JAMES R. ABBOTT, ATTY.
Abbott Lastowka & Overholt LLP
108 Chesley Dr.
Media, PA 19063

ELIZABETH JOAN HETU, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Admx.: Maureen M. Hetu c/o Raymond J. Falzone, Jr., Esquire, 22 East Third Street, Media, PA 19063.
RAYMOND J. FALZONE, JR., ATTY.
Falzone & Wyler
22 East Third Street
Media, PA 19063

KAREN K. HNELESKI, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Extx.: William F. Kiniry, Jr., One Liberty Place, 1650 Market Street, Suite 4900, Philadelphia, PA 19103-7300.
WILLIAM F. KINIRY, JR., ATTY.
DLA Piper LLP
One Liberty Place
1650 Market Street
Suite 4900
Philadelphia, PA 19103-7300

ROBERT J. JURICH, dec'd.
Late of the Township of Concord, Delaware County, PA.
Extx.: Colleen Jurich c/o Timothy J. Gorbey, Esquire, 110 West Front Street, Media, PA 19063.
TIMOTHY J. GORBEBY, ATTY.
110 West Front Street
Media, PA 19063

THOMAS KARTACHAK, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: David J. Kartachak, 113
Carriage Lane, Aston, PA 19014.
CHRISTOPHER M. MURPHY, ATTY.
Pappano & Breslin
3305 Edgmont Avenue
Brookhaven, PA 19015

FLORENCE C. LEHMAN a/k/a

FLORENCE LEHMAN, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Frederick A. Lehman, Jr. c/o
Teresa A. Miller, Esquire, 8 West
Front Street, Media, PA 19063.
TERESA A. MILLER, ATTY.
8 West Front Street
Media, PA 19063

DOMINICK A. MARINO, JR., dec'd.

Late of the Borough of Glenolden,
Delaware County, PA.
Extr.: Joseph F. Marino c/o Michael J.
Hawley, Esquire, 6 Ponds Edge Drive,
Suite 1, Chadds Ford, PA 19317.
MICHAEL J. HAWLEY, ATTY.
Lyons Dougherty, LLC
6 Ponds Edge Drive
Suite 1
Chadds Ford, PA 19317

GEORGETTE M. MOST, dec'd.

Late of the Township of Edgmont,
Delaware County, PA.
Extr.: Merrill Lynch (Bank of America)
c/o David M. Frees, III, Esquire, 120
Gay Street, P.O. Box 289, Phoenixville,
PA 19460.
DAVID M. FREES, III, ATTY.
Unruh, Turner, Burke & Frees, P.C.
120 Gay Street
P.O. Box 289
Phoenixville, PA 19460

MARION C. MURPHY, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extr.: Eric N. Eklund, 273 Silver Lake
Rd., Hollis, NH 03049.
MATTHEW G. BATHON, ATTY.
Toscani & Lindros, LLP
400 Berwyn Park
899 Cassatt Road
Ste. 320
Berwyn, PA 19312

GREGORY PAUTLER a/k/a

**GREGORY FRANCIS PAUTLER
and GREGORY F. PAUTLER**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Mark Pautler c/o Ryan M.
Bornstein, Esquire, 800 Lancaster
Avenue, Suite T2, Berwyn, PA 19312.
RYAN M. BORNSTEIN, ATTY.
800 Lancaster Avenue
Suite T2
Berwyn, PA 19312

**SARANN J. PETERS a/k/a SARANN
PETERS**, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extr.: William C. McConaghy c/o
Thomas J. Burke, Jr., Esquire, 15
Rittenhouse Place, Ardmore, PA 19003.
THOMAS J. BURKE, JR., ATTY.
Haws & Burke, P.C.
15 Rittenhouse Place
Ardmore, PA 19003

OLIVE STEVENSON, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extr.: Penelope S. Carmasine, 2109
Wood Avenue, Bristol, PA 19007.

JOSEPH M. SULLIVAN, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extr.: Margaret M. Sullivan c/o Joseph
P. O'Brien, Esquire, P.O. Box 626,
Media, PA 19063.
JOSEPH P. O'BRIEN, ATTY.
KAO Law Associates
P.O. Box 626
Media, PA 19063

JULIUS URADNISHECK, JR., dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Julius Uradnisheck, P.O. Box 8,
Glen Mills, PA 19342.

LOUISE WILLIAMS, dec'd.

Late of the Borough of Sharon Hill,
Delaware County, PA.
Extr.: Lawrence J. Avallone (Named
in Will As Lawrence J. Avallone,
Esquire), 215 S. Broad St., 5th Fl.,
Philadelphia, PA 19107.
LAWRENCE J. AVALLONE, ATTY.
Avallone Law Associates
215 S. Broad St.
5th Fl.
Philadelphia, PA 19107

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 15-7082

NOTICE IS HEREBY GIVEN THAT on August 18, 2015, the Petition of Ricky Zhu, a minor, by and through [his/her] parent and natural guardian, Yihang Qiu for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Ricky Zhu to Rikki Zhu.**

The Court has fixed October 5, 2015, at 8:30 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Sept. 4, 11

CHARTER APPLICATION

NOTICE IS HEREBY GIVEN THAT a corporation is to be or has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Bustro, Inc.

has been (will be) incorporated under the Pennsylvania Business Corporation Law of 1988.

VINCENT CAROSELLA, JR., Solicitor
Carosella & Associates, P.C.
882 South Matlack Street
Suite 101
West Chester, PA 19382

Sept. 4

Cuisine 365 Mobile, Inc.

has been (will be) incorporated under the Pennsylvania Business Corporation Law of 1988.

VINCENT CAROSELLA, JR., Solicitor
Carosella & Associates, P.C.
882 South Matlack Street
Suite 101
West Chester, PA 19382

Sept. 4

Cuisine 365 Sports Catering, Inc.

has been (will be) incorporated under the Pennsylvania Business Corporation Law of 1988.

VINCENT CAROSELLA, JR., Solicitor
Carosella & Associates, P.C.
882 South Matlack Street
Suite 101
West Chester, PA 19382

Sept. 4

PAUL MEHAN, INC.

has been (will be) incorporated under the Pennsylvania Business Corporation Law of 1988.

Sept. 4

**CHARTER APPLICATION
NON-PROFIT**

NOTICE IS HEREBY GIVEN THAT an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Non-Profit Corporation which was organized under the provisions of the Pennsylvania Non-Profit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is:

Allearn Academy

The Articles of Incorporation have been (are to be) filed on: April 6, 2015.

The purpose or purposes for which it was organized are as follows: to educate young children.

Sept. 4

CLASSIFIED ADS

LSAT Test Prep Instructor

Educational Testing Consultants seeks an LSAT prep instructor to teach in Newark, DE. Successful candidates will possess exceptional test scores, previous teaching or presentation experience, and a willingness to work evenings. To apply, visit: etctestprep.com/about-us/jobs. Please include LSAT scores under job-related skills.

Aug. 21, 28; Sept. 4

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Delaware County, Pennsylvania, under the assumed or fictitious name, style or designation of:

Philip Walker Photography

with its principal place of business at 215 Nottingham Court, Glen Mills, PA 19342.

The name(s) and address(es) of the entity owning or interested in said business is (are): Grey Mountain Training Group, Inc., 215 Nottingham Court, Glen Mills, PA 19342.

The application has been/will be filed on or after July 8, 2015.

Sept. 4

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO.: 2015-5416

QUIET TITLE

Darryl Williams, 64 Ruby Drive,
Claymont, DE 19703, Plaintiff

v.

The Estate of Walter O. Thomas & Lillie Thomas, deceased, address unknown and
The Estate of Eloise Berry, Deceased,
address unknown

NOTICE

NOTICE TO: The Estates of Walter O. Thomas and Lillie Thomas, Deceased and the Estate of Eloise Berry, Deceased

TYPE OF ACTION—CIVIL ACTION/
QUIET TITLE

You have been sued in Court. Notice is hereby given that Darryl Williams has filed the Civil Complaint against you in the Court of Common Pleas of Delaware County, Pennsylvania No.: 2015-5416 in which he is seeking to quiet title to the premises 614 W. 2nd Street, Chester, Delaware County, PA 19013, Folio No.: 49-07-00063-00. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS' REFERENCE SERVICE
Delaware County Bar Association
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

Further inquiry can be directed to counsel for the Plaintiff as follows:

GEORGE P. CORDES, ESQUIRE
230 N. Monroe Street
Media, PA 19063
(610) 565-2211

Sept. 4

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO.: 15-5414

Hector Mayorga, 3709 Marshall Road,
Upper Darby, PA 19082, Plaintiff

v.

Alvin Philip Ferro, Address Unknown

NOTICE

NOTICE TO: Alvin Philip Ferro

TYPE OF ACTION—CIVIL ACTION/
QUIET TITLE

You have been sued in Court. Notice is hereby given that Hector Mayorga has filed the Civil Complaint against you in the Court of Common Pleas of Delaware County, Pennsylvania No.: 2015-5414 in which he is seeking to quiet title to the premises 3709 Marshall Road, Upper Darby, Delaware County, Pennsylvania, Folio No.: 16-12-00483-00. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS' REFERENCE SERVICE
Delaware County Bar Association
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

Further inquiry can be directed to counsel for the Plaintiff as follows:

GEORGE P. CORDES, ESQUIRE
230 N. Monroe Street
Media, PA 19063
(610) 565-2211

Sept. 4

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 0067 OF 2015

NOTICE OF HEARING

TO: Jeremy London and John Doe, or
Any Other Person Claiming Paternity

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed by Children and Youth Services of Delaware County seeking the termination of the parental rights of the father of Jeremy L. (bd. 2/14/12).

A Hearing with respect to said Petition is scheduled for October 2, 2015 before the Honorable Barry C. Dozor and will be held at 9:30 a.m. You have a right to appear at said Hearing and contest the Petition for Termination and if you fail to do so your parental rights may be terminated. In addition, you are advised that you may have an option for an enforceable voluntary agreement under ACT 101 of 2010 for continuing contact following the adoption of your child between the adoptive parent and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. THE ATTORNEY THAT HAS BEEN APPOINTED TO REPRESENT YOU IS SEAN DUFFY, ESQUIRE AT (610) 532-4222.

Sept. 4, 11, 18

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 2015-790

NOTICE OF SHERIFF'S SALE

WELLS FARGO BANK, N.A.
v.

DAVID F. ERBE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF M. CAROLYN JAMESON a/k/a CAROLYN JAMESON a/k/a M. JAMESON a/k/a MIRIAM CAROLYN JAMESON AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER M. CAROLYN JAMESON a/k/a M. JAMESON, DECEASED

NOTICE TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under M. Carolyn Jameson a/k/a M. Jameson, Deceased

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1145 VILLANOVA AVENUE, SWARTHMORE, PA 19081-2143.

Being in RIDLEY TOWNSHIP, County of DELAWARE, Commonwealth of Pennsylvania, 38-03-02920-00.

Improvements consist of residential property.

Sold as the property of DAVID F. ERBE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF M. CAROLYN JAMESON a/k/a CAROLYN JAMESON a/k/a M. JAMESON a/k/a MIRIAM CAROLYN JAMESON AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER M. CAROLYN JAMESON a/k/a M. JAMESON, DECEASED.

Your house (real estate) at 1145 VILLANOVA AVENUE, SWARTHMORE, PA 19081-2143 is scheduled to be sold at the Sheriff's Sale on November 20, 2015 at 11:00 A.M., at the DELAWARE County Courthouse, 201 W. Front Street, Media, PA 19063, to enforce the Court Judgment of \$141,488.67 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP Attorneys for Plaintiff

Sept. 4

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA NO. 12-60333

Swarthmore Borough vs. Beverly A. Miller

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2003-04 and 08 sewer and trash fees for property located at 318 Rutgers Avenue, Swarthmore, PA, Folio Number 43-00-01087-00. A Writ of Scire Facias for \$1,617.42 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyers' Reference Service Delaware County Bar Association 335 W. Front Street Media, PA 19063 (610) 566-6625 www.delcobar.org

PORTNOFF LAW ASSOCIATES, LTD. P.O. Box 391 Norristown, PA 19404-0391 (866) 211-9466

Aug. 28; Sept. 4, 11

SERVICE BY PUBLICATION

OFFICE OF THE REGISTER OF
WILLS FOR DELAWARE
COUNTY, PENNSYLVANIA
PETITION FOR CITATION TO
SHOW CAUSE WHY LETTERS OF
ADMINISTRATION SHOULD NOT BE
ISSUED TO JULIA RENZULLI

IN RE: Estate of Niajah Deeds, Deceased

RULE

TO: Tamika L. Peterson & Elijah J. Deeds

Take Notice That a Petition was presented before the Register of Wills of Delaware County, PA and a RULE was issued in the above entitled matter of August 14, 2015 to show cause why Petitioner(s) should not be granted Letters of Administration on the Estate of Niajah Deeds, Deceased. You are hereby directed to show cause, if any you have, why the relief sought in said Petition should not be granted. Rule Returnable on September 30, 2015, in the Office of the Register of Wills, Government Center Bldg., Media, PA. No hearing is scheduled.

JENNIFER HOLSTEN MADDALONI,
ESQUIRE
Register of Wills and
Clerk of Orphans' Court Div.

Aug. 28; Sept. 4, 11

JUDGMENT NOTICES

JUDGMENTS, VERDICTS, LIENS,
WAIVER OF LIENS AND OTHER MAT-
TERS ENTERED IN THE JUDGMENT
INDEX IN THE OFFICE OF JUDICIAL
SUPPORT AT MEDIA, PENNA.

The name of the person against whom such entry is made in each case appears first, followed by the name of the person in whose favor the entry is made and the amount. Details concerning the nature of the entry are available in the Judicial Support record.

The Judgment Index in the Judicial Support office at Media discloses that the following judgments, verdicts, liens, waiver of liens and other matters have been entered on the dates indicated.

**Accuracy of the entries
is not guaranteed**

Kehoe, Zella; Asset Acceptance, LLC;
10/28/14; \$1,541.32
Keichline, Regina M; Township of Upper
Darby; 10/06/14; \$225.70

Keikula, Josephine S; Township of Upper
Darby; 10/09/14; \$677.10
Keitt, Kathryn W; Service Wholesale Incorporated; 10/16/14; \$10,446.10
Keitt, Melissa; Service Wholesale Incorporated; 10/16/14; \$10,446.10
Keller, Erika; Township of Upper Darby;
10/01/14; \$225.70
Kelly, Thomas; Wells Fargo Bank NA;
10/09/14; \$541,892.38
Kelly, Aaron Christopher; Commonwealth
of Pennsylvania—for the Benefit of the
County of Delaware; 10/01/14; \$2,874.00
Kelly, Aaron Christopher; Commonwealth
of Pennsylvania—for the Benefit of the
County of Delaware; 10/01/14; \$2,874.00
Kelly, Anthony; Commonwealth of PA Department of Revenue; 10/08/14; \$500.53
Kelly, Brad S; Township of Upper Darby;
10/24/14; \$225.70
Kelly, David J; Commonwealth of PA
Department of Revenue; 10/08/14;
\$1,883.90
Kelly, John Joseph; Commonwealth of
Pennsylvania—for the Benefit of the
County of Delaware; 10/01/14; \$1,483.00
Kelly, Kathleen G; Township of Upper
Darby; 10/31/14; \$225.70
Kelly, Kevin J; Township of Upper Darby;
10/24/14; \$225.70
Kelly, Patricia A; Township of Upper Darby;
10/24/14; \$225.70
Kelly, Thomas; Southwest Delaware
County Municipal Authority; 10/28/14;
\$756.08
Kelly, Thomas J; Township of Upper Darby;
10/31/14; \$225.70
Kelsay, Colin; M Bregande Truck & Trailer
Repair; 10/15/14; \$4,969.91
Kemkeng, Magloire A; Township of Upper
Darby; 10/21/14; \$225.70
Kemokai, James Momoh; Township of Upper
Darby; 10/07/14; \$129.79
Kemp Jr, Asher; Township of Upper Darby;
10/07/14; \$225.70
Kemp Jr, Asher; Township of Upper Darby;
10/07/14; \$451.40
Kempton, Kyle J; Township of Upper
Darby; 10/27/14; \$225.70
Ken Becksted Masonry LLC; Fizzano
Bros Concrete Products Inc; 10/28/14;
\$50,000.00
Kenne, Jennifer M; Township of Upper
Darby; 10/14/14; \$225.70

- Kennedy, Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$2,305.00
- Kennedy, Keith R; Township of Upper Darby; 10/27/14; \$225.70
- Kennedy, Patrick; Township of Upper Darby; 10/06/14; \$225.70
- Kennedy, Ronald J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$2,614.00
- Kennedy, Taplah O; Township of Upper Darby; 10/03/14; \$225.70
- Kerns, Eve M; Township of Upper Darby; 10/21/14; \$165.53
- Keshishian, Dale; Internal Revenue Service; 10/17/14; \$13,530.18
- Kesselly, Binyah; Commonwealth of Pennsylvania; 10/09/14; \$16,000.00
- Kevin’s Janitorial Service, LLC; Barrett & Associates, Lp; 10/28/14; \$1,013.72
- Khatun, Fatema; Township of Upper Darby; 10/07/14; \$225.70
- Khatun, Fatima; Township of Upper Darby; 10/17/14; \$225.70
- Khurshida, Begum; Township of Upper Darby; 10/06/14; \$225.70
- Kicmett, Larry; Township of Upper Darby; 10/01/14; \$225.70
- Kilbride, Ann Marie; Internal Revenue Service; 10/10/14; \$30,101.29
- Kilbride, Steven; Internal Revenue Service; 10/10/14; \$30,101.29
- Kildare Capital Inc; Radnor Properties-555 LA LP; 10/07/14; \$84,122.69
- Killeen, Timothy S; Township of Upper Darby; 10/29/14; \$225.70
- Kim, Hyunjoo; Womens Health Care Group of Pennsylvania II, LLC; 10/15/14; \$465.75
- Kim, Jong Ho; Township of Upper Darby; 10/10/14; \$225.70
- King III, Dan; Borough of Lansdowne; 10/23/14; \$1,717.36
- King, Denise E.R.; Borough of Lansdowne; 10/23/14; \$1,717.36
- King, Gregory; Southwest Delaware County Municipal Authority; 10/28/14; \$719.18
- King, Jamar E; Township of Upper Darby; 10/21/14; \$225.70
- King, Joy A; Township of Upper Darby; 10/06/14; \$225.70
- King, Joyce M; Township of Upper Darby; 10/08/14; \$225.70
- King, Mark S; Township of Upper Darby; 10/08/14; \$225.70
- King, Robin A.; Capital One Bank (USA), N.A.; 10/20/14; \$2,470.41
- King, Trayvon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$879.00
- Kirian, Sarama; Township of Upper Darby; 10/03/14; \$225.70
- Kirk, Kenneth A; Township of Upper Darby; 10/28/14; \$225.70
- Kirk, Kenneth A; Township of Upper Darby; 10/22/14; \$225.70
- Kirk, Michelle; Township of Upper Darby; 10/22/14; \$225.70
- Kirk, Michelle M; Township of Upper Darby; 10/28/14; \$225.70
- Kirksey, Jeanette Tonia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$3,256.50
- Kirksey, Robert; City of Chester; 10/20/14; \$630.63
- Kissinger, Kenneth; Township of Upper Darby; 10/01/14; \$225.70
- Kiziroglou, Sousanna; Township of Upper Darby; 10/28/14; \$225.70
- Kiziroglou, Theofilos; Township of Upper Darby; 10/28/14; \$225.70
- Klassis, Anthony; Township of Upper Darby; 10/20/14; \$168.30
- Klawansky, David; Township of Upper Darby; 10/28/14; \$225.70
- Klawansky, Jennifer; Township of Upper Darby; 10/28/14; \$225.70
- Kliamovich Jr, John W; Township of Upper Darby; 10/28/14; \$225.70
- Kliamovich, Kimberly A; Township of Upper Darby; 10/28/14; \$225.70
- Klimeczko, Christine R.; Citimortgage Inc; 10/03/14; \$242,374.81
- Kline, Beth; Township of Upper Darby; 10/14/14; \$197.04
- Kline, Beth; Township of Upper Darby; 10/10/14; \$225.70
- Kline, Beth; Township of Upper Darby; 10/06/14; \$197.04
- Kline, Beth; Township of Upper Darby; 10/03/14; \$197.04
- Kline, Beth R; Township of Upper Darby; 10/14/14; \$225.70
- Kline, Beth R; Township of Upper Darby; 10/07/14; \$225.70
- Kline, Beth R; Township of Upper Darby; 10/09/14; \$225.70

