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BACK BY POPULAR DEMAND ...
The 16th Annual
Contemporary Settlement Evaluation
Wednesday, December 16th – Pg. 15

DELAWARE COUNTY LEGAL JOURNAL

USPS 151-960

*The Official Legal Newspaper of Delaware County — Reporting the Decisions of the
Courts of Delaware County The 32nd Judicial District of Pennsylvania*

OWNED AND PUBLISHED BY

DELAWARE COUNTY BAR ASSOCIATION

2015

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

- Dec 5 YLS – Annual Holiday Party Benefitting Underprivileged Children – 11:00 a.m. – 1:30 p.m.
- Dec 7 Legal Journal Committee – Meeting – 2:30 p.m.
- Dec 8 Executive Committee – Luncheon Meeting – 12:15 p.m.
- Dec 8 Membership Committee – Meeting – 3:00 p.m.
- Dec 9 DCBA & Elder Law Committee – CLE Round Table Coffee Hour With Judge Kenney – “Veterans Benefits for Long-Term Care” – Continental Breakfast Included – Registration – 7:45 a.m. – Seminar – 8:00 a.m. – 9:00 a.m.
- Dec 9 Pro Bono Steering Committee – Brown Bag Lunch – 12:00 Noon – 1:30 p.m.
- Dec 9 DCBA – CLE Seminar – “Justice and the War on Terror” – Registration – 12:30 p.m. – Seminar – 1:00 p.m. – 4:15 p.m.
- Dec 9 Board of Directors – Meeting – 4:00 p.m.
- Dec 10 DCBA & the Risk Free Retirement Planners – CLE Seminar – “The New Landscape of Social Security” – Breakfast Included – Registration – 8:30 a.m. – Seminar – 9:00 a.m. – 10:00 a.m.
- Dec 10 FLS – Holiday Happy Hour – 5:30 p.m. – 7:30 p.m. – *Sligo’s, Media*
- Dec 14 DCBA – CLE Seminar – “What Every Defense Attorney Should Know About Veterans Court” – Bring Your Own Brown Bag Lunch – Registration – 12:00 Noon – Seminar – 12:30 p.m. – 1:30 p.m.
- Dec 15 PBI – CLE Seminar – “Civil Practice in Magisterial District Courts” – Breakfast Included – Registration – 8:30 a.m. – Seminar – 9:00 a.m. – 1:15 p.m.

- Dec 16 ADR Committee – Sixteenth Annual CLE Seminar – “What Is Your Case Worth?” – Registration – 1:00 p.m. – Seminar – 1:30 p.m. – 4:00 p.m.
- Dec 17 ADR Committee – Voluntary Settlement Program – 9:30 a.m. – 12:30 p.m.
- Dec 17 Delaware County Criminal Defense Lawyers – CLE Seminar – “Three-County Criminal Practice Update” – Lunch Included – Registration – 12:30 p.m. – Seminar – 1:00 p.m. – 4:15 p.m.
- Dec 17 Pro Bono Seminar on Mortgage Foreclosure – 6:00 p.m. – 7:30 p.m.
- Dec 18 Real Estate Practices Committee – Breakfast Seminar – “Annual Survey of Land Use and Zoning Law” – Registration – 8:15 a.m. – Seminar Promptly 9:00 a.m.
- Dec 22 YLS – Winter CLE Seminar – “Social Media & the Law” – Lunch Included – Registration – 10:30 a.m. – Seminar – 11:00 a.m. – 12:00 Noon
- Dec 24 DCBA CLOSED – Christmas Eve Holiday Observed
- Dec 25 DCBA CLOSED – Christmas Holiday Observed
- Dec 29 PBI – CLE Seminar – “Ethics Potpourri— Solutions for the Lawyer in Distress” – Registration – 8:30 a.m. – Seminar – 9:00 a.m. – 10:00 a.m.