Kline, Beth R; HSBC Bank USA, National Association; 10/31/14; \$120,964.87	Kog Risk Management Inc; Internal Revenue Service; 10/10/14; \$10,859.10
Kline, Dale J; Commonwealth of PA Department of Revenue; 10/08/14; \$1,544.24	Kogut Jr, Theodore; Citimortgage Inc; 10/09/14; \$264,154.21
Kline, David; Township of Upper Darby; 10/10/14; \$197.04	Kokonell LLC a PA; Township of Upper Darby; 10/14/14; \$451.40
Kline, David; Township of Upper Darby; 10/10/14; \$225.70	Kokoszka, Stephen A.; City of Chester; 10/28/14; \$1,334.63
Kline, David; Township of Upper Darby; 10/06/14; \$197.04	Kokumo, Adeola; Township of Upper Darby; 10/17/14; \$225.70
Kline, David; Township of Upper Darby; 10/03/14; \$197.04	Kolb Lees Exr, Joseph; Wells Fargo Bank, N.A.; 10/06/14; \$108,634.43
Kline, David B; Township of Upper Darby; 10/14/14; \$225.70	Komara, Marsha; Commonwealth of PA Department of Revenue; 10/09/14; \$1,361.55
Kline, David B; Township of Upper Darby; 10/07/14; \$225.70	Konare, Diaforo; Township of Upper Darby; 10/07/14; \$225.70
Kline, David B; Township of Upper Darby; 10/09/14; \$225.70	Konneh, Bankalie R; Township of Upper Darby; 10/10/14; \$225.70
Kline, David B; HSBC Bank USA, National Association; 10/31/14; \$120,694.87	Konski, Edward F.; City of Chester; 10/28/14; \$1,466.63
Kline, Margaux V; Commonwealth of PA Department of Revenue; 10/08/14; \$1,544.24	Kora, Hawa O; Township of Upper Darby; 10/03/14; \$225.70
Knapp, Donald; Township of Upper Darby; 10/27/14; \$225.70	Kora, Nfansu; Township of Upper Darby; 10/03/14; \$225.70
Knapp, Jill; Cach, LLC; 10/20/14; \$10,222.83	Kornfield, Michael; Cavalry SPV I, LLC As Asg of HSBC Bank/Capital One/Sam Ash Music; 10/16/14; \$1,273.28
Knapp, Margaret L; Township of Upper Darby; 10/27/14; \$225.70	Koroma, Abdurhaman; Commonwealth of PA Department of Revenue; 10/09/14; \$1,065.55
Knapp, Sean; Southwest Delaware County Municipal Authority; 10/28/14; \$5,451.27	Koroma, Mabinty S; Township of Upper Darby; 10/09/14; \$225.70
Knight, Alisha; Wells Fargo Bank NA; 10/03/14; \$104,777.37	Kostack /AKA, Joseph; Deutsche Bank Trust Comp; 10/10/14; \$93,982.96
Knight, Carol M; Township of Upper Darby; 10/23/14; \$225.70	Kostack /AKA, Tracy M; Deutsche Bank Trust Comp; 10/14/14; \$93,982.96
Knight, Grady; Township of Upper Darby; 10/02/14; \$225.70	Kostack Jr., Joseph R; Deutsche Bank Trust Comp; 10/10/14; \$93,982.96
Knight, Kyler; City of Chester; 10/28/14; \$3,038.63	Kotopoulos, Demetrious; Internal Revenue Service; 10/30/14; \$103,720.03
Knight, Sammie; Cavalry SPV I, LLC As Asg of HSBC Bank Nevada, N.A./ Best Buy; 10/17/14; \$1,975.24	Kotsosavas, Dimitrios; Township of Upper Darby; 10/03/14; \$225.70
Knowlton Jr, Arthur L; Chase Home Finance LLC; 10/16/14; \$197,906.20	Kotsosavas, Parthena; Township of Upper Darby; 10/03/14; \$225.70
Knowlton, Judith C; Chase Home Finance LLC; 10/16/14; \$197,906.20	Kovacs, George; Township of Upper Darby; 10/06/14; \$225.70
Knowlton, Rosemarie R; Chase Home Finance LLC; 10/16/14; \$197,906.20	Kovacs, Karen; Township of Upper Darby; 10/06/14; \$225.70
Koch, Alan-Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,602.00	Kovalenko, Kirill A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$2,556.00
Koddah, Fatmata; Commonwealth of PA Department of Revenue; 10/09/14; \$1,472.20	Kowou, Gbola A; Township of Upper Darby; 10/03/14; \$225.70

- Krail, Jason D; Commonwealth of PA Unemployment Comp Fund; 10/02/14; \$1,203.51
- Krakower, Martin Warren; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$2,800.26
- Kramer, Phillip; Residential Credit Solutions Inc; 10/09/14; \$88,861.32
- Krassnosky, Eric; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$7,724.34
- Kratzer, Bryan S; Liberty Mutual Group / SUB; 10/03/14; \$9,716.85
- Kratzer, Katherine; Liberty Mutual Group /SUB; 10/03/14; \$9,716.85
- Krauss Exr, John Joseph; JPMorgan Chase Bank NA Ssr; 10/10/14; \$158,889.43
- Krishnan, Murali; Freedom Credit Union; 10/10/14; \$13,093.48
- Krishnan, Sreelkha; Freedom Credit Union; 10/10/14; \$12,126.80
- Krom, Lisa M; Township of Upper Darby; 10/14/14; \$225.70
- Krom, Richard N; Township of Upper Darby; 10/14/14; \$225.70
- Kulesa, Tamara L; Township of Upper Darby; 10/24/14; \$193.19
- Kulwinder, Kaur; Township of Upper Darby; 10/02/14; \$789.95
- Kumar, Satish; Township of Upper Darby; 10/06/14; \$225.70
- Kuponiyi, Ayodele Oluwaseyi; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$2,504.00
- Kuriakose, Nancy; Township of Upper Darby; 10/09/14; \$225.70
- Kuriakose, Robin; Township of Upper Darby; 10/09/14; \$225.70
- Kuriger, Amelia T; Township of Upper Darby; 10/17/14; \$225.70
- Kushner, Michael Lucas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,347.10
- Kyelem, Sibri; Township of Upper Darby; 10/09/14; \$225.70
- Kyeong, Hee; Township of Upper Darby; 10/10/14; \$225.70
- L & C Investor LLC; City of Chester; 10/21/14; \$916.31
- La, Raya M; Township of Upper Darby; 10/20/14; \$225.70
- Lacey, Leslie; City of Chester; 10/23/14; \$1,947.31
- Lacey, Leslie; Wells Fargo Bank NA; 10/15/14; \$62,482.30
- Lacey, Mary; Township of Upper Darby; 10/31/14; \$225.70
- Lackey, Patrick; Township of Upper Darby; 10/24/14; \$225.70
- Ladislaw, Kathryn; Township of Upper Darby; 10/07/14; \$225.70
- Lai, Trung T; Christiana Trust; 10/17/14; \$295,171.42
- Laine, Sharon; Township of Upper Darby; 10/02/14; \$225.70
- Laird, Jaime A; Southwest Delaware County Municipal Authority; 10/28/14; \$1,144.12
- Laird, Shane O; Southwest Delaware County Municipal Authority; 10/28/14; \$1,144.12
- Lala, Carlotta E; Township of Upper Darby; 10/20/14; \$451.40
- Lalli, Greg; Hunter, Linda; 10/01/14; \$78,820.55
- Lamantia, Elizabeth; Township of Upper Darby; 10/28/14; \$225.70
- Lamkin, Josie Cheri; City of Chester; 10/28/14; \$773.63
- Lamont Jr, Eugene P; Township of Upper Darby; 10/01/14; \$225.70
- Lampe, Marie; Township of Upper Darby; 10/28/14; \$225.70
- Lampe, Robert; Township of Upper Darby; 10/28/14; \$225.70
- Lampkin, Veronica; Township of Upper Darby; 10/27/14; \$225.70
- Lanciano, Michael Dominic; Township of Upper Darby; 10/24/14; \$225.70
- Lanclos, Jameen E; Township of Upper Darby; 10/09/14; \$225.70
- Land, Patricia Elaine; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,942.00
- Land, Patricia Elaine; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,942.00
- Landauer, Jeffrey M; Shirinian, Ana; 10/22/14; \$4,260.00
- Landauer, Jeffrey M; Shirinian, George; 10/22/14; \$4,260.00
- Landers, Timothy Keith; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$3,038.45
- Lane, Amanda N; Township of Upper Darby; 10/31/14; \$225.70

- Lane, Elijah Jimmy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$427.70
- Lane, Johnnie; City of Chester; 10/28/14; \$3,038.63
- Lane, Michael T; Township of Upper Darby; 10/31/14; \$225.70
- Lanette, Diana R; Township of Upper Darby; 10/31/14; \$225.70
- Lang, Ind/President, Albert M; Commonwealth of PA Department of Revenue; 10/09/14; \$6,234.54
- Langan, Gina; Township of Upper Darby; 10/02/14; \$225.70
- Lannon, John Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$2,562.28
- Lansky, Rebecca; Township of Upper Darby; 10/27/14; \$225.70
- Larkin, Joann; Township of Darby; 10/16/14; \$363.54
- Larouche, John G; Township of Upper Darby; 10/31/14; \$225.70
- Larouche, Kristine M; Township of Upper Darby; 10/31/14; \$225.70
- Latson, Ethan D; Township of Upper Darby; 10/22/14; \$225.70
- Lattanzio, Lora; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,860.00
- Lauer, Maureen; Cach LLC; 10/20/14; \$2,685.23
- Laureano, Santos; Township of Upper Darby; 10/17/14; \$146.00
- Law Offices of Dimitrios Kolovos, LLC; Commonwealth Real Estate Investors; 10/22/14; \$10,538.42
- Lawler, John J; Township of Upper Darby; 10/30/14; \$210.75
- Lawler, Kelly A; Township of Upper Darby; 10/30/14; \$210.75
- Lawler, Lovet; City of Chester; 10/28/14; \$2,609.63
- Lawrence, Helen; City of Chester; 10/20/14; \$470.63
- Lawrence, Irvin; City of Chester; 10/20/14; \$470.63
- Lawrence, Jillisa S.; Sun East Federal Credit Union; 10/22/14; \$1,500.48
- Lawson, Albertha; Township of Upper Darby; 10/23/14; \$225.70
- Lawson, Christopher M; Township of Upper Darby; 10/28/14; \$127.50
- Lawson, Johanna H; Township of Upper Darby; 10/28/14; \$127.50
- Lawson, Loujean; Discover Bank; 10/23/14; \$5,891.69
- Lay, Deborah H.; Cavalry Investments, LLC, As Asg of HSBC Card Services, Inc; 10/17/14; \$1,475.31
- Leach, Constance; US Bank National Association; 10/16/14; \$524,509.20
- Leach, Douglas; US Bank National Association; 10/16/14; \$524,509.20
- Leaman, Wilson I; Township of Upper Darby; 10/02/14; \$225.70
- Leapfrog Photography Studio LLC; PNC Bank N.A.; 10/21/14; \$27,397.49
- Leavy, Linda; Township of Upper Darby; 10/02/14; \$225.70
- Lebotesis, Nicholas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$213.00
- Lee, Chang Hoon; Township of Upper Darby; 10/21/14; \$225.70
- Lee, Curtis; Township of Upper Darby; 10/16/14; \$225.70
- Lee, Debra; Township of Upper Darby; 10/17/14; \$225.70
- Lee, Loan T; Township of Upper Darby; 10/14/14; \$225.70
- Leeland, Joanna; Wells Fargo Bank NA; 10/02/14; \$209,718.49
- Leeland, Joanna M Haley; Wells Fargo Bank NA; 10/02/14; \$209,718.49
- Leeland, Michael; Wells Fargo Bank NA; 10/02/14; \$209,718.49
- Leeland, Michael S; Wells Fargo Bank NA; 10/02/14; \$209,718.49
- Lefry, Immacula; Township of Upper Darby; 10/20/14; \$187.76
- Leinhauser, Brian C; Township of Upper Darby; 10/21/14; \$225.70
- Lenhart, George; Township of Upper Darby; 10/27/14; \$225.70
- Lenhart, Helyn; Township of Upper Darby; 10/27/14; \$225.70
- Lennon, Charles Cyril; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,069.00
- Leroy, Guy; City of Chester; 10/28/14; \$773.31
- Leroy, Guy; City of Chester; 10/28/14; \$773.31
- Leroy, Guy; City of Chester; 10/28/14; \$773.31
- Lesage, Jeffrey; Township of Upper Darby; 10/02/14; \$225.70

- Lesage, Sharon; Township of Upper Darby; 10/02/14; \$225.70
- Lesky, Charles M; Commonwealth of PA Department of Revenue; 10/09/14; \$1,117.09
- Lesky, Charles M; Citimortgage, Inc; 10/20/14; \$144,975.53
- Lesky, Mary; Commonwealth of PA Department of Revenue; 10/09/14; \$1,117.09
- Lesky, Mary; Citimortgage, Inc; 10/20/14; \$144,975.53
- Lessane, Jacquita; Lessane, Jacquita; 10/14/14; \$225.70
- Leveille, Jean; Township of Upper Darby; 10/21/14; \$225.70
- Levine, Terry; Cavalry SPV I, LLC, As Asg of HSBC Bank Nevada, N.A.; 10/15/14; \$4,253.90
- Lewis Jr, John L.; City of Chester; 10/28/14; \$1,598.63
- Lewis Jr., Derrick T.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,981.00
- Lewis, Alease E; Elliott Jr, Richard E; 10/17/14; \$6,442.72
- Lewis, Corey D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,410.00
- Lewis, Daniel; City of Chester; 10/30/14; \$773.31
- Lewis, Derrick A; Township of Upper Darby; 10/14/14; \$225.70
- Lewis, Dorothy L; City of Chester; 10/30/14; \$972.53
- Lewis, Floyd C; City of Chester; 10/23/14; \$916.63
- Lewis, Geraldine; City of Chester; 10/30/14; \$773.63
- Lewis, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$2,051.00
- Lewis, Laureen A.; Capital One Bank (USA) N.A.; 10/21/14; \$2,256.99
- Lewis, Nellie C; City of Chester; 10/23/14; \$916.63
- Lewis, Rahshie Rakeem; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,691.50
- Lewis, Steven R; Township of Upper Darby; 10/09/14; \$451.40
- Lewis, Theresa B; Elliott Jr, Richard E; 10/17/14; \$6,442.72
- Lewis, William; City of Chester; 10/30/14; \$773.63
- Lewis, William F; City of Chester; 10/30/14; \$972.53
- Li, Ying; Township of Upper Darby; 10/22/14; \$225.70
- Lincoln, Marc; Township of Upper Darby; 10/30/14; \$225.70
- Lincoln, William H; Township of Upper Darby; 10/30/14; \$225.70
- Lindy, Lisa; Township of Upper Darby; 10/22/14; \$225.70
- Lindy, Ross; Township of Upper Darby; 10/22/14; \$225.70
- Linenbroker, Cara J; Township of Upper Darby; 10/27/14; \$180.38
- Lingham, Fallyn E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,175.13
- Lingham, Fallyn E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,175.13
- Linus Jr, James F; JPMorgan Chase Bank, N.A.; 10/31/14; \$236,461.35
- Lipinsky, Itay; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$3,364.00
- Lipinsky, Rivka; The Bank of New York Mellon /FKA; 10/09/14; \$456,908.22
- Little, George; City of Chester; 10/30/14; \$1,202.63
- Little, Michele; City of Chester; 10/30/14; \$1,202.63
- Little, Nakia; Hertz Corporation; 10/27/14; \$19,181.48
- Little, Naquashia; Hertz Corporation; 10/27/14; \$19,181.48
- Little, Syreeta; O'neill, Dennis; 10/01/14; \$1,075.08
- Little-Auston, Malik Mandela; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,456.60
- Living Trust Revocable; Township of Upper Darby; 10/21/14; \$225.70
- Llanerich Hills Fire Auxiliary; Township of Upper Darby; 10/28/14; \$225.70
- Lloyd, Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$9,593.00
- Lloyd, Ronald; Township of Upper Darby; 10/07/14; \$225.70
- Lodato, Gail G; Township of Upper Darby; 10/20/14; \$189.40
- Lodato, Michael L; Township of Upper Darby; 10/20/14; \$189.40

- Logeman, Helen Lewes; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$813.00
- Logeman, Helene Li; City of Chester; 10/30/14; \$773.63
- Logiurato, Anthony; Township of Upper Darby; 10/22/14; \$677.10
- Logiurato, Lisa; Township of Upper Darby; 10/22/14; \$677.10
- Logue, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,537.00
- Logue, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,537.00
- Lokey, Michelle E; Township of Upper Darby; 10/06/14; \$200.50
- Lolley, Christina; City of Chester; 10/30/14; \$2,522.63
- London, Jamir; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$2,208.34
- Lonesome, Florence; Township of Darby; 10/17/14; \$311.73
- Lonesome, George; Township of Darby; 10/17/14; \$311.73
- Long Lane Management LLC; Township of Upper Darby; 10/14/14; \$677.10
- Long, Bonnie Lou; City of Chester; 10/30/14; \$1,279.63
- Long, Edward; City of Chester; 10/30/14; \$1,279.63
- Lopez, Maria M; City of Chester; 10/30/14; \$916.31
- Lormeus, Huberman; Township of Upper Darby; 10/20/14; \$225.70
- Lormeus, Marie C; Township of Upper Darby; 10/20/14; \$225.70
- Loro, Paul J; Township of Upper Darby; 10/17/14; \$225.70
- Loro, Theresa M; Township of Upper Darby; 10/17/14; \$225.70
- Lotary, Alicia A; Township of Upper Darby; 10/20/14; \$225.70
- Louinis, Marie; Township of Upper Darby; 10/27/14; \$225.70
- Louis, Rock L; Township of Upper Darby; 10/06/14; \$225.70
- Love, Mario D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,470.00
- Lowe, Charles J; Township of Upper Darby; 10/02/14; \$225.70
- Lowe, James; Portfolio Recovery Associates LLC; 10/08/14; \$2,685.81
- Lowery, Yolanda; Township of Upper Darby; 10/07/14; \$225.70
- Loy, Sinat; Portfolio Recovery Associates, LLC; 10/29/14; \$5,740.86
- Lucas, Michael C.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$3,806.00
- Lucky, Timmy; Barclays Bank Delaware; 10/22/14; \$8,242.12
- Lugo, Ilvia; City of Chester; 10/30/14; \$773.63
- Lundberg, John J; Bank of New York Mellon; 10/23/14; \$129,816.17
- Lundberg, Renee; Bank of New York Mellon; 10/23/14; \$129,816.17
- Lundgren, Robert; Commonwealth of PA Department of Revenue; 10/09/14; \$3,537.45
- Luyt, Carrie E; Internal Revenue Service; 10/22/14; \$16,389.63
- Luyt, Charles E; Internal Revenue Service; 10/22/14; \$16,389.63
- Lyle, Arthur G; Township of Upper Darby; 10/14/14; \$225.70
- Lynch, Theresa; Wilson of Wallingford LLC; 10/28/14; \$1,668.65
- Lynn, Bernadette; Township of Upper Darby; 10/29/14; \$200.53
- Lyons, Dany; Borough of Darby; 10/27/14; \$1,022.50
- Lyons, Netasha A; Township of Upper Darby; 10/06/14; \$225.70
- M I S I LP; Township of Upper Darby; 10/08/14; \$225.70
- M.J. Monahan Builders, Inc.; D. & K. Appliances, Inc; 10/29/14; \$13,359.47
- Macajoux, Rodney A; Federal National Mortgage Association (Fannie Mae); 10/17/14; \$65,019.59
- Macajoux, Rodney A; Federal National Mortgage Association (Fannie Mae); 10/31/14; \$65,063.69
- Macajoux, Rodney A; Federal National Mortgage Association; 10/09/14; \$65,537.90
- Maccrory, Kelly Ann; Township of Upper Darby; 10/28/14; \$172.89
- Macdonald, Amy T; Commonwealth of PA Department of Revenue; 10/08/14; \$509.47
- Mace, Jarrod; Township of Upper Darby; 10/21/14; \$225.70
- Mack, Curtis; City of Chester; 10/30/14; \$1,635.50

- Mack, Eugene; City of Chester; 10/30/14; \$1,466.63
- Mack, Gregory D; Township of Upper Darby; 10/24/14; \$225.70
- Mack, Norall S.; Commonwealth of PA Unemployment Comp Fund; 10/02/14; \$963.80
- Maclaren, Jonathan S.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$350.00
- Macmillan, Mark D.; Capital One Bank (USA), N.A.; 10/21/14; \$993.88
- Macmullett, Cosette; Township of Upper Darby; 10/24/14; \$225.70
- Macmullett, Kevin; Township of Upper Darby; 10/24/14; \$225.70
- Macmullin, Christine L; Township of Upper Darby; 10/23/14; \$225.70
- Macmullin, David; Township of Upper Darby; 10/23/14; \$225.70
- Macneal, Erica M; Commonwealth of Pennsylvania; 10/24/14; \$25,000.00
- Macrina, Carolyn A; Commonwealth of PA Department of Revenue; 10/10/14; \$1,748.47
- Macrina, Dominic G; Commonwealth of PA Department of Revenue; 10/10/14; \$1,748.47
- Madar A/K/A , Jennifer; HSBC Bank USA N.A.; 10/17/14; \$184,400.73
- Madden, Reenie; Capital One Bank (USA), N.A.; 10/22/14; \$5,342.40
- Maddox Jr, William E; Township of Upper Darby; 10/16/14; \$225.70
- Maddox Jr, William E; Township of Upper Darby; 10/16/14; \$225.70
- Madsen, J Tim; LVNV Funding, LLC; 10/28/14; \$5,406.66
- Madu, Michael; Township of Upper Darby; 10/15/14; \$451.40
- Madu, Michael C; Township of Upper Darby; 10/02/14; \$225.70
- Magiera, Michael W; Township of Upper Darby; 10/08/14; \$197.84
- Magnin, James; Commonwealth of Pennsylvania; 10/09/14; \$20,000.00
- Maguire, Greg; Kelly, Carolyn; 10/09/14; \$23,140.00
- Maguire, Greg; Kely, John; 10/09/14; \$23,140.00
- Maher, Diane; Township of Upper Darby; 10/29/14; \$225.70
- Maher, Gerald; Cach, LLC; 10/21/14; \$2,881.97
- Mahi, Kulwinder K; Township of Upper Darby; 10/08/14; \$225.70
- Mahi, Madan S; Township of Upper Darby; 10/08/14; \$225.70
- Mahn, Elizabeth; Township of Upper Darby; 10/06/14; \$225.70
- Mahoner, Damon; Township of Upper Darby; 10/06/14; \$225.70
- Mailey, David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$300.00
- Mailey, David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$300.00
- Mainardi, Diana; Township of Upper Darby; 10/03/14; \$225.70
- Majeed, Geraldine; City of Chester; 10/29/14; \$1,202.63
- Majeed, Rasheedah; City of Chester; 10/30/14; \$1,466.63
- Makundu, Beatrice L; Township of Upper Darby; 10/03/14; \$225.70
- Malachi, Jervonda L; Commonwealth of PA Department of Revenue; 10/07/14; \$1,830.31
- Malarick, Michael; Township of Upper Darby; 10/28/14; \$225.70
- Malarick, Michael T; Township of Upper Darby; 10/24/14; \$225.70
- Malarick, Theresa; Township of Upper Darby; 10/28/14; \$225.70
- Malarick, Theresa A; Township of Upper Darby; 10/24/14; \$225.70
- Malatesta, Domenic V; Township of Upper Darby; 10/27/14; \$225.70
- Maleguzzamna, Mohamed; Township of Upper Darby; 10/21/14; \$225.70
- Malek, Abdul; Township of Upper Darby; 10/14/14; \$225.70
- Mallery, Diane; City of Chester; 10/20/14; \$630.63
- Mallon, Bridget; Commonwealth of PA Department of Revenue; 10/10/14; \$1,958.41
- Mallon, Michael; Commonwealth of PA Department of Revenue; 10/10/14; \$1,958.41
- Mallory, Jamil Asan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$2,810.00
- Malone, Carol Ann; Township of Upper Darby; 10/24/14; \$225.70
- Malone, Carol Ann; Township of Upper Darby; 10/10/14; \$201.95

- Management LLC Aljon; Township of Upper Darby; 10/27/14; \$1,512.19
- Management LLC Aljon; Township of Upper Darby; 10/27/14; \$902.80
- Management LLC Aljon; Township of Upper Darby; 10/07/14; \$225.70
- Manaras, Pete; Township of Upper Darby; 10/15/14; \$451.40
- Manaras, Pete; Township of Upper Darby; 10/15/14; \$451.40
- Manire, George; City of Chester; 10/29/14; \$2,510.63
- Manire, Marsha; City of Chester; 10/29/14; \$2,510.63
- Manley, Jaimie M; Shirinian, Ana; 10/22/14; \$4,260.00
- Manley, Jaimie M; Shirinian, George; 10/22/14; \$4,260.00
- Manley, Michael C; Township of Upper Darby; 10/20/14; \$225.70
- Manosca, Jeffrey; Township of Upper Darby; 10/29/14; \$225.70
- Manosca, Jennifer; Township of Upper Darby; 10/29/14; \$225.70
- Mansaray, Fatmata; Township of Upper Darby; 10/09/14; \$225.70
- Mansfield, James R; Bank of America N.A.; 10/09/14; \$99,772.13
- Mantey, Peter; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$523.00
- Marcano, Jose; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,225.80
- Marchion, Heather; Township of Upper Darby; 10/14/14; \$225.70
- Marchion, Steve; Township of Upper Darby; 10/14/14; \$225.70
- Marcolongo, Amanda; Sun East Federal Credit Union; 10/20/14; \$12,941.64
- Marcolongo, Amanda; JPMorgan Chase Bank N.A.; 10/10/14; \$141,863.35
- Marcolongo, Kenneth R; Sun East Federal Credit Union; 10/20/14; \$12,941.64
- Marhoum, Abdelaziz; Township of Upper Darby; 10/27/14; \$225.70
- Marhoum, Abdelaziz A; Township of Upper Darby; 10/23/14; \$225.70
- Marhoum, Abdelaziz G; Township of Upper Darby; 10/09/14; \$451.40
- Mari Jr, James V; Township of Upper Darby; 10/24/14; \$225.70
- Maria Monaghan LLC; Commonwealth of PA Department of Revenue; 10/07/14; \$914.63
- Maria, Palermo; Township of Upper Darby; 10/28/14; \$225.70
- Mariani Jr, Paul A; Township of Upper Darby; 10/07/14; \$451.40
- Mariani, Catherine; Township of Upper Darby; 10/24/14; \$225.70
- Mariani, Domenic; Township of Upper Darby; 10/24/14; \$225.70
- Mariko, Abdoulaye; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$3,443.32
- Mariko, Abdoulaye; Borough of Yeadon; 10/21/14; \$1,490.74
- Marinari, John J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$5,284.00
- Marinelli, Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$11,290.50
- Marinelli, Beau; Cach, LLC; 10/20/14; \$6,141.81
- Marion, Chandra; Wilson of Wallingford Inc; 10/15/14; \$2,914.39
- Marion, Joseph D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,518.00
- Marion, Joseph D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,518.00
- Marks, Celestine; Township of Upper Darby; 10/08/14; \$225.70
- Marley III, Joseph E; US Bank NA SSR; 10/10/14; \$1,572,868.75
- Marley Jr., Marc; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,403.00
- Marley Jr., Marc; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,500.00
- Marone, Thomas Dominic; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,908.00
- Marrero, Kayla; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,091.00
- Marrero, Rafael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,093.70
- Marseille, Phillip; Drexel University; 10/10/14; \$14,168.09

Marsett Jr., Preston Leon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$204.00
 Marsh, Eric Cornell; Township of Upper Darby; 10/30/14; \$225.70
 Marsh, Leslie R.; Capital One Bank (USA), NA; 10/22/14; \$2,054.19
 Marsh, Selisa K; Township of Upper Darby; 10/30/14; \$225.70
 Marshall, George H; Township of Upper Darby; 10/17/14; \$154.10
 Marshall, Leroi E; City of Chester; 10/31/14; \$630.63
 Marshall, Marlene; City of Chester; 10/31/14; \$630.63
 Marshall, Olubunmi I; Township of Upper Darby; 10/08/14; \$225.70
 Marshall, Sandy; Township of Upper Darby; 10/01/14; \$225.70
 Marshall, Talia; Commonwealth of PA Department of Revenue; 10/10/14; \$1,493.05
 Marshall, Thomas; Commonwealth of PA Department of Revenue; 10/10/14; \$1,493.05
 Martel Inc Blairs Florist Shop; Commonwealth of PA Department of Revenue; 10/08/14; \$7,524.02
 Martin, Chad; Kone, Seydou; 10/09/14; \$6,085.60
 Martin, Jerrold; Township of Upper Darby; 10/30/14; \$225.70
 Martin, Mary; Township of Upper Darby; 10/30/14; \$225.70
 Martin, Michael; Township of Upper Darby; 10/22/14; \$225.70
 Martin, Sula O; Township of Upper Darby; 10/16/14; \$225.70
 Martin, Veronica; Township of Upper Darby; 10/10/14; \$225.70
 Martinez, Amara; Township of Upper Darby; 10/28/14; \$225.70
 Martinez, Maribel S.; City of Chester; 10/29/14; \$1,058.63
 Martinez, Maribel S.; City of Chester; 10/28/14; \$1,050.66
 Martini, Edward J; Township of Upper Darby; 10/27/14; \$667.10
 Martini, Sandra A; Township of Upper Darby; 10/27/14; \$677.10
 Martucci, John; Glen Manor Apartments; 10/02/14; \$28,799.04
 Martyn, Murray; Township of Upper Darby; 10/30/14; \$225.70

Marziani, Cristina; Federal National Mortgage Association; 10/10/14; \$122,165.58
 Mason III, Thomas Aloysius; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,365.00
 Mason, Ahmon Artrail; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$3,961.64
 Mason, Frenetta; RBS Citizens N.A.; 10/07/14; \$195,237.75
 Massarelli, Lindsey; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$2,441.00
 Mathai, Kurian; Township of Upper Darby; 10/03/14; \$225.70
 Mathews, Morris; Borough of Lansdowne; 10/23/14; \$2,142.97
 Mathieu, Kristen L.; Cavalry SPV I, LLC As Asg of Capital One, N.A./Best Buy; 10/17/14; \$1,343.92
 Matijosaitis Sr., Paul; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$2,784.50
 Matkowski, Patricia A; Township of Upper Darby; 10/15/14; \$225.70
 Matteo, Ronald; Township of Upper Darby; 10/28/14; \$225.70
 Matthews, Douglas; City of Chester; 10/29/14; \$1,202.31
 Matthews, Eugene; City of Chester; 10/29/14; \$1,862.63
 Matthews, Maureen; Township of Upper Darby; 10/17/14; \$225.70
 Matthews, Paultette; Township of Upper Darby; 10/17/14; \$225.70
 Matthias, Hazel P; Township of Upper Darby; 10/21/14; \$225.70
 May, Joshua P; Township of Upper Darby; 10/23/14; \$225.70
 Mayfield, Ernest; City of Chester; 10/30/14; \$1,059.63
 Mayfield, Ernest William; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$7,903.55
 Mayfield, Irene D; City of Chester; 10/30/14; \$1,059.63
 Mayfield, Melita Cheree; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/14; \$1,778.00
 Mayo, Geraldine; City of Chester; 10/21/14; \$630.63
 Mayo, Trevor; City of Chester; 10/21/14; \$630.63

**LOCALITY INDEX
SHERIFF'S SALES
OF REAL ESTATE
COUNTY COUNCIL
MEETING ROOM
COURTHOUSE, MEDIA, PA
September 18, 2015
11:00 A.M. Prevailing Time**

BOROUGH

- Aldan 36, 56
- Brookhaven 33, 90
- Clifton Heights 61, 75
- Collingdale 1, 2, 62
- Darby 39, 51
- East Lansdowne 11, 22
- Eddystone 82
- Folcroft 46, 77, 100
- Glenolden 37, 63
- Lansdowne 9, 38
- Marcus Hook 30
- Millbourne 85
- Norwood 18, 66
- Prospect Park 6
- Ridley Park 107
- Sharon Hill 43, 104, 106
- Swarthmore 12
- Trainer 35, 59, 108
- Yeadon 10, 24, 57, 60

CITY

- Chester 3, 7, 32, 34, 41, 68, 74

TOWNSHIP

- Aston 16, 28, 69
- Bethel 71
- Concord 27, 40
- Darby 8, 15, 79, 101
- Edgmont 91
- Haverford 13, 64, 78, 84, 88, 89
- Lower Chichester 55, 73, 87
- Marple 31
- Newtown 94, 105
- Nether Providence 42
- Radnor 97
- Ridley 48, 83, 95
- Springfield 14, 67
- Tinicum 102
- Upper Chichester 26, 49, 54, 58, 65, 80, 98
- Upper Darby 5, 17, 19, 20, 21, 23, 29, 44, 45, 47, 50, 53, 70, 72, 76, 86, 92, 93, 96, 99, 103

Conditions: \$ 2,000.00 cash or certified check at time of sale (unless otherwise stated in advertisement), balance in ten days. Other conditions on day of sale.

To all parties in interest and claimants:

TAKE NOTICE that a Schedule of Distribution will be filed within thirty (30) days from the date of sale and distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the Schedule of Distribution will be given.

No. 11676 1. 2013

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece or ground Situate in the Borough of Collingdale formerly the Township of Darby, in the County of Delaware and State of Pennsylvania in the Eastward side of Collingdale Avenue at the distance of 142.68 feet Northward from the Northward side of Parker Avenue as laid down and designated on the plan of building lots in Collingdale the property of Susanna L. Bunting, made by Enon M. Harris, Jr., on 8/8/1888.

CONTAINING in front on said Collingdale Avenue, 100 feet in depth extending Eastward there from between parallel lines at right angles to said Collingdale Avenue, 200 feet, BEING composed of Lots Nos. 14 and 15 as marked and designated on said Plan.

BEING the same premises which Fidelity Bank, Fidelity Bank, N.A. and Fred Wilson, Jr. Executors of the Estate of Katherine Anna Wilson, deceased, by Indenture dated 10-26-89 and recorded 11-2-89 in the Office of the Recorder of Deeds in and for the County of Delaware in Volume 715 page 591, granted and conveyed unto David Hanly and Evelyn Hanly, in fee.

BEING known as No. 213 Collingdale Avenue, Collingdale, PA.

BEING Folio No. 11-00-00783-00.

IMPROVEMENTS CONSIST OF: residential rental dwelling.

SOLD AS THE PROPERTY OF: David Hanly, Sr. and Evelyn Hanly.