SEMINARS:**DELAWARE COUNTY BAR ASSOCIATION****PBI Seminars****DECEMBER 15, 2015 Civil Practice in Magisterial District Courts
(Breakfast Included)**

9:00 a.m. to 1:15 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: 3 Substantive, 1* Ethics

**DECEMBER 29, 2015 Ethics Potpourri—Solutions for the Lawyer in
Distress**

9:00 a.m. to 10:00 a.m., Registration 8:30 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$99.00, Post 1/11: \$99.00, Others: \$109.00

Credits: 0 Substantive, 1 Ethics

**FEBRUARY 10, 2016 In the Cloud: How to Preserve Confidentiality
(Breakfast Included)**

9:00 a.m. to 12:15 p.m., Registration 8:30 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$249.00, Post 1/12: \$229.00, Others: \$269.00

Credits: 2 Substantive, 1* Ethics

MARCH 17, 2016 Fixing a Broken Trust (Lunch Included)

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

Place: Delaware County Bar Association Building

Tuition—Members: \$249.00, Post 1/12: \$229.00, Others: \$269.00

Credits: 3 Substantive, 0 Ethics

**APRIL 6, 2016 Social Security Disability: The Basics (Break-
fast Included)**

9:00 a.m. to 1:15 p.m., Registration 8:30 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$229.00, Post 1/12: \$209.00, Others: \$249.00

Credits: 3 Substantive, 1* 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:

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

Breakfast 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. Breakfast will be served at no cost to attendees. **CONESTOGA BANK has graciously underwritten the cost of breakfast for the remaining 2015 Real Estate Practices CLE Seminars.** 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

Sept. 11—Dec. 18

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2015 DELAWARE COUNTY ELDER LAW COMMITTEE

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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**THERE IS NO PLACE LIKE HOME ...
GET THE FACTS ABOUT MORTGAGE FORECLOSURE
FREE SEMINAR FOR MEMBERS OF THE PUBLIC
FREE TO PRO BONO ATTORNEY VOLUNTEERS
DISCOUNTED CLE CREDIT FOR ATTORNEYS**



Members of the public are invited to attend a *free* seminar on MORTGAGE FORECLOSURE sponsored by Legal Services to the Public and the Pro Bono Committee of the Delaware County Bar Association.

- Date:** December 17, 2015
Time: 6:00 p.m. – 7:30 p.m.
Location: Delaware County Bar Association Auditorium
335 West Front Street, Media, PA 19063
Phone: (610) 566-6625
Website: www.delcobar.org
Cost: DCBA Attorney Members \$35; Non-Member Attorneys \$45; Free to Pro Bono Attorney Volunteers
Worth: 1.5 Substantive Law CLE Credit Hours

GET THE FACTS!

- What is a foreclosure and how does it happen?
- What are the types of foreclosure?
- Can you save your home from foreclosure?
- Where can you find help in implementing your foreclosure defense?

Distinguished panel members include Erik Hansen, Staff Attorney from LASP (Norristown Office), Donald J. Weiss, Esquire, and Richard M. Heller, Esquire; Moderator – Hon. Stephanie H. Klein (Ret.).

**There Is No Place Like Home ... Join Us.
GET THE FACTS ABOUT MORTGAGE FORECLOSURE.
No advance registration is required.**

Dec. 4, 11

**DELAWARE COUNTY BAR ASSOCIATION –
CLE SEMINAR**

“JUSTICE AND THE WAR ON TERROR”

- Date:** Wednesday, December 9, 2015
- Location:** Delaware County Bar Association Auditorium
- Registration:** 12:30 p.m.
- Seminar:** 1:00 p.m. – 4:15 p.m.
- Cost:** \$ 95.00 (includes a \$10 book fee) for DCBA Members
\$105.00 (includes a \$10 book fee) for Non-Members
- Credits:** **2.0 Substantive Law & 1.0 Ethics CLE Credit Hours**

Speakers: Rabbi Tzvi Altein and Marc A. Werlinsky, Esquire

How can we resolve the conflict between vigilantly maintaining national security and retaining our basic civil liberties? “Justice and the War on Terror” explores this dilemma using various legal and religious resources. Taught by Rabbi Tzvi Altein and Marc A. Werlinsky, Esq., the course will include a discussion of torture from a religious perspective, national and international law, including the Patriot Act and the Geneva Convention, and hostage negotiations.

Although walk-ins are welcome, advance registration is recommended, therefore, please complete the form below and return to: Karen Newell, DCBA, 335 West Front Street, Media, PA 19063. Phone: (610) 566-6627, Ext. 222; Fax: (610) 566-7952; e-mail: karen@delcobar.com.

DCBA – CLE SEMINAR – DECEMBER 9, 2015

NAME: _____

PHONE #: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____

Nov. 20, 27; Dec. 4

DELAWARE COUNTY BAR ASSOCIATION AND THE RISK FREE RETIREMENT PLANNERS—HOME OF THE IRA GUYS – CLE SEMINAR

“THE NEW LANDSCAPE OF SOCIAL SECURITY”

- Date:** Thursday, December 10, 2015
- Location:** Delaware County Bar Association Auditorium
- Registration & Breakfast:** 8:30 a.m. – 9:00 a.m.
- Seminar:** 9:00 a.m. – 10:00 a.m.
- Cost:** No Cost for DCBA Members
\$35.00 for Non-Members
- Credits:** 1.0 Substantive Law CLE Credit Hour
This seminar qualifies for CPA CE Credits, as well as CLE Credits, at a cost of \$25.00 for non-member attorneys and CPAs.