Hand Money \$31,145.00 plus all interest and costs which continue to accrue

Phillip D. Berger, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 11554 2. 2013

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece or ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Collingdale (formerly the Township of Darby), County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a plan of building lots in Collingdale, made by Enon M. Harris, Jr., 8/8/1888, for Susanna L. Bunting, as follows, to wit:

BEGINNING at a point on the Northeast corner of Collingdale Avenue and MacDade Boulevard (formerly Parker Avenue); thence Northwardly along the Eastwardly side of said Collingdale Avenue 142.68 feet to a point, a corner of other lands now or late of the said Susanna L. Bunting, being No. 14 on said Plan; thence Eastwardly along the same, by a line at right angles with said Collingdale Avenue 100 feet to a point, another corner of said lands, being Lot No. 11 on said Plan; thence Southwardly along the same and by a line at right angles with the last mentioned line 147.76 feet to a point on the Northwardly side of said MacDade Boulevard; thence along the same. South 65 degrees 25 minutes West, 100.12 feet to the place of beginning, the same being composed of Lots numbered 12 and 13 on said plan.

BEING the same premises which John J. Patton, and Anna Gilmore, co-partners t/a John J. Patton and Anna Gilmore, by Indenture dated 4/7/81 and recorded 4/22/81 in the Office of the Recorder of Deeds in and for the County of Delaware in Volume 2781 page 57, granted and conveyed unto David P. Hanly and Evelyn S. Hanly, his wife, in fee.

BEING known as No. 829 MacDade Blvd., Collingdale, PA.

BEING Folio No. 11-00-01620-00.

IMPROVEMENTS CONSIST OF: Commercial Property.

SOLD AS THE PROPERTY OF: David Hanly, Sr. and Evelyn Hanly.

Hand Money \$33,973.00 plus all interest and costs which continue to accrue

Phillip D. Berger, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 2984 3. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$42,814.69

Property in the City of Chester, County of Delaware and State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 2424 West 4th Street, Chester, PA 19013.

Folio Number: 49-10-00348-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert B. Thomas, Jr.

Hand Money \$2,000.00

LeeAne O. Huggins, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 010346 5. 2014

MORTGAGE FORECLOSURE

Judgment Amount: \$205,553.01

Property in the Township of Upper Darby, County of Delaware, and State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 3839 Marshall Road, Drexel Hill, PA 19026.

Folio Number: 16-13-02353-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Steven Lyles.

Hand Money \$2,000.00

LeeAne O. Huggins, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 2540 6. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$136,476.93

Property in the Borough of Prospect Park, County of Delaware and State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 811 5th Avenue, Prospect Park, PA 19076.

Folio Number: 33-00-00505-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Stephen Kroll and Amy Shriver.

Hand Money \$2,000.00

LeeAne O. Huggins, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 7295C 7. 2012

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece or parcel of land, with the buildings and and IMPROVEMENTS thereon erected, situate lying and being in Chester City on the County of Delaware, State of Pennsylvania; bounded and described as follows:

ALL THAT CERTAIN lot or piece or ground, situate in the City of Chester, County of Delaware and State of Pennsylvania; bounded and described as follows, according to a Survey and Plan thereon dated May 23, 1967, prepared by Catania Engineering Associates, Inc., Civil Engineers, Chester, Pennsylvania, to wit:

BEGINNING at a point on the Northeastly side of Avenue of the States (formerly known as Market Street) at a distance of 53.17 feet measured North 25 degrees, 11 minutes, 51 seconds West along the Northeastly side of Market Street from the Northeastly corner of 5th and Avenue of the States; thence along the said side of Avenue of the States North 25 degrees 11 minutes 51 seconds West 41.32 feet to a point, a corner of lands of D.L.F., Inc.; thence by the said lands and passing near the face of brick wall of IMPROVEMENTS upon said lands, North 64 degrees 53 minutes 49 seconds East 74.16 feet to a point; thence along the face of existing structures bounding on the Northeast, South 27 degrees 57 minutes 51 seconds East 39.61 feet to a point; thence along the existing structures joint between these lands and other lands adjoining on the Southeast, South 62 degrees 30 minutes, 30 seconds West 37.87 feet to a point and thence by the same South 64 degrees, 37 minutes 49 seconds West 38.24 feet to the first mentioned point and place of beginning.

BEING known as Parcel 49-03-00649-01, Chester City, Delaware County, PA.

Commonly known as 505-507 Avenue of the States, Chester, PA 19013.

TITLE to said premises vested in Seung Jun Suh by Deed from Heung Soon Im and Ok Soon Im, husband and wife by Deed dated 04/16/07 and recorded 05/01/07 in the Delaware County Recorder of Deeds in Book 4088, page 1947.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Seung Jun Suh.

Hand Money \$10,806.43.

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 002808 8. 2014

MORTGAGE FORECLOSURE

Property in the Darby Township, County of Delaware and Commonwealth of Pennsylvania on the and known as Lot No. 518 on a survey and plan made of Briarcliffe.

Front: IRR Depth: IRR

BEING Premises: 246 South Academy Avenue, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gregory N. Smeck.

Hand Money \$17,720.17

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 006545 9. 2013

MORTGAGE FORECLOSURE

Property in the Borough of Lansdowne, County of Delaware and Commonwealth of Pennsylvania on the Southerly side of Berkeley Avenue.

Front: IRR Depth: IRR

BEING Premises: 42 Berkley Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: David L. Joseph.

Hand Money \$19,004.13

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 1509 10. 2015

MORTGAGE FORECLOSURE

Property in the Yeadon Borough, County of Delaware, State of Pennsylvania.

Front: 25 Depth: 100

BEING Premises: 122 East Providence Road, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tonya M. Scott a/k/a Tonya Mapp-Carter.

Hand Money \$9,618.15

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 010066 11. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece or ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of East Lansdowne, County of Delaware and State of Pennsylvania and designated and known as lots numbered 642 and 643 in the recorded plan of lots called East Lansdowne, which is duly recorded in the Office for Recording of Deeds in and for the County of Delaware, aforesaid in Deed Book H No. 10, page 638 and described as one lot as follows, to wit:

BEGINNING at a point on the Northerly side of Pembroke Avenue at the distance of 100.42 feet Eastwardly from the Easterly side of Hirst Avenue as shown on said Plan, extending Northwardly parallel with said Hirst Avenue 131.09 feet to a point; thence extending Eastwardly parallel with Emerson Avenue 40 feet to a point; thence extending Southwardly parallel with said Hirst Avenue 127.43 feet to a point in the Northerly side of Pembroke Avenue and thence extending Westwardly 40.16 feet along said Pembroke Avenue to the first mentioned point of place of beginning.

BEING known as 409 Pembroke Avenue, East Lansdowne, PA 19050.

BEING Folio No. 17-00-00651-00.

BEING the same premises which Thomas R. Lyons granted and conveyed unto Thomas Lyons and Kathleen Lyons, h/w by Deed dated June 18, 2008 and recorded June 24, 2008 in Delaware County Record Book 4387, page 1786.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Thomas Lyons, a/k/a Thomas R. Lyons and Kathleen Lyons, a/k/a Kathleen L. Lyons.

Hand Money \$99,604.56

Martha E. Von Rosenstiel, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 2228 12. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Swarthmore, County of Delaware and State of Pennsylvania, Southwesterly side of Dickinson Avenue.

Front: 80 feet Depth: 180 feet

BEING Premises: 234 Dickinson Avenue, Swarthmore, PA 19081.

IMPROVEMENTS CONSIST OF: single family two story residence.

SOLD AS THE PROPERTY OF: J and M Properties, Inc.

Hand Money \$408,586.70

Craig H. Fox, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 2257 13. 2015

MORTGAGE FORECLOSURE

804 Biddle Street
Ardmore, PA 19003

Property in the Township of Haverford, County of Delaware, State of Pennsylvania SITUATE on the Northwesterly side of Biddle Street (fifty feet wide) at the distance of two hundred eighty-five feet measured South fifty-seven degrees thirty-four minutes twenty seconds West along the Northwesterly side of said Biddle Street from its intersection with the Southwesterly side of County Line Road.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Vikki M. Asbury, Ernest L. Asbury, Jr.

Hand Money \$11,994.54

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 15654 14. 2010

MORTGAGE FORECLOSURE

ALL THAT CERTAIN parcel of land lying and being situate in the Township of Springfield, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Springfield, County of Delaware and State of Pennsylvania and described according to a subdivision map of property of J. S. Mozino and Company Inc., said plan made by Alva L. Rogers, Civil Engineer and Surveyor dated November 7, 1960 and last revised March 15, 1962, as follows, to wit:

BEGINNING at a point of reverse curve on the Southwesterly side of a cul-de-sac said cul-de-sac being at the end of Shipley Lane (55 feet wide) said point being measured by the 8 following courses and distances from a point of curve on the Northwesterly side of South Bishop Avenue (60 feet wide) (1) leaving South Bishop Avenue on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 37.36 feet to a point of tangent on the Southwesterly side of Shipley Lane (2) North 76 degrees 46 minutes 40 seconds West along the Southwesterly side of Shipley Lane 35.21 feet to a point of curve in the same (3) Northwestwardly still along the said side of Shipley Lane on the arc of a circle curving to the right having a radius of 255 feet the arc distance of 64.00 feet to a point of reverse curve in the same (4) Northwestwardly and Southwestwardly partly along the Southwesterly and partly along the Southeasterly side of Shipley Lane on the arc of a circle curving to the left having a radius of 129 feet the arc distance of 163.24 feet to a point of reverse curve on the Southeasterly side of Shipley Lane (5) Southwestwardly and Northwestwardly partly along the Southeasterly and partly along the Southwesterly side of Shipley Lane on the arc of a circle curving to the right having a radius of ISO feet the arc distance of 141.25 feet to a point on the Southwesterly side of Shipley Lane (6) North 80 degrees 52 minutes West along the Southeasterly side of Shipley Lane 25.47 feet to a point of curve on the Southwesterly side of the aforesaid cul-de-sac (7) Northwestwardly and Southwestwardly partly along the Southwesterly and partly along the Southeasterly side of the cul-de-sac on the arc of a circle curving to the left having a radius of 40 feet the arc distance of 28.91 feet to a point of reverse curve on the Southeasterly side of the cul-de-sac and (8) Southwestwardly and Northwestwardly partly along the Southeasterly and partly along the Southwesterly sides of the cul-de-sac on the arc of a circle curving to the right

having a radius of 50 feet the arc distance of 63.62 feet to a point of beginning; thence extending from said point of beginning along Lot No. 4-A the three following courses and distances (1) Southeastwardly and Southwestwardly on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 25.53 feet (the chord of said arc bearing South 20 degrees 12 minutes 28 seconds East 24.44 feet) to a point of tangent (2) South 09 degrees 03 minutes West 13.79 feet to a point and (3) South 22 degrees 43 minutes West 76.16 feet to a point; thence extending North 80 degrees 57 minutes West 112.29 feet to a point; thence extending North 08 degrees, 51 minutes East 30.25 feet to a point a corner of Lot No. 61; thence extending along Lot No. 6, North 59 degrees 01 minute East 138.81 feet to a point on the Southwesterly side of the cul-de-sac aforesaid; thence extending Southeastwardly along the said side of the cul-de-sac on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 16.13 feet the chord of said arc bearing South 40 degrees 23 minutes 30 seconds East 16.06 feet to the first mentioned point and place of beginning.

CONTAINING

FOLIO: 42-00-06181-07.

Property: 604 Shipley Lane, Springfield, PA 19064.

BEING the same premises which Willis Chen , by Deed dated June 15, 2009 and recorded July 13, 2009 in and for Delaware County, Pennsylvania, in Deed Book Volume 4581, page 486, granted and conveyed unto Timothy J. Plaswirth, sole owner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Timothy J. Plaswirth, sole owner.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 987 15. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece or ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Township of Darby, County of Delaware and State of Pennsylvania, described according to a Plan of Lots made for W and W Industries, Inc., by H. Gilroy Damon Associates, Inc., on the 16th day of February A.D. 1973 and revised the 13th day of August A.D. 1974 and recorded in Plan Case No. 12 Plate 32, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Roosevelt Drive (50 feet wide) measured the four following courses and distances from a point of curve on the Southwesterly side of Clifton Avenue (60 feet wide); (1) leaving Clifton Avenue on a line curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southeasterly side of Roosevelt Drive; (2) South 88 degrees 18 minutes West along the Southeast side of Roosevelt Drive 34 feet to a point of curve therein; (3) on a Roosevelt Drive; and (4) North 1 degrees 42 minutes West along the Southwesterly side of Roosevelt Drive 41.50 feet to a point a corner of Lot No. 31, being the point and place of beginning; thence extending from said point of beginning. South 88 degrees 18 minutes West along line of Lot No. 31 and passing partly through the party wall of the building erected on this lot and the building adjoining to the Southeast thereof and party crossing a Sanitary Sewer Easement and crossing a Terra Corta sanitary sewer 100 feet to a point in the Southwesterly side of a certain 5 feet wide walkway easement which extends Southeastwardly into Tribbitt Avenue (60 feet wide) and Northwestwardly and Northeastwardly and communicating with another 5 feet wide walkway easement leading Southeastwardly into Roosevelt Drive; thence extending North 1 degrees 42 minutes West along Southwesterly side of first mentioned 5 feet wide walkway 18 feet to a point, a corner of Lot No. 33; thence extending North 88 degrees 18 minutes East recrossing aforesaid easements and passing party through the party wall of the building erected on this lot and the lot adjoining to the Northwest thereof, 100 feet to a point on the Southwesterly side of Roosevelt Drive; thence extending South 1 degree 42 minutes East along the Southwesterly side of Roosevelt Drive, 18 feet to a point therein a corner of Lot No. 31, being the first mentioned point and place of beginning.

TITLE to said premises vested in Robert M. Howard and Gianna T. Howard, his wife, their heirs and assigns, as tenants by the entireties by Deed from Robert M. Howard and Gianna T. Howard, formerly Gianna Johnson, his wife dated 09/17/1997 and recorded 09/24/1997 in the Delaware County Recorder of Deeds in Book 1632, page 900.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Robert M. Howard and Gianna Howard.

Hand Money \$7,355.72

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 000846 16. 2015

MORTGAGE FORECLOSURE

Property in the Township of Aston, County of Delaware and State of Pennsylvania, on the Northeasterly side of Knollwood Court.

BEING Folio No. 02-00-01348-57.

BEING Premises: 119 Knollwood Court, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael Viscuso.

Hand Money \$20,307.17

McCabe, Weisberg & Conway, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 006329 17. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Upper Darby, Delaware County, Pennsylvania and known as Lot No. 216 on Plan of Drexel Park Gardens, Plan No. 6 made for Warner West Corporation, by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on October 1, 1949 and recorded in the Office for the Recording of Deeds in and for the County of Delaware at Media, on October 13, 1949 in Plan Case No. 8, page one as follows, to wit:

BEGINNING at a point on the North-easterly side of Irvington Road (forty feet wide) which point is measured on the arc of a circle curving to the right having a radius of three hundred thirty-three feet the arc distance of fifty-five feet from a point which point is measured North eighteen degrees, forty-two minutes, thirty seconds West fifty-five and forty-three one-hundredths feet from a point which point is measured on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven one-hundredth feet from a point on the Northwesterly side of State Road (fifty feet wide); thence extending along the said side of Irvington Road along the arc of a circle curving to the right having a radius of three hundred thirty-three feet the arc distance of sixty-eight feet to a point; thence extending South eighty-seven degrees, thirty-two minutes, forty-four seconds East one hundred forty-three and ninety-four one-hundredths feet to a point; thence extending South eighteen degrees, forty-two minutes, thirty seconds East thirty-eight and eighty-six one-hundredths feet to a point; thence extending South eighty degrees, forty-five minutes, sixteen seconds West one hundred fifty-four and twenty-six one-hundredths feet to a point on the Northeasterly side of Irvington Road the first mentioned point and place of beginning.

TITLE to said premises vested in Eugene D. Callaghan, Jr. and Kathleen A. Callaghan, husband and wife, as tenants by the entirety be Deed from Catherine T. Callaghan dated 09/03/1991 and recorded 09/04/1991 in the Delaware County Recorder of Deeds in 879, page 103.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Eugene D. Callaghan, Jr. a/k/a Eugene D. Callaghan and Kathleen A. Callaghan.

Hand Money \$26,293.70

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 6500B 18. 2011

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Borough of Norwood, County of Delaware and State of Pennsylvania, being known as Lot No. 17 on Plan of Norwood Park, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated January 14, 1942, last revised October 13, 1942 and recorded in the Office of the Recorder of Deeds, in and for the County of Delaware, in Plan Case No. 6, page 20, bounded and described as follows to wit:

BEGINNING at a point on the North-easterly side of North Martin Lane as laid out (50 feet wide), said point being located by the following two courses and distances from the intersection of said side of North Martin Lane extended with the Southeast-erly side of Tasker Avenue (as laid out 50 feet wide) extended: (1) South 54 degrees, 44 minutes, 20 seconds East, 701.59 feet; (2) thence along the arc of a circle having a radius of 384.36 feet curving in a clockwise direction the arc distance of 99.07 feet to a point; thence from the first mentioned point of beginning continuing along the North-easterly side of North Martin Lane along the arc of a circle having a radius of 483.36 feet curving in a clockwise direction the arc distance of 46.38 feet to a point; thence North 56 degrees, 56 minutes, 35 seconds East, 150.87 feet to a point; thence North 56 degrees, 24 minutes, 20 seconds West, 67.18 feet to a point; thence South 50 degrees, 01 minutes, 43 seconds West, 127.97 feet to a point in the Northeasterly side of North Martin Lane, the first mentioned point and place of beginning.

TITLE to said premises vested in Michael L. Medzie & Marybeth Medzie, as tenants by the entireties by Deed from Antone Niser, widower dated 10/14/1983 and recorded 10/20/1983 in the Delaware County Recorder of Deeds of Book 00114 page 1759.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Michael L. Medzie and Marybeth Medzie.

Hand Money \$21,534.00

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 008785 19. 2014

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, State of Pennsylvania on the Southeasterly side of Fisher Avenue (now Larchwood Avenue).

Being Folio No. 16-05-00722-00.

BEING Premises: 17 Larchwood Avenue, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Robert Jackson, known surviving heir of Roy Ferman Jackson, deceased mortgagor and real owner, Barbara Wyszynski, known surviving heir of Roy Ferman Jackson, deceased mortgagor and real owner, David Jackson, known surviving heir of Roy Ferman Jackson, deceased mortgagor and real owner, Annemarie Jackson, known surviving heir of Roy Ferman Jackson, deceased mortgagor and real owner and unknown surviving heirs of Roy Ferman Jackson, deceased mortgagor and real owner.

Hand Money \$13,172.06

McCabe, Weisberg & Conway, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 005258 20. 2014

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Easterly side of Hampden Road.

Front: IRR Depth: IRR

BEING Premises: 151 Hampden Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Anthony Darpino.

Hand Money \$15,250.50

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 010732 21. 2014

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, and State of Pennsylvania.

Front: 118 Depth: 67

BEING Premises: 765 Concord Avenue, Drexel Hill, PA 19026-2401.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David Leone a/k/a David S. Leone.

Hand Money \$24,053.45

Phelan Hallinan Diamond & Jones, LLP Attorneys

MARY McFALL HOPPER, Sheriff

No. 000118 22. 2015

MORTGAGE FORECLOSURE

Property in the East Lansdowne Borough, County of Delaware, and State of Pennsylvania.

Front: 25 Depth: 130

BEING Premises: 204 Hirst Avenue, East Lansdowne, PA 19050-2525.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ramona Burgis.

Hand Money \$7,857.36

Phelan Hallinan Diamond & Jones, LLP Attorneys

MARY McFALL HOPPER, Sheriff

No. 000694 23. 2015

MORTGAGE FORECLOSURE

Property in the Upper Darby Township, County of Delaware and State of Pennsylvania.

Front: 25 Depth: 135

BEING Premises: 130 South Lynn Boulevard, Upper Darby, PA 19082.

Parcel No. 16-07-00524-01.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Susan Reitano and Paul Reitano.

Hand Money \$2,000.00

Stern & Eisenberg, PC, Attorneys
M. Troy Freedman, Attorney

MARY McFALL HOPPER, Sheriff

No. 010983A 24. 2013

MORTGAGE FORECLOSURE

Property in the Yeadon Borough, County of Delaware and State of Pennsylvania.

Front: 22 Depth: 139

BEING Premises: 919 Guenther Avenue, Lansdowne, PA 19050-3519.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Leander Monk a/k/a Leander Monk, Jr. Linwood Barnes a/k/a Linward I. Barnes and Loretta M. Barnes.

Hand Money \$19,355.70

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 002734D 26. 2010

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware and State of Pennsylvania, on the Northwesterly side of Cherry Street.

BEING Folio No. 09-00-00659-01.

BEING Premises: 1330 Cherry Street, Boothwyn, Pennsylvania 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Guilio Gaspero Jr. and Lisa M. Mrozowski.

Hand Money \$18,428.58

McCabe, Weisberg & Conway, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 2877 27. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$528,781.46

Property in the Township of Concord, County of Delaware and State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 180 Andrien Road, Glen Mills, PA 19342.

Folio Number: 13-00-00081-35.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael J. Nazzario and Diane Nazzario.

Hand Money \$2,000.00

LeeAne O. Huggins, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 2488 28. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$940,264.08

Property in the Township of Aston, County of Delaware and State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 116 West Knowlton Road, Media, PA 19063.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David Whitten a/k/a David N. Whitten and Sharon Whitten.

Hand Money \$2,000.00

LeeAne O. Huggins, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 318 29. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Upper Darby, County of Delaware County and State of Pennsylvania, being Lot No. 604 on Plan No. 5 of Westbrook Park, made by Damon and Foster, C.E. Sharon Hill, dated December 28, 1948 which plan is recorded in the Office of the Recording of Deeds in and for the County of Delaware aforesaid, at Media in Plan Case No. 7 page 16, being House No. 5154 Whitehall Drive.

BEGINNING at a point on the Northwesterly side of Whitehall Drive (fifty feet wide) at the distance of three hundred ninety-nine and one one-hundredths feet measured on a bearing of North seventy-six degrees no minutes East along the said side of Whitehall Drive from a point of tangent in the same said point of tangent being at the distance of forty-one and thirty one-hundredths feet measured on the arc of a circle curving to the left having a radius of twenty five feet from a point of reverse curve on the Northeasterly side of Oak Ave. (fifty feet wide) thence extending North fourteen degrees no minutes West partly passing through the party wall and crossing a certain twelve feet wide driveway one hundred sixty-one and nineteen one-hundredths feet to a point, said driveway extending Northeastwardly into Whitehall Drive, thence extending North seventy nine degrees twenty minutes East sixteen and three one-hundredths feet to a point; thence extending South fourteen degrees no minutes East recrossing the aforesaid driveway and partly through the party wall one hundred sixty and twenty-six one-hundredths feet to a point on the Northwesterly side of Whitehall Drive aforesaid; thence extending South seventy-six degrees no minutes West along the said side of Whitehall Drive sixteen feet to the first mentioned point and place of beginning.

PARCEL Number 16-13-03810-00.

BEING more commonly known as: 5154 Whitehall Drive, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Charlotte Ranieri, solely as heir to Augustus D. Ranieri, deceased.

Hand Money \$2,000.00

Morris A. Scott, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 7470 30. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN parcel of land SITUATE on the Westerly side of Yates Avenue 253.48 Northwardly from Chester and Wilmington Post Road or Tenth Street in the Borough of Marcus Hook, County of Delaware, State of Pennsylvania, being known and designates as follows:

CONTAINING in front or breadth on Yates Avenue measured thence Northwardly 20 feet, and extending in depth Westwardly continuing the same width between parallel lines at right angles to said Yates Avenue, the Northerly line extending along the middle of a party wall, 110.5 feet to a 15 feet wide alley.

TOGETHER with the right and use of said alley in common with the owners of other abutting thereon.

Parcel Number 24-00-00957-00.

BEING more commonly known as: 1012 Yates Avenue, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Debra Wright a/k/a Debra Gentry and Dianne Gentry.

Hand Money \$2,000.00

Morris A. Scott, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 006857 31. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground SITUATE in Township of Marple, County of Delaware, and State of Pennsylvania, bounded and described according to a plan made for Cedar Grove Farm, Inc., made by Yerkes Associates, Inc., dated 1/10/80 last revised 3/19/80 and recorded in the County of Delaware.

BEGINNING at a point on the East side of a cul de sac known as Grassano Drive said point of beginning being in the bed of a 25 feet wide storm sewer easement a corner of Lot No. 16 as shown on said Plan, thence from said beginning point on the arc of a circle curving to the left having a radius of 50 ft. crossing said easement and partly crossing a second storm sewer easement 41.67 feet to a point a corner of Lot No. 14, thence along Lot No. 14 and through the bed of said easement North 54 degrees 08 minutes 47 seconds East 40 feet to a point a corner of Lot No. 13, thence along Lots 13, 12 and 11 North 81 degrees 03 minutes 43 seconds East crossing said easement and crossing a stream 249.16 feet to a point in line of the land of Michael Douros, thence along the lands of Michael Douros South 46 degrees, 56 minutes 24 seconds West partly crossing the first mentioned storm sewer easement 149.87 feet to a point a corner of Lot No. 16, thence along Lot No. 16 and through the bed of said easement the two following courses and distances (1) South 86 degrees 23 minutes 47 seconds West 121.15 feet (2) North 78 degrees 06 minutes 13 seconds West 40 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 as shown on said plan.

CONTAINING 16,819 sq. ft. more or less.

BEING Folio No. 25-00-01760-58.

BEING the same premises which Cedar Grove Glen Associates granted and conveyed unto Stephen C. Kazanjian and Karen J. Kazanjian, his wife, by Deed dated January 28, 1987 and recorded February 2, 1987 in Delaware County Record Book 427, page 1433.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Stephen C. Kazanjian.

Hand Money \$22,648.87

Martha E. Von Rosenstiel, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 008203 32. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece or land with the messuage thereon erected, hereditaments and appurtenances, Situate on the Southeast corner of 3rd and Morton (also known as Yarnall) Street, in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front on the said 3rd Street 20 feet and extending in depth along the said Morton (also known as Yarnall) Street between line parallel thereto 140 feet to an alley, 20 feet in width opening into the said Morton (also known as Yarnall) Street.

TOGETHER with the right of said alley in common with the owners of other lands abutting thereon.

BEING the same premises which Richard P. Brightwell, by his Attorney-in-Fact Teri B. Himebaugh, Esquire, by Deed dated June 18th, 2007 and recorded June 23, 2007 in Delaware County in Volume 04185 page 828 conveyed unto Shamsiddin Islam, in fee.

Location of Property: 1931 W. 3rd Street, Chester, PA 19013.

REAL DEBT: \$133,549.39

IMPROVEMENTS CONSIST OF: commercial dwelling.

SOLD AS THE PROPERTY OF: Shamsiddin Islam.

Hand Money \$133,549.39

Alicia M. Sandoval, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 7120 33. 2014

MORTGAGE FORECLOSURE

Property in the Borough of Brookhaven, County of Delaware and State of Pennsylvania.

Parcel/Folio No. 05-00-00625-25.

BEING Premises: 5200 Hilltop Drive CC11, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sylvia Hair.

Hand Money \$2,000.00

Morris A. Scott, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 1787A 34. 2013

MORTGAGE FORECLOSURE

Property in the Chester City, County of Delaware and State of Pennsylvania.

Front: 20 Depth: 80

BEING Premises: 1014 Elsinore Place, Chester, PA 19013-6315.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Edward L. Davis.

Hand Money \$6,464.30

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 000092 35. 2014

MORTGAGE FORECLOSURE

Property in the Trainer Borough, County of Delaware and State of Pennsylvania.

Parcel/Folio No. 46-00-00473-00.

BEING more commonly known as 4344 Ridge Road, Marcus Hook, PA 19061

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Donna Porter and Robert G. Porter, Jr.

Hand Money \$2,000.00

Morris A. Scott, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 5413A 36. 2013

MORTGAGE FORECLOSURE

ALL THAT CERTAIN parcel of land lying and being situated in the Borough of Aldan, County of Delaware and State of Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, situate in the Borough of Aldan, County of Delaware and State of Pennsylvania, as follows, to wit:

SITUATE on the Northwesterly side of Magnolia Avenue at the distance of 145 feet Westwardly from the Northwesterly corner of said Magnolia Avenue and Stratford Avenue; containing thence Westwardly along the said side of Magnolia Avenue 30 feet, more or less, to a point opposite the middle of the party wall between the dwelling house on this lot and the dwelling house on the adjoining lot and extending of that width in length or depth Northwestwardly between parallel lines, 135 feet, the West-erly line passing through the middle of the said party wall and bounded on the North by lands now or late of Robert Lear, Thomas Dwyer and wife, and John A. McGowan and wife, on the East by said Magnolia Avenue, on the South by lands now or late of Henry L. Lear, and on the West by lands now or late of Ida V. Weminger.

CONTAINING

Folio No. 01-00-00684-00.

Property: 117 West Magnolia Avenue, Aldan, PA 19018-3808.

BEING the same premises which Kyle Hodges, by Deed dated and recorded May 21, 2001 in and for Delaware County, Pennsylvania, in Deed Book Volume 2165, page 567, granted and conveyed unto Jason Hollabaugh and Jennifer Hollabaugh, husband and wife, as tenants by the entirety.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Jason Hollabaugh and Jennifer Hollabaugh, husband and wife, as tenants by the entirety.

Hand Money \$11,719.01 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 17724A 37. 2010

MORTGAGE FORECLOSURE

Property in the Borough of Glenolden, County of Delaware and State of Pennsylvania on the Northwesterly side of Hillcrest Avenue.

BEING Folio No. 21-00-00995-00.

BEING Premises: 417 Hillcrest Avenue, Glenolden, Pennsylvania 19036.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Cheryl Weindel and Charles V. Weindel.

Hand Money \$22,758.91

McCabe, Weisberg and Conway, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 2243 38. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Lansdowne, County of Delaware, Commonwealth of Pennsylvania on the Northwest side of Albemarle Avenue.

Front: IRR Depth: IRR

BEING Premises: 45 W. Albemarle Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Richard B. Elam and Colette L. Elam.

Hand Money \$33,525.00

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 009230 39. 2014

MORTGAGE FORECLOSURE

Property in the Darby Borough, County of Delaware and State of Pennsylvania.

Front: 16 Depth: 136

BEING Premises: 139 Spring Valley Road, Darby, PA 19023-1419.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William K. Gallese a/k/a William Gallese and Jacalynn M. Helmuth a/k/a Gallese Jacalynn.

Hand Money \$2,849.37

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 7419B 40. 2013

MORTGAGE FORECLOSURE

Property in the Township of Concord, County of Delaware, Commonwealth of Pennsylvania on the South East of Mattson Road.

Front: IRR Depth: IRR

BEING Premises: 208 Mattson Road, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single famiy residential dwelling.

SOLD AS THE PROPERTY OF: Joan L. Mackie.

Hand Money \$35,225.18

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 00455 41. 2013

MORTGAGE FORECLOSURE

ALL THAT CERTAIN parcel of land lying and being situate in the City of Chester, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected, Situate in the City of Chester, County of Delaware and State of Pennsylvania, described according to a Plan for Mailman Construction Co., made by Charles F. Carr, Registered Surveyor, dated 4/28/1958, revised 10/21/1958, as follows:

BEGINNING at a point on the South side of East 24th Street (50 feet wide) at the arc distance of 117.49 feet measured East along the said side of East 24th Street on a line curving to the right having a radius of 875 feet from a point formed by the intersection of the South side of East 24th Street with the East side of Providence Avenue (50 feet wide); extending thence from said beginning point along the South side of East 24th Street on a line curving to the right having a radius of 875 feet, the arc distance of 30 feet to a point; thence extending South 18 degrees 22 minutes 30 seconds East crossing a certain 17 feet wide driveway which extends East and thence North into East 24th Street 139.5 feet to a point; thence extending South 71 degrees 37 minutes 30 seconds West 30 feet to a point; thence extending North 18 degrees 22 minutes 30 seconds West re-crossing said driveway and passing partly through the party wall between these premises and the premises adjoining on the West 141 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan, house No. 711 East 24th Street.

TOGETHER with the free and common use, right, liberty and privilege of the foresaid 12 feet wide driveway as and for a passageway and driveway at all times hereafter, forever, in common with the owners, tenants and occupiers of the premises adjacent thereto.

SUBJECT to the payment of the proportionate part of the expense of keeping said driveway in good condition and repair.

CONTAINING

Folio: 49-01-01477-04.

Property: 711 East 24th Street, Chester, PA 19013.

BEING the same premises which Robert J. Eckert and Joanne D. Eckert, husband and wife, by Deed dated March 27, 2006 and recorded May 17, 2006 in and for Delaware County, Pennsylvania, in Deed Book Volume 3801, page 0783, granted and conveyed unto Brian Seth.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Brian Seth.

Hand Money \$12,876.55 - 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 002072 42. 2015

MORTGAGE FORECLOSURE

Property in the Nether Providence Township, County of Delaware and State of Pennsylvania.

Front: 66.42 Depth: 147.30

BEING Premises: 744 Windsor Place, Wallingford, PA 19086-6731.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alanna G. Tirpak and Matthew R. Tirpak.

Hand Money \$26,940.32

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 000696 43. 2015

MORTGAGE FORECLOSURE

217 Folcroft Avenue
Sharon Hill, PA 19079

Property in the Borough of Sharon Hill, County of Delaware and State of Pennsylvania and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Catherine A. Kelly, Catherine A Kelly, last record owner.

Hand Money \$5,691.69

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 000638B 44. 2014

MORTGAGE FORECLOSURE

Judgment Amount: \$194,817.26

Property in the Upper Darby Township, County of Delaware and State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 125 North Bishop Avenue, Clifton Heights, PA 19018.

Folio Number: 16-13-00567-00

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Vincenzo Brancato and Concetta Brancato.

Hand Money \$2,000.00

LeeAne O. Huggins, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 009032A 45. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or tract of ground, Situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan of Property for Lansdowne Towers, Co., made by H. Gilroy Damon Associates, Inc, Consulting Engineers, Sharon Hill, Pennsylvania dated November 29, 1977 and last revised December 21, 1977, as follows, to wit:

BEGINNING at an interior point, which point is measured the three following courses and distances from a point in the title line in the bed of Springfield Road, where it intersects with the line dividing the Borough of Darby from the Township of Upper Darby; (1) leaving said line and extending along the title line in the bed of Springfield Road North 52 degrees 38 minutes 40 seconds West, 192.85 feet to a point; (2) leaving the aforesaid title line and extending North 65 degrees 27 minutes 20 seconds East along other lands now or late of the Daughters of the Divine Redeemer, 1,109.58 feet to a point and (3) still along lands now or late of the Daughters of the Divine Redeemer and lands now or late of John and Anna Funk North 32 degrees 25 minutes 40 seconds West, 161.71 feet to the point and place of beginning; thence extending from said beginning point; still along lands now or late of John and Anna Funk South 78 degrees 18 minutes West, 74.22 feet to a point on the Easterly side of Penn Pines Boulevard; thence extending along same the two following courses and distances, viz: (1) on the arc of a circle curving to the left having a radius of 100 feet and the arc distance of 19.17 feet to a point; and (2) North 32 degrees 9 minutes 40 seconds West, 46.21 feet to a point thence leaving the said side of Penn Pines Boulevard and extending along lands now or late of Charles W. and Marg. Tenowich North 57 degrees 52 minutes 20 second East, 67.29 feet to a point; thence extending South 32 degrees 25 minutes 40 seconds East, 91.21 feet to the first mentioned point and place of BEGINNING.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas Lyons.

Hand Money \$10,336.62

Law Offices of Gregory Javardian, Attorneys

MARY McFALL HOPPER, Sheriff

No. 10451 46. 2014

MORTGAGE FORECLOSURE

Property in the Folcroft Borough, County of Delaware, State of Pennsylvania.

Front: 16 Depth: 129

BEING Premises: 787 Bennington Road, Folcroft, PA 19032-1714.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under William J. Sobota, III, deceased.

Hand Money \$6,761.81

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 6194B 47. 2013

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, and State of Pennsylvania.

Front: 25 Depth: 105

BEING Premises: 216 Parker Avenue, Upper Darby, PA 19082-1222.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Veronica Taylor a/k/a Veronica P. Taylor.