BREAKFAST COURTESY OF THE RISK FREE RETIREMENT PLANNERS—HOME OF THE IRA GUYS

Presenter: Dan Reisinger, CLU, ChFC of Risk Free Retirement Planners—Home of the IRA Guys.

Recently, the new Budget Bill of 2015 was signed into law. Encompassed in this bill was major changes to the strategies that retirees have utilized when planning to take their Social Security benefits. Mr. Reisinger will examine the impact of this legislation as it relates to the elimination of the File and Suspend strategy and the Restricted Application strategy.

Please complete the form below and return to: Karen Newell, DCBA, 335 West Front Street, Media, PA 19063. Phone: (610) 566-6627, Ext. 222; Fax: (610) 566-7952; e-mail: karen@delcobar.com.

DCBA AND THE RISK FREE RETIREMENT PLANNERS—HOME OF THE IRA GUYS – CLE SEMINAR – DECEMBER 10, 2015

NAME: _____

PHONE #: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED (IF APPLICABLE): _____

Nov. 20, 27; Dec. 4

**YOUNG LAWYERS' SECTION –
WINTER CLE SEMINAR
“SOCIAL MEDIA AND THE LAW”
Featuring President Judge Kenney**

DATE: Tuesday December 22, 2015
LOCATION: DCBA Building
REGISTRATION: 10:30 a.m.
SEMINAR: 11:00 a.m. – 12:00 Noon
CLE CREDITS: 1.0 Ethics CLE Credit Hour
COST: \$35.00 DCBA Members
\$45.00 Non-Member Attorneys
\$15.00 (NO CLE CREDIT)

Lunch Provided

On Tuesday, December 22, 2015, the Young Lawyers’ Section will present its second annual Winter CLE Seminar at the Delaware County Bar Association. This year’s topic is Social Media and the Law.

Social media websites and mobile applications have emerged as a major force in the world, affecting everything from personal entertainment to geo-political upheavals. It is now imbued in all facets of the legal system—within practical firm management, substantive evidence gathering, as well as various ethical considerations. It has become essential for attorneys to have a working understanding of social media and its relationship to their legal practice.

President Judge Kenney will chair the panel, providing valuable insight from the bench. CID detective Ed Pisani will supply technical expertise, and attorney Steven Pacillio will present the legal implications and possibilities of various social media. YLS Secretary Michael J. Davey, Esq. will moderate this exciting and informative group.

To be assured a reservation, please complete the form below and mail with your check (made payable to the Delaware County Bar Association) to the attention of Karen Newell, Delaware County Bar Association, 335 West Front Street, Media, PA 19063, no later than December 15, 2015.

YLS – WINTER CLE SEMINAR – DECEMBER 22, 2015

NAME: _____
PHONE #: _____ SUPREME COURT #: _____
AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

**DELAWARE COUNTY ASSOCIATION OF
CRIMINAL DEFENSE LAWYERS (DCACDL)
“THREE-COUNTY CRIMINAL PRACTICE UPDATE:
PHILADELPHIA, MONTGOMERY AND CHESTER”
(Lunch included)**

Date: Thursday December 17, 2015
Location: Delaware County Bar Association Auditorium
Registration & Lunch: 12:30 p.m. – 1:00 p.m.
Seminar: 1:00 p.m. – 4:15 p.m.
Cost: \$60.00 (Includes Lunch)
Worth: 3.0 Substantive Law CLE credit hours

Presenters: 1) Elliot Cohen, Esquire, renowned Philadelphia Criminal Defense Attorney.
2) Mark J. Conte, Esquire, former Chester County Deputy District Attorney and current Criminal Defense Practitioner in Chester County.
3) Keith Harbison, Esquire, longtime Montgomery Criminal Defense Attorney.

This seminar will provide information as to unique issues that occur in Philadelphia, Montgomery and Chester counties. Time will be reserved for discussion and questions.