Hand Money \$20,763.59

Phelan Hallinan Diamond & Jones, LLP Attorneys

MARY McFALL HOPPER, Sheriff

No. 010326 48. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Ridley, County of Delaware and State of Pennsylvania and described according to a plan of property for Almat Development Co., said plan made by HI. Gilroy Damon and Associates, Civil Engineers dated September 21, 1966 as follows, to wit:

BEGINNING at a pipe on the Northwesterly side of Sixth Avenue (50 feet wide), said pipe being at the distance of 400.00 feet measured North 60 degrees 10 minutes East along the said side of Sixth Avenue from its point of intersection with the Northeasterly side of Jenks Avenue (50 feet wide); thence extending from said point of beginning North 29 degrees 50 minutes West, through a 02 feet hedge, 130.00 feet to an iron pipe; thence extending North 60 degrees 10 minutes East 50.00 feet to an iron pipe; thence extending South 29 degrees 50 minutes East 130.00 feet to a pipe on the Northwesterly side of Sixth Avenue, aforesaid; thence extending along the said side of Sixth Avenue South 60 degrees 10 minutes West 50.00 feet to the first mentioned pipe, the point and place of beginning.

BEING known as lot No. 51 on a Plan of "Locksley", and also being known as 331 Sixth Avenue.

TITLE to said premises vested in John Roguszewski and Kelly Barcus, as joint tenants with right of survivorship by Deed from George B. Dawson and Ekaterini Dawson dated 11/15/2002 and recorded 11/20/2002 in the Delaware County Recorder of Deeds in Book 02590, page 0437.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: John Roguszewski and Kelly Barcus.

Hand Money \$21,412.43

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 2318 49. 2015

MORTGAGE FORECLOSURE

Property in the Upper Chichester Township, County of Delaware, State of Pennsylvania.

Front: 75 Depth: 205 Lot 45

BEING Premises: 516 Friends Way, Upper Chichester, PA 19061-3849.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Janet Mcfarlane and Gerald M. Mcfarlane.

Hand Money \$23,307.48

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 2594 50. 2015

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, and State of Pennsylvania.

Front: 16 Depth: 80

BEING Premises: 6979 Guilford Road, Upper Darby, PA 19082-5221.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Barbara H. Omvig.

Hand Money \$5,811.13

Phelan Hallinan Diamond & Jones, LLP Attorneys

MARY McFALL HOPPER, Sheriff

No. 10545 51. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN brick message and lot or piece of ground, situate in the Borough of Darby, County of Delaware and Commonwealth of Pennsylvania, and described according to a survey thereof made by Alonzo H. Yocum, County Surveyor, dated March 26, 1914, as follows, to wit:

BEGINNING at a point on the Northernly side of Pine Street at the distance of 18.5 feet Westward from the Westernly side of Poplar Street; thence by the said side of Pine Street North 62 degrees 47 minutes West 22 feet to a point in line of land of George W. Parker; thence by the same North 27 degrees, 13 minutes East 95 feet to a point in the line of land of W. Krane Verlerder; thence by same; South 62 degrees 47 minutes East 22 feet to a point in line of land of Robert S. Burleigh; and thence by same South 27 degrees, 13 minutes West, passing through the center of the party wall between said message and the message adjoining to the East, 95 feet to the Northernly side of said Pine Street, being the place of beginning.

TITLE to said premises vested in Sheila A. Wright-Benton by Deed from Michael Brittingham and Janet Brittingham, husband and wife dated 02/18/1997 and recorded 03/05/1997 in the Delaware County Recorder of Deeds in Book 1563, page 1595.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Sheila Wright-Benton.

Hand Money \$3,868.55

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 000808 53. 2015

MORTGAGE FORECLOSURE

ALL THOSE CERTAIN lots or pieces of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being known as Lot Nos. 216, 217, 218 and 219 on plan of lots called "Kirklyn" recorded in Deed Book 11 - 11 page 640, described as follows, to wit:

BEGINNING at a point on the North-west side of Linden Avenue at the distance of 280 feet South 19 degrees, 30 minutes West from the Southwest side of West Chester Pike.

CONTAINING in front or breadth on said Linden Avenue 100 feet (each lot being 25 feet wide) and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Linden Avenue 125 feet.

BEING No. 22 Linden Avenue.

TITLE to said premises vested in Louise Williams by Deed from Joseph John Danoski and Mary J. Flaim, now known as Mary J. Danoski, husband and wife dated 05/12/2006 and recorded 05/23/2006 in the Delaware County Recorder of Deeds in Book 03807, page 1326.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Louise Williams.

Hand Money \$20,911.72

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 4777A 54. 2012

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, Situate in the Township of Upper Chichester, County of Delaware and State of Pennsylvania, and described according to a Plan of Lots of "Naamanwood" Section No. 1 made for Glen Development Company by Catania Engineering Associates, Inc., Chester, Pennsylvania on 0/02/1973 and last revised 07/01/1974 as follows, to wit:

BEGINNING at a point on Southeasterly side of Winding Way (50 feet wide), said point being measured the two (2) following courses and distances along the Southeasterly side of Winding Way from a point of curve on the Westerly side of Naamanwood Drive (60 feet wide); (1) leaving Naamanwood Drive on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 96.76 feet to a point of reverse curve; thence (2) on the arc of a circle curving to the right having a radius of 375 feet, the arc distance of 107.37 feet to the place of beginning; thence extending from said beginning point along the Southwesterly side of Lot No. 19 on said Plan South 19 degrees 35 minutes 23 seconds East 154.18 feet to a point in the bed of a 20 feet utilities easement; thence through the bed of said Easement partially along the rear of Lot No. 3 and partially along the rear of Lot No. 4 on said plan South 70 degrees 07 minutes West 75 feet to a point; thence leaving the bed of said easement and along the Northeasterly side of Lot No. 17 on said plan North 19 degrees 53 minutes West 150 feet to a point on the Southeasterly side of Winding Way; thence along the same the two (2) following courses and distances: (1) North 70 degrees 07 minutes East 20 feet to a point; thence (2) on the arc of a circle curving to the left having a radius of 375 feet, the arc distance of 50 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 18 on said plan.

CONTAINING

Folio No. 09-00-03625-02.

Property: 26 Winding Way, Boothwyn, PA 19061.

BEING the same premises which John V. Conte and Deborah A. Conte, by Deed dated August 29, 2008 and recorded September 8, 2008 in and for Delaware County, Pennsylvania, in Deed Book Volume 04428, page 0893, granted and conveyed unto James Jean Sr. and Sonja Y. Parker, as tenants by the entirety.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: James Jean Sr. and Sonja Y. Parker, as tenants by the entirety.

Hand Money \$25,125.37 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 016463 55. 2009

MORTGAGE FORECLOSURE

107 National Ave
Linwood, PA 19061

Property in the Township of Lower Chichester, County of Delaware and State of Pennsylvania. Situate on the East side of National Avenue (50 feet wide) with the South side of Sterling Avenue (50 feet wide); extending thence at the distance of North 56 degrees, 9 minutes, 30 seconds East 976 feet to a stake and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James A. Hinchliffe, Yong S. Hinchliffe.

Hand Money \$46,097.62

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 3753 56. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$156,283.43

Property in the Borough of Aldan, County of Delaware, State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 218 West Magnolia Avenue, Aldan, PA 19018.

Folio Number: 01-00-00652-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cecil M. Bent.

Hand Money \$2,000.00

LeeAne O. Huggins, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 1814 57. 2015

MORTGAGE FORECLOSURE

Property in the Yeadon Borough, County of Delaware, State of Pennsylvania.

Front: 60 Depth: 100

BEING Premises: 15 Bailey Road a/k/a, 15 Baily Road, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Vance A. Evans.

Hand Money \$16,650.40

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 007478 58. 2014

MORTGAGE FORECLOSURE

Judgment Amount: \$284,347.32

Property in the Township of Upper Chichester, County of Delaware and State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 465 Story Road, Aston, PA 19014.

Folio Number: 09-00-03179-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Brian Degrave and Karen Degrave.

Hand Money \$2,000.00

LeeAne O. Huggins, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

BEGINNING at a point on the North-easterly side of Langley Street (52 feet wide) which point is measured the three following courses and distances from a point of curve on the Northwesterly side of 13th Street (of irregular width): (1) from said point of curve on a line curving to the right having a radius of 25 feet the arc distance of 26.92 feet to a point of tangent; (2) North 76 degrees, 52 minutes, 14 seconds West, 110.81 feet to a point of curve, and (3) on a line curving to the right having a radius of 125.54 feet the arc distance of 24 feet to the point and place of beginning; thence extending from said beginning point Northwestwardly along the Northeasterly side of Langley Street on a line curving to the right having a radius of 125.54 feet the arc distance of 58.26 feet to a point; thence extending North 51 degrees, 07 minutes, 11 seconds East passing partly through the bed of a certain driveway laid out between these premises and the premises adjoining to the Northwest, 109.60 feet to a point; thence extending South 48 degrees, 33 minutes, 47 seconds East, 19.24 feet to a point; thence extending South 30 degrees, 35 minutes, 19 seconds West, passing partly through the party wall between these premises and the premises adjoining to the Southeast, 105.86 feet to the first mentioned point and place of beginning.

No. 991 59. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Trainer, County of Delaware and State of Pennsylvania, described according to a Plan of part of Forrest Hills for Josel, Inc., made by Chester F. Baker, Civil Engineers, Chester, Pennsylvania dated January 22, 1960, as follows, revised July 14, 1960.

BEING Lot No. 64 as shown on said plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway, as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lot of ground bounding thereon and entitled to the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair.

TITLE to said premises vested in Domingo O. Santiago by Deed from Louis D. Bondrowski and Susan Davis Bondrowski dated 09/23/2002 and recorded 09/26/2002 in the Delaware County Recorder of Deeds in Book 2537, page 1088.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Domingo O. Santiago.

Hand Money \$10,114.54

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 004617 60. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected Situate in the Borough of Yeadon, County of Delaware and State of Pennsylvania, bounded and described according to a survey of properties for Dor, Inc., made by William Wallace Reeder, Professional Engineer, Upper Darby, Pennsylvania, dated April 27, 1965 and revised May 7, 1973 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Yeadon Avenue (40 feet wide) at the distance of 126.34 feet measured South 24 degrees 33 minutes East along same from its intersection with the Southeasterly side of Bailey Road (50 feet wide); thence extending from said beginning point along the said Southwesterly side of Yeadon Avenue, South 24 degrees 33 minutes East crossing the head of a certain driveway 34.66 feet to an iron pin; thence leaving said Southwesterly side of Yeadon Avenue and extending South 65 degrees 27 minutes West 106.61 feet to an iron pin; thence extending North 25 degrees 11 minutes West 33.34 feet to a point; thence extending North 64 degrees 46 minutes East crossing the bed of a certain 15 feet wide driveway which extends Southeasterly and through Northeasterly narrowing to the width of 12 feet and passing through the party wall between these premises and the premises adjoining to the Northwest, 106.94 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Aslam Ali and Mahejabi Ali, husband and wife by Deed from Oluwakemi Ashebu dated 07/06/2006 and recorded 07/14/2006 in the Delaware County Recorder of Deeds in Book 3853, page 320.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Aslam Ali and Mahejabi Ali.

Hand Money \$18,121.10

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 3149 61. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$120,657.48

Property in the Clifton Heights Borough, County of Delaware, State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 507 South Church Street, Clifton Heights, PA 19018.

Folio Number: 10-00-00884-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert Spencer and Michelle Groome.

Hand Money \$2,000.00

LeeAne O. Huggins, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 9045B 62. 2013

MORTGAGE FORECLOSURE

Property in the Borough of Collingdale, County of Delaware and Commonwealth of Pennsylvania on the in front or breadth on said Wolfenden Avenue.

Front: IRR Depth: IRR

BEING Premises: 213 Wolfenden Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Audrey C. Debernard.

Hand Money \$14,218.88

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 10560 63. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot message or tenements and lot or piece of ground situate in the Borough of Glenolden, County of Delaware and State of Pennsylvania.

BEGINNING at a point on the Northerly side of a forty feet wide street called Logan Avenue, thence passing through the center of the party wall between the premises hereby conveyed and the premises adjoining on the Northwest, North forty-five degrees, fifty-eight minutes East one hundred forty-nine feet and eight tenths of a foot to a point, thence South forty degrees, forty-four minutes East twenty-nine feet and fifty-eight hundredths of a foot to a point, thence South forty-five degrees, thirty-six minutes West one hundred forty-seven feet and ninety-one hundredths of a foot to a point on the Northerly side of said Logan Avenue; thence along the said Northerly side of the said Logan Avenue North forty-four degrees, twenty-four minutes West, thirty-three feet and forty-eight hundredths of a foot to the point and place of beginning.

TITLE to said premises vested in Laurie M. Hunter by Deed from Oscar Investments, Inc. dated 04/30/1999 and recorded 05/06/1999 in the Delaware County Recorder of Deeds in Book 1871, page 900.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Laurie Monastra a/k/a Laurie M. Hunter.

Hand Money \$13,363.62

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 010024 64. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE on the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania.

BEGINNING at a point on the Northeasterly side Naylor's Run road (40 feet wide) at the distance of 112 feet measured South 21 degrees, 35 minutes East along the Northeasterly side of Naylor's Run Road from the Southeasterly side of Wilmont Avenue.

CONTAINING in front or breadth along the Northeasterly side of Naylor's Run Road 52 feet and extending of the width in length or depth Northeastwardly between parallel lines at right angles to Naylor's Run Road, the Northwesterly line thereof passing through the center of a certain 8 feet wide driveway which extends Southwestwardly into Naylor's Run Road, 125 feet, including part of the bed of a certain relocated creek.

BEING No. 707 Naylor's Run Road.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway, as and for a driveway and passageway at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

TITLE to said premises vested in Brooke Huff by Deed from Thomas J. Williams and Kate M. Williams dated 08/15/2007 and recorded 08/28/2007 in the Delaware County Recorder of Deeds in Book 4188, page 2300.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Brooke Huff.

Hand Money \$29,248.26

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 001813 65. 2014

MORTGAGE FORECLOSURE

Property in the Upper Chichester Township, County of Delaware and State of Pennsylvania.

Front: 50 Depth: 193.21 IRR Lot 34

BEING Premises: 2334 Thomas Avenue, Upper Chichester, PA 19014-3511.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gregory A. Posey, Sr. in his capacity as heir of Bernice Posey, deceased Rudolph C. Posey, Jr. in his capacity as heir of Bernice Posey, deceased Andre Posey in his capacity as heir of Cleveland S. Posey, deceased Swayne Posey in his capacity as heir of Cleveland S. Posey, deceased Richard Posey in his capacity as heir of Cleveland S. Posey, deceased Trina Posey in her capacity as heir of Cleveland S. Posey, deceased unknown heirs successors assigns and all persons firms or associations claiming right title or interest from or under Bernice Posey, deceased.

Hand Money \$7,098.07

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 11819 66. 2013

MORTGAGE FORECLOSURE

ALL THAT CERTAIN property situated in the Borough of Norwood, County of Delaware and State of Pennsylvania being described as follows:

BEGINNING at a point on the Northerly side of Mohawk Avenue (60 feet wide) at distance of 674.65 feet measured Westwardly from the Northwesterly corner of the said Mohawk Avenue and Huron Avenue.

CONTAINING in front measured Westwardly along the Northerly side of Mohawk Avenue 25 feet and extending of that width in length or depth Northwardly between parallel lines at right angles to said Mohawk Avenue 200 feet to a 15 feet alley.

TITLE to said premises vested in Roseann Hazirci and Ergin Hazirci by Deed from Francis M. Morell and Mary Denise Morell, formerly known as Mary Denise German, husband and wife dated 06/28/2001 and recorded 07/05/2001 in the Delaware County Recorder of Deeds in Book 2209, page 1305.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Ergin Hazirci and Roseann Hazirci.

Hand Money \$16,697.75

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 008925 67. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece or ground with the buildings and IMPROVEMENTS thereon erected,

Situate in the Township of Springfield, County of Delaware and State of Pennsylvania bounded and described according to a plan of Beatty Hills made for S. Franklin Pancoast, under date of 11/19/1952 and last revised 12/31/1953 as follows, to wit:

BEGINNING at a point on the North-easterly side of Barry Drive (55 feet wide) at the Southeasterly end of a 25 foot radius which connects the said side of Barry Drive with the Southeasterly side of Collins Drive (55 feet wide); thence from said point of beginning and extending Southeastwardly along the said side of Barry Drive on the arc of a circle curving to the left having a radius of 1035.88 feet the arc distance of 108.02 feet to a point; thence leaving same and extending North 37 degrees 3 minutes East 124.91 feet to a point; thence extending North 52 degrees 57 minutes West 123.35 feet to the Southwest side of Collins Drive; thence extending along the same South 37 degrees 3 minutes West 16.82 feet to a point of curve; thence continuing along the said side of Collins Drive on the arc of a circle curving to the right having a radius of 427.5 feet the arc distance of 72.36 feet to a point of reverse circle; thence extending on the arc of a circle curving to the left having a radius of 25 feet (said curve line connecting the said side of Collins Drive the Northeast side of Barry Drive) the arc distance of 40.57 feet to the mentioned point and place of beginning.

BEING Lot No. 19 on the aforesaid plan, House No. 499 Collins Drive.

Folio No. 42-00-01297-00.

BEING the same premises which Jerome Mauze and Harriet Mauze granted and conveyed unto William R. O'Rangers, Jr. and Safri, J. Ridolfi, single man, by deed dated April 5, 2007 and recorded April 16, 2007 in Delaware County Record Book 4076, page 74.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Sarfi J. Ridolfi, a/k/a Safri J. Ridolfi and William R. Orangers, a/k/a William R. O'Rangers, Jr.

Hand Money \$4,382.83

Martha E. Von Rosenstiel, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 000454B 68. 2013

MORTGAGE FORECLOSURE

Property in the Chester City, County of Delaware, State of Pennsylvania.

Front: 25 Depth: 100

BEING Premises: 31 East 23rd Street, Chester, PA 19013-5101.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sham-siddin Islam.

Hand Money \$12,279.74

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 000365A 69. 2014

MORTGAGE FORECLOSURE

Property in the Aston Township, County of Delaware and State of Pennsylvania.

Front: 75 Depth: 162

BEING Premises: 227 Valley Green Drive, Aston, PA 19014-1916.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert R. Bunner, Jr. a/k/a Robert Bunner and Barbara Bunner.

Hand Money \$23,330.99

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 7131A 70. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN property situate in the Township of Upper Darby, in the County of Delaware and Commonwealth of Pennsylvania BEING more fully described in a Deed dated 9/16/1971, and recorded 12/27/1971, among the land records of the County and State set forth above, in Deed Book 2419, page 701.

Delaware County Parcel No. 16-08-01545-00.

IMPROVEMENTS CONSIST OF: a dwelling k/a 2248 S. Harwood Avenue a/k/a 2248 Harwood Avenue, Upper Darby, Pennsylvania 19082.

SOLD AS THE PROPERTY OF: Mary D. Passmore, a/k/a Mary Ellen D. Passmore, a/k/a Mary Ellen Delores Passmore, a/k/a Mary Ellen Dolores Passmore and Robert J. Passmore.