To be assured a reservation, please complete the form below and mail with your check made payable to the Delaware County Bar Association, Attn.: Karen Newell, 335 West Front Street, Media, PA 19063, no later than Wednesday, December 9, 2015. **Phone: (610) 566-6627, Ext. 222; Fax: (610) 566-7952; E-mail: karen@delcobar.com.**

CRIMINAL DEFENSE LAWYERS – CLE SEMINAR – DECEMBER 17, 2015

NAME: _____

ADDRESS: _____

PHONE #: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

E-MAIL ADDRESS: _____

Nov. 27; Dec. 4, 11

WEDNESDAYS WITH JUDGE KENNEY
The Delaware County Bar Association’s
Orphans’ Court Legal Education
& Elder Law Committees – CLE Round Table Coffee Hour
*****DECEMBER 9, 2015 *** “ROUND TABLE DISCUSSION” –**
CLE SEMINAR

“Veterans Benefits for Long-Term Care”

- Date & Place:** Wednesday, December 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, Susan Saidel, Esquire of the VA Law Clinic of Widener University Delaware School of Law, John Christo, Benefits Coordinator, Delaware County Veterans Affairs, and Linda M. Anderson, CELA.

The Veterans Administration is enormous and provides many important benefits to Veterans and dependents. Our panel discussion will review the various benefits that are available to Veterans to assist with paying or providing for long-term care.

Our invited guests include Susan Saidel, Esquire of the Widener VA Law Clinic and our very own John Christo who helps Veterans in our county at the Veterans Affairs Office.

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 Beth Stefanide, Esquire.

ELDER LAW/ORPHANS’ COURT COMMITTEE – CLE SEMINAR – DECEMBER 9, 2015

NAME: _____

PHONE #: _____ **SUPREME COURT #:** _____

AMOUNT ENCLOSED: _____ **COMPLIANCE GROUP #:** _____

**DELAWARE COUNTY BAR ASSOCIATION –
CLE SEMINAR**

December 14, 2015

***“WHAT EVERY DEFENSE ATTORNEY SHOULD KNOW ABOUT
DELAWARE COUNTY VETERANS COURT”***

BRING YOUR OWN BROWN BAG LUNCH

- PLACE:** Delaware County Bar Association
335 West Front Street, Media, PA
- REGISTRATION:** 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 Substantive Law CLE Credit Hour

This will be a panel discussion. The Panel consists of Supervising Senior Judge Joe Cronin, Assistant District Attorneys Mary Mann and Kimberly Riley, Assistant Public Defenders Robert Lodge and Harris Resnick, Jeffrey Roney, Coordinator Adult Probation, Candace Devlin, Probation Officer, Lilly Thomas, Veterans Justice Outreach, Coatesville VA Center and Several Recent Veterans Court Graduates.

Learn who is eligible and how this treatment court may help your clients. Questions welcome.

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 – DECEMBER 14, 2015

NAME: _____

PHONE #: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

Dec. 4, 11

**ALTERNATIVE DISPUTE RESOLUTION COMMITTEE – CLE SEMINAR
WEDNESDAY, DECEMBER 16, 2015**

**1:00 p.m. until 4:00 p.m. – DCBA Building
Worth 2.0 Substantive Law CLE Credit Hours**

*(Your Chance to Obtain CLE Credits Before the
December 31st Compliance Period Ends.)*

BACK BY POPULAR DEMAND ...

THE SIXTEENTH ANNUAL CONTEMPORARY SETTLEMENT EVALUATION:

**“What Is Your Case Worth When Analyzed
and Compared Over the Last Several Years?”**

Is the Climate Changing for Plaintiffs in Delaware County?

Date: **Wednesday, December 16, 2015**
Registration: **1:00 p.m. – 1:30 p.m.**
Seminar Time: **1:30 p.m. – 4:00 p.m.**
Place: Delaware County Bar Association Building
Cost: \$70.00 for Members (\$50.00 Without CLE Credits)
\$90.00 for Non-Members (\$70.00 Without CLE Credits)
Worth: **2.0 Substantive CLE Credit Hours**

Don't miss this exciting *annual seminar* addressing contemporary settlement evaluation for selected cases, as analyzed by an **outstanding panel of judges, as well as experienced Counsel for the Plaintiff and the Defense:** *the Honorable Spiros E. Angelos, the Honorable Charles B. Burr, II, S.J., the Honorable G. Michael Green, The Honorable James F. Proud, District Court Administrator Gerald C. Montella, Esq., Ronald E. Freemans, Esq., Hugh J. Gillespie, Esq., Donald M. Grimes, Esq., M. Elizabeth Naughton-Beck, Esq., George G. Rassias, Esq., J. Michael Sheridan, Esq., Daniel J. Sherry, Esq. and Moderator Andrew J. D'Amico, Esq.*

Find out what they think as they discuss and evaluate real cases in today's market. Discover their approach and actual settlement recommendations. If you want to settle your cases, you need to attend and learn how other lawyers and judges evaluate similar cases in “real terms.” Also, Mr. Montella will provide valuable statistics analyzing Delaware County verdicts and awards.

To be assured a reservation, please complete the form below and mail, with your check made payable to the Delaware County Bar Association, Attention: Karen Newell, Delaware County Bar Association, 335 West Front Street, Media, PA 19063.

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

**ALTERNATIVE DISPUTE RESOLUTION COMMITTEE – CLE SEMINAR
– DECEMBER 16, 2015**

NAME: _____

PHONE #: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

Nov. 27; Dec. 4, 11

MASTERCARD AND VISA

**ACCEPTED AT THE
DELAWARE COUNTY**

BAR ASSOCIATION



The Delaware County Bar Association accepts



MASTERCARD & VISA

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

Date: 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 date is available at this time.

On December 17, 2015, the parties and their counsel may appear before two (2) settlement facilitators—generally one from the Plaintiff’s Bar & 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 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

Nov. 20, 27; Dec. 4

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Oct. 23; Nov. 6, 20; Dec. 4, 18

DEADLINE FOR MEMBERSHIP APPLICANTS FOR APRIL 2016

The Delaware County Bar Association is accepting applications for admission to membership for April 2016. If you are interested in joining the Association, please contact Karen Newell at (610) 566-6627, extension 222, or via e-mail karen@delcobar.com. The deadline for return of the application is Friday, March 4, 2016. Completed applications can be mailed or delivered in person to the Bar Association at 335 W. Front Street, Media, PA 19063. If you have been considering joining the DCBA, please take this opportunity to become part of a dynamic Bar Association and enjoy the many benefits of membership, including free CLE programs, discounts through the DCBA Affinity Program, use of the Bar facilities and great networking opportunities.

Dec. 4—Feb. 26

**ATTENTION DELAWARE COUNTY BAR ASSOCIATION MEMBERS,
LEGAL JOURNAL SUBSCRIBERS AND ADVERTISERS**

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

EARLY DEADLINE FOR LEGAL JOURNAL

The Delaware County Bar Association will be closed Thursday, December 24th and Friday, December 25th in observance of the Christmas Holidays. Therefore the deadline for submitting items for publication in the Legal Journal will be Monday, December 21st at noon instead of our normal deadline on Wednesdays at 11:00 a.m., (9) days prior to publication.

Dec. 4, 11, 18

**FREE NOTARY SERVICE FOR
DCBA MEMBERS**

Effective now as a benefit of membership.
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FAMILY LAW SECTION – HOLIDAY HAPPY HOUR



Date: December 10, 2015
Place: Sligo, Media
Time: 5:30 p.m. – 7:30 p.m.
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PAUL R. SAND PRESIDENT'S AWARD

The Honorable Paul R. Sand President's Award is presented each year at the Delaware County Bar Association's Annual Dinner in January.

The recipient is either (1) a member of the Bar who has furthered the concepts of this Association or (2) a layman outside the Bar Association who has fostered interest and respect for the law.

It is requested that members of the Bar submit names of such individuals *on or before* **Wednesday, December 30, 2015** to: William L. Baldwin, Esquire, Executive Director, Delaware County Bar Association, 335 West Front Street, Media, PA 19063.

Nov. 27—Dec. 25

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**THE YOUNG LAWYERS' SECTION ANNUAL HOLIDAY PARTY
BENEFITTING UNDERPRIVILEGED CHILDREN**

Let's spread some Holiday Cheer! It's time again for the Young Lawyers' Section Annual Holiday Party. This year's event is occurring on December 5, 2015 at the Bar Association Building from 11:00 a.m. to 1:30 p.m.

Each year, the YLS hosts a holiday party for local children whose lives may not provide much holiday spirit. The party includes lunch, treats, a magician, crafts and a visit from Santa who has a gift for each child. In order to make this happen, the YLS needs your support. Donations, payable to the Young Lawyers' Section of the DCBA, may be delivered to Karen Newell at the Bar Association Building, 335 West Front Street, Media, PA 19063.

We are not only seeking your financial support, however, as this notice is also an invite to all members of the local bench, bar and community to attend this wonderful event. The YLS Annual Holiday Party is a truly wonderful occasion that not only embodies the season's spirit of giving and sharing, but allows those that participate to spend time with some very special children. If you are free, please stop by.