Hand Money \$12,000.00

Brett A. Solomon, Esquire
Michael C. Mazack, Esquire, Attorneys

MARY McFALL HOPPER, Sheriff

No. 812 71. 2015

MORTGAGE FORECLOSURE

Property in the Township of Bethel, County of Delaware and State of Pennsylvania.

Front: 100 Depth: 290

BEING Premises: 1467 Naamans Creek Road, Garnet Valley, PA 19060-1806.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kenneth J. Sipps, Jr. and Michelle M. Sipps.

Hand Money \$19,578.33

Phelan Hallinan Diamond & Jones, LLP,
Attorneys

MARY McFALL HOPPER, Sheriff

No. 3935 72. 2015

MORTGAGE FORECLOSURE

Property in the Upper Darby Township, County of Delaware and State of Pennsylvania.

Front: 16 feet Depth: 90 feet

BEING Premises: 7923 Arlington Avenue, Darby a/k/a Upper Darby, PA 19082.

Parcel No. 16-07-00164-00.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Jasmin Marveen Freeman.

Hand Money \$2,000.00

Stern & Eisenberg, PC, Attorneys
Edward J. McKee, Attorney

MARY McFALL HOPPER, Sheriff

No. 001004 73. 2013

MORTGAGE FORECLOSURE

ALL THAT CERTAIN frame message and lot or piece of land, hereditaments and appurtenances, SITUATE on the Southwesterly side of Chichester Avenue 457 feet more or less Northwestwardly from lands now or late of the School District of the Township of Lower Chichester, in the Township of Lower Chichester, in the County of Delaware and State of Pennsylvania, measured thence Northwestwardly 23 feet more or less and extending in depth Southwestwardly continuing the same width between parallel lines at right angles to the said Chichester Avenue 130.00 feet to a 15.00 feet wide alley, the Southeasterly line passing along the middle of a party wall separating the message hereby conveyed from the message adjoining on the Southeast.

CONTAINING

Folio: 08-00-00149-00.

Property: 1540 Chichester Avenue, (fka 42 Chichester Avenue), Linwood, PA 19061.

BEING the same premises which Jodami, LLC, Pennsylvania Limited Liability Company, by Deed dated August 18, 2006 and recorded August 25, 2006 in and for Delaware County, Pennsylvania, in Deed Book Volume 3890, page 1549, granted and conveyed unto Janet Murphy Johnson, married and Jessica E. Murphy, unmarried.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Janet Murphy Johnson, married, and Jessica E. Murphy, unmarried.

Hand Money \$9,765.01- 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 006611 74. 2014

MORTGAGE FORECLOSURE

Property in the Chester City, County of Delaware, Commonwealth of Pennsylvania on the Northwesterly side of East 24th Street.

Front: IRR Depth: IRR

BEING Premises: 786 East 24th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: The unknown heirs of Tawanda M. Davis, deceased, Zebalee Thomas III c/o Zebalee Thomas Jr. solely in his capacity as heir of Tawanda M. Davis, deceased and Zebalee Thomas, Jr., solely in his capacity as heir of Tawanda M. Davis, deceased.

Hand Money \$9,991.72

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 2497A 75. 2011

MORTGAGE FORECLOSURE

Property in the Clifton Heights Borough, County of Delaware, State of Pennsylvania.

Front: 16 Depth: 95.5

BEING Premises: 259 Revere Road, Primos, PA 19018-1215.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Janet M. Connell.

Hand Money \$8,198.58

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 9133 76. 2010

MORTGAGE FORECLOSURE

4723 Woodland Avenue
Drexel Hill, Pennsylvania

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in Upper Darby Township, Delaware County, Pennsylvania, bounded and described according to a certain plan made for Cecil K. Boggs by Damon & Foster, Civil Engineers, June 4th, 1929 and registered in the Office for the Recording of Deeds in and for Delaware County at Media, as follows:

BEGINNING at a point on the Northerly side of Woodland Avenue (50 feet wide) at the distance of 112.81 feet from the Westerly side of Collenbrook Avenue (50 feet wide); thence extending along the Northerly side of Woodland Avenue South 80 degrees 38 minutes West 30 feet to a point; thence extending North 26 degrees 56 minutes West 104.89 feet to a point; thence extending North 80 degrees 38 minutes East 61.66 feet to a point; thence extending South 9 degrees 22 minutes East 100 feet to the point and place of beginning.

BEING No. 4723 Woodland Avenue.

BEING Folio No. 16-11-02172-00.

BEING the same premises which Emil F. Kraekel by Indenture dated January 19, 2005 and recorded in the Office of the Recorder of Deeds in and for the County of Delaware on February 25, 2005 in Record Book Number 03421, page 1354 as Instrument Number 2005017383, granted and conveyed unto James J. Kelly, in fee.

IMPROVEMENTS CONSIST OF: single family home.

SOLD AS THE PROPERTY OF: James Kelly.

Hand Money \$6,086.18

Kevin B. Quinn, Attorney

MARY McFALL HOPPER, Sheriff

No. 010736 77. 2014

MORTGAGE FORECLOSURE

Property in the Borough of Folcroft, County of Delaware, State of Pennsylvania.

Front: 16 Depth: 155

BEING Premises: 1044 Taylor Drive, Folcroft, PA 19032-1525.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Leonard Smith and Maureen Smith.

Hand Money \$13,034.08

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 004772 78. 2014

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware, and State of Pennsylvania.

Front: 48 Depth: 112

BEING Premises: 111 Ivy Rock Lane, Havertown, PA 19083-2825.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Anna E. Berger a/k/a Anna E. Geist, deceased.

Hand Money \$20,194.95

Phelan Hallinan Diamond & Jones, LLP Attorneys

MARY McFALL HOPPER, Sheriff

No. 3789 79. 2015

MORTGAGE FORECLOSURE

Property in the Township of Darby, County of Delaware and State of Pennsylvania.

Front: Irregular ft Depth: Irregular ft

BEING Premises: 1537 Lincoln Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Tonia Harper-Grobes and Michael W. Grobes.

Hand Money \$2,000.00

Stern and Eisenberg PC, Attorneys
M. Troy Freedman, Attorney

MARY McFALL HOPPER, Sheriff

No. 4815A 80. 2013

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware and State of Pennsylvania.

Front: 80 Depth: 156

BEING Premises: 4007 Fox Mill Drive, Boothwyn, PA 19061-2628.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michelle D. Hall.

Hand Money \$25,324.39

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 004313A 82. 2014

MORTGAGE FORECLOSURE

Property in the Borough of Eddystone, County of Delaware, Commonwealth of Pennsylvania on the Northeast corner of Twelfth Street and Leiper Street.

Front: IRR Depth: IRR

BEING Premises: 1201 Leiper Street, Eddystone, PA 19022.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kimberly Klein and Mark Klein.

Hand Money \$14,662.41

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 001744B 83. 2013

MORTGAGE FORECLOSURE

Property in the Ridley Township, County of Delaware and State of Pennsylvania.

Front: 30 Depth: 100

BEING Premises: 240 Acres Drive, Ridley Park, PA 19078-1309.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Matthew C. Devaco.

Hand Money \$13,084.86

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 02735A 84. 2014

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware and State of Pennsylvania.

Front: Irregular ft Depth: Irregular ft

BEING Premises: 512 Wales Road, Havertown, PA 19083.

Parcel No. 22-01-02180-01.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Ellen H. Ryan.

Hand Money \$2,000.00

Stern & Eisenberg, PC, Attorneys
Edward J. McKee, Attorney

MARY McFALL HOPPER, Sheriff

No. 3521 85. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Millbourne, County of Delaware, and State of Pennsylvania.

Front: 25 Depth: 100

BEING Premises: 13 Sellers Avenue, Upper Darby, PA 19082-1815.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Elhadi Ahmed and Saud Mohammed.

Hand Money \$10,860.19

Phelan Hallinan Diamond & Jones, LLP
Attorneys

MARY McFALL HOPPER, Sheriff

No. 3522 86. 2015

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, and State of Pennsylvania.

Front: 15 Depth: 60

BEING Premises: 7004 Emerson Avenue, Upper Darby, PA 19082-5316.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine Betzala and Joseph W. Betzala, Jr.

Hand Money \$6,104.57

Phelan Hallinan Diamond & Jones, LLP
Attorneys

MARY McFALL HOPPER, Sheriff

No. 5149 87. 2012

MORTGAGE FORECLOSURE

ALL THE RIGHT, title, interest and claim of Nicole D. Mullen of, in and to the following described property:

ALL the following described real estate situated in the Township of Lower Chichester, Delaware County, Pennsylvania, having erected thereon a dwelling known and numbered as 106 Harvey Avenue, Linwood, PA 19061. DBV 02478, page 0234, and Folio No. 08-00-00357-00.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Nicole D. Mullen.

Hand Money \$2,000.00

Kristine M. Anthou, Attorney

MARY McFALL HOPPER, Sheriff

No. 11404 88. 2014

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware, State of Pennsylvania on the Southeast side of Stanley Avenue.

Being Folio No. 22-09-02234-00.

BEING Premises: 331 Stanley Avenue, Havertown, Pennsylvania 19083.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Virginia Blake, a/k/a Virginia M. Blake.

Hand Money \$19,427.18

McCabe, Weisberg & Conway, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 3076 89. 2015

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware, State of Pennsylvania on the Southwest side of Ashurst Road.

Being Folio No. 22-08-0032-01.

BEING Premises: 627 Ashurst Road, Havertown, Pennsylvania 19083.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Mary Jane Magee.

Hand Money \$32,309.77

McCabe, Weisberg & Conway, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 1683 90. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Brookhaven, County of Delaware and State of Pennsylvania.

BEING Folio No. 05-00-00030-37.

BEING Premises: 280 Bridgewater Road, Unit J-18, Brookhaven, Pennsylvania 19015.

IMPROVEMENTS CONSIST OF: condominium.

SOLD AS THE PROPERTY OF: Lea Richardson.

Hand Money \$9,065.19

McCabe, Weisberg & Conway, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 1035 91. 2015

MORTGAGE FORECLOSURE

Property in the Edgmont Township, County of Delaware and State of Pennsylvania on the Northeasterly side of Nicole Drive.

BEING Folio No. 19-00-00260-60.

BEING Premises: 1025 Nicole Drive, Newtown, Square, Pennsylvania 19073.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: George J. Spaeder and Amy M. Spaeder.

Hand Money \$41,053.77

McCabe, Weisberg and Conway, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 11008 92. 2014

MORTGAGE FORECLOSURE

Judgment Amount: \$152,581.81

Property in the Upper Darby Township, County of Delaware and State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 14 Berbro Avenue, Upper Darby, PA 19082.

Folio Number: 16-05-00007-00.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Madan L. Puri and Sheela R. Puri.

Hand Money \$2,000.00

LeeAne O. Huggins, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 9122 93. 2010

MORTGAGE FORECLOSURE

884 Windermere Avenue
Drexel Hill, Pennsylvania

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, SITUATE in Upper Darby Township, County of Delaware, and State of Pennsylvania, being known and designated as Lot No. 201 on a certain plan made for Warner-West Corporation, dated September 15, 1942 and last revised August 26, 1948, by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, and known as Plan Nos. 3 and 4 Drexel Park Gardens, said Plan being recorded in the Office for the Recording of Deeds, in and for the County of Delaware, aforesaid, in Plan Case 7 page 3, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Windermere Avenue (40 feet wide), which point is measured on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.42 feet from a point on the Southeasterly side of Cedar Lane (40 feet wide); thence extending from said beginning point, South 52 degrees, 32 minutes, 50 seconds East, 13.37 feet to a point; thence extending South 37 degrees, 27 minutes, 10 seconds West, partly passing through the party wall between these premises and the premises adjoining on the Southeast, 95 feet to a point in the center line of a certain 15 feet wide driveway which extends Northwestwardly into Cedar Lane and Southeastwardly into Eaton Road (40 feet wide) and communicates with a certain other 15 feet wide driveway which extends Southwestwardly and thence Southeastwardly into State Road (50 feet wide); thence extending along the center line of the first mentioned 15 feet wide driveway, North 52 degrees, 32 minutes, 50 seconds West, 33.37 feet to a point on the Southeasterly side of Cedar Lane; thence extending along the said side of Cedar Lane, North 37 degrees, 27 minutes, 10 seconds East, 75 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point on the Southwesterly side of Windermere Avenue, the first mentioned point and place of beginning.

BEING No. 884 Windermere Avenue.

UNDER AND SUBJECT to certain restrictions as now appear of record.

BEING Folio No. 16-08-03003-00.

IMPROVEMENTS CONSIST OF: single family home.

SOLD AS THE PROPERTY OF: James Kelly.

Hand Money \$9,974.34

Kevin B. Quinn, Attorney

MARY McFALL HOPPER, Sheriff

No. 2028 94. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration plan referred to below as "Greene Countrie Village Condominium", located on Earles Lane, Newtown Township, Delaware County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office of the Recorder of Deeds, in and for Delaware County, Pennsylvania of Declaration dated 8/31/76 and recorded 9/16/76 in Deed Book 2503 Page 26, a Declaration plan dated 1/12/76, revised 4/20/76 and recorded 9/16/76 in Condominium Drawer No. 2 and a Code of Regulations dated 8/31/76 and recorded 9/16/79 in Deed Book 2583 page 66, being and designated on said Declaration plan as Unit No. 222, Building No. 13, and more fully described in such declaration plan and declaration together with proportionate undivided interest in the common elements (as defined in such declaration).

TITLE to said premises vested in Virginia Kellerman by Deed from June J. Skillings dated 07/22/2004 and recorded 09/17/2004 in the Delaware County Recorder of Deeds in book 3295, page 1080.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Karen E. Friedman, Co-Administrator for the Estate of Virginia B. Kellerman a/k/a Virginia J. Kellerman a/k/a Virginia Kellerman, deceased and Craig M. Kellerman, Co-Administrator for the Estate of Virginia B. Kellerman a/k/a Virginia J. Kellerman a/k/a Virginia Kellerman, deceased.

Hand Money \$17,337.77

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 1856 95. 2014

MORTGAGE FORECLOSURE

Property in the Township of Ridley, County of Delaware and State of Pennsylvania, bounded and described in accordance with a Plan of Lots of Ridley Farms, Inc., made by Damon and Foster, Civil Engineers of Sharon Hill, Pennsylvania on August 31, 1948 revised June 22, 1949 and June 29, 1949.

Front: Irregular Depth: Irregular

BEING Premises: 2304 Grand Avenue, Morton, Pennsylvania 19070.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John Collazzo and Lisa Collazzo.

Hand Money \$36,349.60 (10% of judgment)

Stephen M. Hladik, Attorney

MARY McFALL HOPPER, Sheriff

No. 10065 96. 2014

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, and State of Pennsylvania.

Front: 14.25 Depth: 70

BEING Premises: 435 Copley Road, Upper Darby, PA 19082-4915.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Haruna Diarra.

Hand Money \$10,135.57

Phelan Hallinan Diamond & Jones, LLP Attorneys

MARY McFALL HOPPER, Sheriff

No. 4737 97. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN Unit designated as Unit 106, being a Unit in the Radnor House Condominium Situate in Radnor Township, County of Delaware, Commonwealth of Pennsylvania, as shown on a Plan of Radnor House Condominium made for Radnor House Associates, Inc., by Robert A. Gilmour, R.A., dated February 24, 1986 and recorded on February 28, 1986 in Volume 14 page 424 and revised December 10, 1986 and recorded in Volume 15 page 102, and revised September 25, 1987 and recorded in Volume 15 page 313 and revised December 14, 1988 in Volume 16 page 80 and revised January 24, 1990 in Volume 16 page 347.

TOGETHER with the right title and interest being a .29 percentage undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, recorded on February 28, 1986 in Volume 312 page 1336, as amended May 13, 1986 and recorded in Volume 333 page 1489, December 10, 1988 and recorded in Volume 411 page 554, as amended September 25, 1987 and recorded in Volume 513 page 262, as amended December 13, 1988 and recorded in Volume 631 page 1236, as amended January 24, 1990 and recorded in Volume No. 734 page 84 as amended June 9, 2005 and recorded in Record Book 03629 page 1521 as Document No. 2005100925.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record and current taxes, and to the provisions, easements and covenants contained in the aforesaid Declaration of Condominium and Plats and Plans.

AND the said Grantor represents and warrants to the said Grantee that the said Grantor has complied with the provisions of Section 341(b) of the said Uniform Condominium Act.

BEING Parcel Number 36-07-04741-30.

BEING the same premises which Douglas A. Lewis, by Deed dated May 25, 2010, and recorded June 10, 2010, in Record Book 04748, page 200, as Document No. 2010029563, granted and conveyed unto James McAlpine, his heirs and assigns, in fee.

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: James R. McAlpine.

Hand Money \$2,000.00

Steven L. Sugarman, Esquire
Robert M. Mulhern, Jr., Esquire,
Attorneys

MARY McFALL HOPPER, Sheriff

No. 5237 98. 2014

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware, State of Pennsylvania on the Westerly side of Taylor Road.

BEING Folio No. 09-00-03198-02.

BEING Premises: 465 Taylor Road, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Tonya Williams Evans a.k.a. Tonya Evans Williams, known surviving heir of Catherine Stowbridge a/k/a/ Catherine S. Stowbridge, deceased mortgagor and real owner, Kevin F. Williams, known surviving heir of Catherine Stowbridge a/k/a Catherine S. Stowbridge, deceased mortgagor and real owner, unknown surviving heirs of Catherine Stowbridge a/k/a Catherine S. Stowbridge, deceased mortgagor and real owner and Arron Williams known surviving heir of Catherine Stowbridge a/k/a Catherine S. Stowbridge, deceased mortgagor and real owner.

Hand Money \$19,380.23

McCabe, Weisberg and Conway, P.C.,
Attorneys

MARY McFALL HOPPER, Sheriff

No. 7686 99. 2014

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, and State of Pennsylvania.

Front: 16 Depth: 163

BEING Premises: 272 North Oak Avenue, a/k/a 272 Oak Avenue, Clifton Heights, PA 19018-1101.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dennis J. Poiesz and Heather A. Poiesz.

Hand Money \$16,979.51

Phelan Hallinan Diamond & Jones, LLP Attorneys

MARY McFALL HOPPER, Sheriff

No. 7976B 100. 2013

MORTGAGE FORECLOSURE

Property in the Borough of Folcroft, County of Delaware, State of Pennsylvania.