As always, the Young Lawyers' Section is proud to sponsor and coordinate this yearly event and would like to thank Pinocchio's Pizza for its generous support in 2015. The YLS also thanks the local bench, bar and community for your continued generosity and support!

HAPPY AND SAFE HOLIDAY WISHES TO ALL!

Nov. 20, 27; Dec. 4

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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

- JAMES ALLEN, JR.,** dec'd.
Late of the Township of Newtown, Delaware County, PA.
Extr.: Pennsylvania Trust Company c/o Stephen D. Potts, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115.
STEPHEN D. POTTS, ATTY.
Herr, Potts & Potts
Strafford Office Bldg. #2
200 Eagle Rd.
Ste. 106
Wayne, PA 19087-3115
- DEBRA L. BENEKE,** dec'd.
Late of the Borough of Ridley Park, Delaware County, PA.
Extr.: Deana Lynn Marusco c/o F. Kirk Adams, Esquire, 6 East Hinckley Avenue, Suite 201, Ridley Park, PA 19078.
F. KIRK ADAMS, ATTY.
6 East Hinckley Avenue
Suite 201
Ridley Park, PA 19078
- MAYETTA S. BROWNE a/k/a**
MAYETTA CLARKE-BROWNE, dec'd.
Late of the Borough of Sharon Hill, Delaware County, PA.
Admx.: Renell Browne c/o Jacquie L. Jones, Esquire, 105 W. 3rd Street, Media, PA 19063.
JACQUIE L. JONES, ATTY.
Jones & Associates Law
105 W. 3rd Street
Media, PA 19063
- MARGUERITE CLUELOW,** dec'd.
Late of the Borough of Media, Delaware County, PA.
Extr.: Arlette Liberatore.

- JAMES G. BUCKLER, ATTY.**
41 East Front Street
Media, PA 19063
- DONALD SAMUEL FARRELL,** dec'd.
Late of the Township of Concord, Delaware County, PA.
Extr.: Pat Kevin Farrell a/k/a Pat K. Farrell c/o Gerald C. Montella, Esquire, 11 West Front Street, Media, PA 19063.
GERALD C. MONTELLA, ATTY.
11 West Front Street
Media, PA 19063
- LYDIA FOERSTER,** dec'd.
Late of the Borough of Lansdowne, Delaware County, PA.
Admx.: Amy Foerster Ziober c/o William P. Culp, Jr., Esquire, 614 Darby Rd., Havertown, PA 19083.
WILLIAM P. CULP, JR., ATTY.
614 Darby Rd.
Havertown, PA 19083
- OLGA HUDYMA,** dec'd.
Late of the Township of Ridley, Delaware County, PA.
Co-Extrs.: John J. Hudyma and Diane T. McDevitt c/o Law Offices of Marnie L. Burk, 301 E. MacDade Blvd., Folsom, PA 19033.
LAW OFFICES OF MARNIE L. BURK, ATTYS.
301 E. MacDade Blvd.
Folsom, PA 19033
- ELIZABETH M. MAGUIRE a/k/a**
ELIZABETH D. MAGUIRE, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Elizabethann Binstead (Named in Will As Elizabeth A. Binstead) c/o William P. Culp, Jr., Esquire, 614 Darby Rd., Havertown, PA 19083.
WILLIAM P. CULP, JR., ATTY.
614 Darby Rd.
Havertown, PA 19083
- DEAN J. MALIN a/k/a DEAN MALIN,** dec'd.
Late of the Borough of Morton, Delaware County, PA.
Extr.: Darlene Malin, 10 Beech Street, Morton, PA 19070.
- RITA C. MONTANARO,** dec'd.
Late of the Township of Marple, Delaware County, PA.
Extr.: Anita M. Smith c/o John Yanoshak, Esquire, P.O. Box 626, Media, PA 19063.
JOHN YANOSHAK, ATTY.
KAO Law Associates
P.O. Box 626
Media, PA 19063

MARCELLA D. MOORE a/k/a MARCELLA MOORE, dec'd.
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Extr.: Ralph T. Moore c/o Justin B. Anderson, Esquire, 1204 Baltimore Pike, Suite 200, Chadds Ford, PA 19317.
JUSTIN B. ANDERSON, ATTY.
Law Offices of Proctor & Lindsay
1204 Baltimore Pike
Suite 200
Chadds Ford, PA 19317

HELEN T. PARKER, dec'd.
Late of the Township of Ridley Park, Delaware County, PA.
Extr.: Michael T. Diegnan c/o Edward J. Gilson, Jr., Esquire, Smylie Times Bldg., 8001 Roosevelt Blvd., Ste. 501B, Philadelphia, PA 19152.
EDWARD J. GILSON, JR., ATTY.
Smylie Times Bldg.
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Ste. 501B
Philadelphia, PA 19152

MARY ANN PATTERSON, dec'd.
Late of the Township of Aston, Delaware County, PA.
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JUNE REID a/k/a JUNE L. REID, dec'd.
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38th Fl.
Philadelphia, PA 19102

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DAVID J. BARTHOLF, ATTY.
999 West Chester Pike
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West Chester, PA 19382

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Late of the Township of Concord, Delaware County, PA.
Extr.: Keith R. Brady, 516 Spring Lake Ave., Wilmington, DE 19809.

ANNE M. CONTINO, dec'd.
Late of the Township of Ridley, Delaware County, PA.
Extr.: Fortunato J. Contino, Jr. (Named in Will As Freddy, Jr.) c/o Howard C. Pressman, Esquire, 712 W. MacDade Blvd., Milmont Park, PA 19033.

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JOSEPHINE B. DeLUCA, dec'd.
Late of the Township of Radnor, Delaware County, PA.
Extr.: Carol A. Inman c/o David M. Kozloff, Esquire, 2640 Westview Dr., Wyomissing, PA 19610.

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2640 Westview Dr.
Wyomissing, PA 19610

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Extr.: Diana Knoell, 501 Rutledge Avenue, Folsom, PA 19033.

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Upper Darby, PA 19082

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MARTHA S. FUNK a/k/a MARTHA SNADER FUNK, dec'd.
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ELAINE D. McMILLIN,** dec'd.
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ROWLAND H. MYERS, JR.,** dec'd.
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LaSota Law
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MARIE PATRUCCI,** dec'd.
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3305 Edgmont Avenue
Brookhaven, PA 19015

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Four Falls Corporate Center, Suite
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**MARGARET GALLAGHER
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Cozen O'Connor
200 Four Falls Corporate Center
Suite 400
West Conshohocken, PA 19428

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IRA D. BINDER, ATTY.
227 Cullen Rd.
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 19063.
PETER J. ROHANA, JR., ATTY.
 1215 West Baltimore Pike
 Suite 14
 Media, PA 19063

ROBERT L. WILCOX, dec'd.
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 24th Fl., Philadelphia, PA 19103.
MARGARET J. AMOROSO, ATTY.
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 1845 Walnut St.
 24th Fl.
 Philadelphia, PA 19103

JAMES J. WILLOUGHBY, dec'd.
 Late of the Township of Thornbury,
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 Street, P.O. Box 1970, Media, PA
 19063.
D. SELAINE KEATON, ATTY.
 21 W. Front Street
 P.O. Box 1970
 Media, PA 19063

NANCY J. WILSON, dec'd.
 Late of the Borough of Brookhaven,
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 Extr.: Beth Ann Melville, 3218
 Meetinghouse Road, Boothwyn, PA
 19061.
CHRISTINA B. ROBERTS, ATTY.
 Pappano & Breslin
 3305 Edgmont Avenue
 Brookhaven, PA 19015

**MARGARET H. WITMER a/k/a
 MARGARET WITMER**, dec'd.
 Late of the Borough of Prospect Park,
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 D. Molineux, Esquire, 227 MacDade
 Boulevard, Collingdale, PA 19023.
STEPHEN D. MOLINEUX, ATTY.
 227 MacDade Boulevard
 Collingdale, PA 19023

**THIRD AND FINAL PUBLICATION
 RICHARD L. BATTY a/k/a RICHARD
 LLOYD BATTY**, dec'd.

Late of the Borough of Ridley Park,
 Delaware County, PA.
 Extxs.: Deborah Ann Colyer and
 Shirley Louise Bright c/o Dana M.
 Breslin, Esquire, 3305 Edgmont
 Avenue, Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
 Pappano & Breslin
 3305 Edgmont Avenue
 Brookhaven, PA 19015

**MARIE E. BRENNAN a/k/a MARIE
 ELIZABETH BRENNAN a/k/a
 MARIE BRENNAN and MARIA E.
 BRENNAN**, dec'd.

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 Delaware County, PA.
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 Carriage Lane, Newtown Square, PA
 19073.
PETER J. MASSUCCI, ATTY.
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 Ste. 205
 Bryn Mawr, PA 19010

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Extx.: Rita T. Christiano c/o Michael
 Maroto, Esquire, 200 West Front
 Street, Media, PA 19063.
MICHAEL MAROTO, ATTY.
 200 West Front Street
 Media, PA 19063

LOUISE A. DOBINSON, dec'd.
 Late of the Borough of Media,
 Delaware County, PA.