Front: 25 Depth: 105

BEING Premises: 724 School Lane, Folcroft, PA 19032-1723.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Carl Thomas a/k/a Carl Alphonso Thomas.

Hand Money \$6,554.21

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 007960 101. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Darby, County of Delaware and State of Pennsylvania, and known as Lot No. 56 on a survey and plan made by Damon and Foster Civil Engineers, Sharon Hill, Pennsylvania on November 19, 1954 which plan is recorded in the Office for the Recording of Deeds in and for Delaware County at Media on December 9, 1954, in Plan Case Number 11 page 1.

TITLE to said premises vested in Craig Harris and Christina Harris by Deed from Patricia Ann Harris, single dated 05/07/2004 and recorded 05/19/2004 in the Delaware County Recorder of Deeds in Book 03179, page 2197.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Christina Harris and Craig Harris.

Hand Money \$22,052.71

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 5565 102. 2014

MORTGAGE FORECLOSURE

Judgment Amount: \$194,284.31

Property in the Township of Tincum, County of Delaware and State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 133 Powhattan Avenue, Tincum Township a/k/a Essington, PA 19029.

Folio Number: 45-00-01381-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anthony Rumps and Wanda Fromenko.

Hand Money \$2,000.00

LeeAne O. Huggins, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 3265 103. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Upper Darby, County of Delaware County and State of Pennsylvania, described in accordance with a survey thereof made by Damon and Foster, Civil Engineers, dated 2/22/41 and last revived 7/2/41 as follows, to wit:

BEGINNING at a point on the Southwest side of Lamport Road (40 feet wide) at the distance of 50.80 feet measured Southeast along said side of Lamport Road from the South side of Guilford Road (40 feet wide)

CONTAINING ion front or breadth on the said Lamport Road South 71 degrees 53 minutes East 18 feet and extending of that width in length or depth Southwest between parallel lines at right angles to said Lamport Road, the Northwest and Southeast lines thereof passing thru the center line of party wall 80 feet to the center line of a certain 10 feet wide driveway.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid private driveway as and for a driveway and passageway and watercourses at all times hereafter, forever, in common with the owners tenants and occupiers of the other lots of ground bounding thereon or to any other properties to which the use of the said driveway may be extended.

UNDER AND SUBJECT to certain restrictions as of record.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Julius P. Wilson, II.

Hand Money \$6,853.18

Law Offices of Gregory Javardian, Attorneys

MARY McFALL HOPPER, Sheriff

No. 4604C 104. 2012

MORTGAGE FORECLOSURE

124 Laurel Road
Sharon Hill, PA 19079

Property in the Borough of Sharon Hill, County of Delaware and State of Pennsylvania. Situate on the Southwest side of Laurel Road at the distance of 617 feet Northwestward from the Northwest side Poplar Street.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kathryn O. Hamre.

Hand Money \$3,895.96

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 8146B 105. 2013

MORTGAGE FORECLOSURE

PREMISES A

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, SITUATE in Newtown Township, County of Delaware, and State of Pennsylvania, bounded and described according to a plan and survey thereof made by Milton R. Yerkes, Civil Engineers of Bryn Mawr, PA, dated September 3, 1937, as follows, to wit:

BEGINNING at a point in the middle of Glendale Road (40 feet wide) said point is at the distance of 350 measured North-eastwardly along the middle of Glendale Road from its intersection with the middle of Andover Road (40 feet wide) thence along the middle of Glendale Road, the 3 following courses and distances (1) on a line curving to the right with a radius of 270 feet, the arc distance of 116.43 feet, the chord of said curved line has a bearing of North 87 degrees 46 minutes 13 seconds East 115.53 feet to a point; (2) South 79 degrees 52 minutes 40 seconds East 57.29 feet to a point and (3) on a line curving to the right having a radius of 670 feet the arc distance of 33 feet the chord of said curved line has a bearing of South 78 degrees 28 minutes East 33 feet to a point, thence leaving Glendale Road by other lands of Frank H. Mahan of which this is a part the 2 following courses and distances (1) South 17 degrees 42 minutes West 221.90 feet to a point, and (2) North 47 degrees 18 minutes 43 seconds West 64.88 feet to an iron pin thence by lands of Leo M. Cartin North 6 degrees 23 minutes West 200.42 feet, (erroneously described in prior deeds as 242 feet) to the place of beginning.

PREMISES B

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, Situate in Newtown Township, County of Delaware and State of Pennsylvania, bounded and described according to a survey and plan thereof made for Frank H. Mahan by Milton R. Yerkes, Civil Engineers of Bryn Mawr, PA, dated September 3, 1937 and revised June 14, 1943, as follows, to wit:

BEGINNING at a point in the middle of Andover Road (40 feet wide) said point is at the distance of 130 feet measured South-eastwardly along the middle of Andover Road from its intersection with the middle of Glendale Road (40 feet wide); thence leaving Andover Road by land of Richard J. Freeman, Jr. and 3 following courses and distances (1) North 54 degrees 26 minutes East 100 feet to an iron pin, (2) North 52 degrees 50 minutes East 143.16 feet to an iron pin, and (3) South 47 degrees 18 minutes 42 seconds East 64.88 feet to a iron pin; thence by other lands of Ella V. Mahan of which this was a part, South 60 degrees 53 minutes West 239.07 feet to a point marking the intersection of the middle lines of Andover Road and Woodside Road; thence along the middle of Andover Road on a line curving to the left with a radius of 747 feet the arc distance of 59.75 feet, the chord of said curved line has a bearing of North 54 degrees 34 minutes 05 seconds West 59.63 feet to the place of beginning.

PREMISES C

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, SITUATE in Newtown Township, County of Delaware and State of Pennsylvania, bounded and described according to a survey and plan thereof made for Frank H. Mahan by Milton R. Yerkes, Civil Engineers of Bryn Mawr, PA, dated September 3, 1937 and revised June 29, 1959 as follows, to wit:

BEGINNING at a point in the middle of Andover Road (40 feet wide) said point is at the distance of 872.22 feet measured Northwestwardly along the middle of Andover Road from its intersection with the middle of St. Davids Road (40 feet wide); thence along the middle of Andover Road on a line curving to the left with the radius of 747 feet the arc distance of 130 feet the cord of said curved line has a bearing of North 62 degrees 37 minutes 52 seconds West 129.84 feet to a point marking the intersection of the middle line of said Andover Road and a proposed road (40 feet wide); thence along the middle of a proposed road, the 2 following courses and distances; (1) North 30 degrees 33 minutes 22 seconds East 138.60 feet to a point, (2) on a line curving to the right with a radius of 270 feet, the arc distance of 211.40 feet the chord of said curved line has a bearing of North 52 degrees 59 minutes 11 seconds East 206.04 feet to a point; thence leaving said proposed road by other lands of Frank H. Mahan, the 3 following courses and distances (1) South 26 degrees 23 minutes East 200.42 feet to an iron pin, (2) South 62 degrees 50 minutes West 143.16 feet to an iron pin, and (3) South 54 degrees 26 minutes West 100 feet to place of beginning.

BEING Folio No. 30-00-01052-00.

BEING the same premises which John H. O'Brien granted and conveyed unto Richard W. White and Cynthia M. White, husband and wife, by Deed dated February 25, 2005 and recorded March 7, 2005 in Delaware County Record Book 3427, page 973.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Richard W. White and Cynthia M. White and United States of America.

Hand Money \$50,732.06

Martha E. Von Rosenstiel, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 1258 106. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected Situate on the Northeasterly side of Florence Avenue at the distance of 162.77 feet measured North 25 degrees 18 minutes 55 seconds West from a point on the Northeasterly side of Florence Avenue, which said point is at the distance of 176.27 feet measured North 28 degrees 57 minutes West from the point of intersection of the Northeasterly side of Florence Avenue, extending with the middle of Chester Pike in the Borough of Sharon Hill, County of Delaware and Commonwealth of Pennsylvania.

EXTENDING thence along the Northeasterly side of said Florence Avenue measured North 25 degrees 18 minutes 55 seconds West 24.97 feet to a point; thence passing through the middle of the party wall between the message herein described and the message adjoining on the Northwest, North 64 degrees 33 minutes 04 seconds East 76.49 feet to the Southwesterly side of a 10 feet wide alley, which extends Southeastwardly into an alley about 16 feet wide, which runs from Clifton Avenue to said Florence Avenue and extends Northwestwardly into an alley 18 feet in width running to said Clifton Avenue; thence along the Southwesterly side of the said 10 feet wide alley, South 25 degrees 18 minutes 55 seconds East 25.15 feet to a point; thence South 64 degrees 41 minutes 05 seconds West 76.49 feet to the Northeasterly side of said Florence Avenue, the first mentioned point and place of beginning.

TITLE to said premises vested in Latanya Mapp by Deed from Tri Power Management, LLC by its sole member David R. Larkins dated 11/17/2011 and recorded 01/20/2012 in the Delaware County Recorder of Deeds in Book 5053, page 2072.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Latanya Mapp.

Hand Money \$12,541.59

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 010339A 107. 2013

MORTGAGE FORECLOSURE

Property in the Ridley Park Borough, County of Delaware and State of Pennsylvania.

Front: 40 Depth: 100

BEING Premises: 110 Hinkson Boulevard, Ridley Park, PA 19078-1830.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Theodore Kogut, Jr. and Helen Dorn.

Hand Money \$26,415.42

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 000204 108. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Trainer, County of Delaware and State of Pennsylvania.

Front: 49 Depth: 110

BEING Premises: 1316 Forrest Street, Marcus Hook, PA 19061-5321.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Deborah Ferreira a/k/a Deborah A. Ferreira.

Hand Money \$5,921.95

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

Aug. 28; Sept. 4, 11

Pusey v. Allstate Ins. Co.

Personal Injury – Automobile Accidents – Insurance Policies and Contracts – Underinsured Motorist Policies and Litigation – Damages – Molded Verdicts and Awards.

Interpretation of insurance contracts and policies is a matter of law to be performed by a court. The goal of such interpretations is to determine the intent of the parties as manifested by the language of the contract or policy.

When analyzing such a policy, courts must construe words of common usage in their natural, plain, and ordinary sense.

If the language of the insurance policy or contract is clear and unambiguous, a court must give effect to that language, and should not distort the meaning of the written word or resort to a “strained contrivance” to find an ambiguity.

Underinsured motorist coverage is designed to protect insured persons from the risk that a negligent driver of another vehicle will cause injury to the insured(s) and will have inadequate coverage to compensate the insured(s) for the injuries caused by the negligent driver.

While a person injured by the tortious act of another is entitled to compensation, a court must not allow that injured party to recover twice for the same injury. The purpose of this rule of damages is to avoid unjust enrichment.

The Court held:

Appellant’s minor son was involved in an automobile/bicycle accident on December 24, 2011. The defendant/driver’s insurance carrier tendered its policy limits of \$25,000.00, and Appellant subsequently initiated an action against her own insurance company for underinsured motorist benefits. A jury found in Appellant’s favor, and awarded a gross amount of \$58,600.00. The jury also found the injured minor to be 41% negligent. Following trial, the Court molded the award by decreasing the gross amount by the percentage of the injured minor’s own negligence, and subsequently deducted the tortfeasor’s \$25,000.00 liability limits, which were previously received by Appellant, from the award. This resulted in a net award of \$9,574.00.

No. CP-23-CR-1936-2013

Craig A. Altman, Esquire, Attorney for Appellant
M. Gerald Bradley, Esquire, Attorney for Appellee

Opinion by the Honorable G. Michael Green, filed on May 21, 2015

OPINION

Appellant, Joanne Pusey, natural guardian of the minor, Brian Pusey, filed the instant appeal following a March 2, 2015 Order denying Appellant’s Motion for Reconsideration. Appellant’s Concise Statement of Errors Complained of on Appeal raises the following issue for appellate review:

The Court abused it’s[sic] discretion and/or committed reversible error by Order dated February 11, 2015, when it molded plaintiff’s verdict by applying plaintiff’s comparative negligence before the credit for the third party recovery as opposed to applying plaintiff’s comparative negligence after the credit for the third party recovery.

This action arises from an accident that occurred on December 24, 2011 at or near the intersection of Union Avenue and Baltimore Pike, in Upper Darby

Township, Delaware County, Pennsylvania. (N.T. 12/08/14, p. 26). At that time Brian Pusey, a minor, was attempting to cross Baltimore Pike on his bicycle when a vehicle being driven by Monique Rollerson collided with Brian Pusey's bicycle. (N.T. 12/08/14, p. 26). Prior to trial, Ms. Rollerson's insurance carrier tendered the policy limits of \$25,000.00 to Appellant. Appellant initiated this action against Allstate Insurance Company through an underinsured motorist coverage provision of her motor vehicle insurance policy. (N.T. 12/10/14, p. 123).

Trial commenced on December 8, 2014 and the jury returned a verdict on December 10, 2014. The jury awarded Appellant \$10,000.00 for pain and suffering, \$1,400.00 for embarrassment and humiliation, \$26,200.00 for loss of enjoyment of life, and awarded a stipulated medical lien amount of \$21,000.00 for a total award of \$58,600.00. (12/10/14 Verdict Slip and N.T. 12/10/14, p. 160). The jury also attributed forty one percent (41%) of the negligence that was a factual case of any harm to Brian Pusey himself. (12/10/14 Verdict Slip and N.T. 12/10/14, p. 160).

Appellee filed a Motion to Mold the verdict on December 18, 2015. Therein, Appellee argued that the jury's award should be reduced by the percentage of Brian Pusey's own negligence, resulting in a damage award of \$34,574.00. Appellee reasoned that Allstate would then receive a credit for the policy limits of the tortfeasor's \$25,000.00 liability limits that were previously received by the Appellant. Appellee referenced the relevant portions of the Allstate policy at issue relating to underinsured motorist benefits:

We are not obligated to make payment for **bodily injury** under this coverage which arises out of the use of an underinsured auto until after the limits of liability for all motor vehicle liability protection in effect and applicable at the time of the accident have been exhausted by payment of judgment or settlements.

Subject to the above limits of liability, damages but not limits payable will be reduced by:

- a) All amounts paid by the owner or operator of the underinsured auto or anyone else responsible. This includes all sums paid under the bodily injury liability coverage of this or any other policy.

The policy further provides that damages in an underinsured motorist claim are that which an insured person is "legally entitled to recover from the operator of an underinsured auto."

(12/18/15 Motion to Mold Verdict)

Neither party disputes that Appellee should receive a credit for the \$25,000.00 liability limits that were previously tendered. (N.T. 01/22/15, p. 8). Appellant contends that the deduction for comparative negligence should have been applied *after* the credit for the third party recovery. Following oral argument in January 22, 2015, this Court entered an Order on February 11, 2015, and found as follows:

1. On December 10, 2014, the jury returned a verdict in the total amount of \$58,600.00;
2. The jury attributed forty one percent (41%) of the negligence that was a factual case of any harm to the plaintiff to Brian Pusey himself;
3. Plaintiff's total award must be reduced by forty one percent or \$24,026.00;
4. Prior to trial, Plaintiff received \$25,000.00 from a third party and/or third party insurance carrier for damages related to the accident at issue herein;

5. Plaintiff's total award must therefore be reduced by an additional \$25,000.00.

The jury verdict of December 10, 2014, was then molded and a verdict in favor of Appellant, Joanne Pusey, natural guardian of the minor, Brian Pusey, and against Appellee, Allstate Insurance Company, in the total amount of \$9,574.00 was entered of record.

The interpretation of an insurance contract is a matter of law and is generally performed by a court. Kropa v. Gateway Ford, 974 A.2d 502 (Pa. Super. 2009). The goal of insurance contract interpretation is "to ascertain the intent of the parties as manifested by the language of the written instrument." Madison Const. Co. v. Harleysville Mut. Ins. Co., 557 Pa. 595, 606, 735 A.2d 100, 106 (Pa. 1999). "When analyzing an insurance policy, a court must construe words of common usage in their natural, plain, and ordinary sense." Continental Cas. Co. v. Pro Machine, 916 A.2d 1111, 1118 (Pa. Super. 2007) (citing Mitsock v. Erie Ins. Exchange, 909 A.2d 828, 831 (Pa. Super. 2006)). If "the language of the [insurance] contract is clear and unambiguous, a court is required to give effect to that language." Id. at 831 (quoting Madison Const. Co., *supra*). A court must not "distort the meaning of the language or resort to a strained contrivance in order to find an ambiguity." Mitsock, *supra* at 831.

The purpose of underinsured motorist coverage is to protect the insured (and his additional insureds) from the risk that a negligent driver of another vehicle will cause injury to the insured (or the additional insureds) and will have inadequate coverage to compensate for the injuries caused by [the negligent driver]. Paylor v. Hartford Ins. Co., 640 A.2d 1234, 1235-1236 (1994) (quoting Wolgemuth v. Harleysville Mut. Ins. Co., 535 A.2d 1145 (Pa. Super. 1988)). While it is a fundamental rule of damages that a person injured by the tortious act of another is entitled to compensation, a court will not allow that person more than one satisfaction in damages. An injured party cannot recover twice for the same injury. Rossi v. State Farm Auto. Ins. Co., 465 A.2d 8, 10 (Pa. Super. 1983). This rule applies equally to situations where the injured party legally has another claim for the same loss; the purpose of this rule of damages in any context is to avoid unjust enrichment. Id.; D'Adamo v. Erie Ins. Exch., 4 A.3d 1090, 1096 (Pa. Super. 2010).

Appellant's proposed damages calculation formula provides an unjust enrichment to Appellant. The proposed formula fails to acknowledge the true damages Appellant was legally entitled to recover by delaying the application of comparative negligence. Under the terms of the instant insurance policy and applicable case law, damages in an underinsured motorist claim are that which Appellant is legally entitled to recover from the operator of an underinsured auto. As the jury attributed forty one percent (41%) of the negligence to Brian Pusey himself, the total damage award Appellant is entitled to recover is \$34,574.00, and not \$58,600.00. As plaintiffs cannot recover for the portion of an award for which they were negligent, \$34,574.00 is the amount to which the underinsured credit is applied. \$34,574.00 is the damage award Appellant is legally entitled to recover. Therefore, applying the \$25,000.00 credit yields an appropriate final award of \$9,574.00 and compensates Appellant for the injuries caused by the negligent driver consistent with the terms of her insurance policy.

For the aforementioned reasons, the trial court respectfully requests that its decision be AFFIRMED.

BY THE COURT:

G. MICHAEL GREEN, J.

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V
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R** TO:

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, September 7, 2015**

James F. Bonner M.D

Tabitha Mabie, DC

George Bonner, DC



1 East Beacon Light Lane

Chester, PA 19013

P 610-490-3900

F 610-490-3912

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