Alt. Extx.: L. Judith Dobinson c/o
 Teresa A. Miller, Esquire, 8 West
 Front Street, Media, PA 19063.
TERESA A. MILLER, ATTY.
 8 West Front Street
 Media, PA 19063

JANE L. FISTER, dec'd.

Late of the Township of Springfield,
 Delaware County, PA.
 Co-Extrs.: Donna L. DiZebba and
 Robert S. Fister c/o Teresa A. Miller,
 Esquire, 8 West Front Street, Media,
 PA 19063.
TERESA A. MILLER, ATTY.
 8 West Front Street
 Media, PA 19063

ELEANOR H. HAZZARD, dec'd.

Late of the Township of Middletown,
 Delaware County, PA.
 Extr.: Melissa G. Grewal c/o Stephen
 D. Potts, Esquire, Strafford Office
 Building #2, 200 Eagle Rd., Ste. 106,
 Wayne, PA 19087-3115.

STEPHEN D. POTTS, ATTY.
Herr, Potts & Potts
Strafford Office Building #2
200 Eagle Rd.
Ste. 106
Wayne, PA 19087-3115

**DONALD E. KRUPA, JR. a/k/a
DONALD EDWARD KRUPA, JR.,
dec'd.**
Late of the City of Chester, Delaware
County, PA.
Extr.: John C. Krupa 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

DAVID N. LEASE, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Judith A. Lease c/o Brian S.
Quinn, Esquire, 222 S. Manoa Road,
Havertown, PA 19083.
BRIAN S. QUINN, ATTY.
Brian S. Quinn, P.C.
222 S. Manoa Road
Havertown, PA 19083

**ROBERT H. MARCH a/k/a ROBERT
HARDY MARCH and ROBERT
MARCH, dec'd.**
Late of the Borough of Lansdowne,
Delaware County, PA.
Co-Extrs.: F. D. Hennessy, Jr. and Dr.
Beth Ann Mineo c/o Richard J. Landry,
Esquire, P.O. Box 217, Lansdowne, PA
19050-0217.
RICHARD J. LANDRY, ATTY.
Hennessy, Bullen, McElhenney
& Landry
P.O. Box 217
Lansdowne, PA 19050-0217

**NORMAN M. McAVOY a/k/a
NORMAN McAVOY, dec'd.**
Late of the Township of Newtown,
Delaware County, PA.
Extrs.: William McAvoy and Norman
M. McAvoy, Jr. c/o Jill R. Fowler,
Esquire and Katie S. Galeone, Esquire,
100 Four Falls, Ste. 300, West
Conshohocken, PA 19428-2950.
JILL R. FOWLER, ATTY.
KATIE S. GALEONE, ATTY.
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100 Four Falls
Ste. 300
West Conshohocken, PA 19428-2950

FLORENCE E. MOORE, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extr.: Jane M. Wharton 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

**MARY CATHERINE RICHARDSON
a/k/a M. CATHERINE PALERMO-
RICHARDSON, dec'd.**
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Kenneth B. Richardson c/o
Morgan E. Kelly, Esquire, 18 Kings
Highway West, Haddonfield, NJ 08033.
MORGAN E. KELLY, ATTY.
18 Kings Highway West
Haddonfield, NJ 08033

JEAN C. SCOTT, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: William G. Halligan, Esquire
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

JOSEPHINE E. SHERIDAN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Elizabeth Sullivan, 1700 Sue
Ellen Drive, Havertown, PA 19083.
**HENRY DiBENEDETTO FORREST,
ATTY.**
1001 E. Darby Road
Havertown, PA 19083

MARY ELIZABETH TOAL, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: John A. Toal 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

SHIRLEY P. TUTHILL a/k/a SHIRLEY TUTHILL, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: R. Bruce Parker c/o Dana M.
Breslin, Esquire, 3305 Edgmont
Avenue, Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
Pappano & Breslin
3305 Edgmont Avenue
Brookhaven, PA 19015

FREDRIC S. WRIGHT, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Anne J. Wright c/o John A.
Terrill, II, Esquire, 100 Four Falls, Ste.
300, West Conshohocken, PA 19428-
2950.
JOHN A. TERRILL, II, ATTY.
Heckscher, Teillon, Terrill
& Sager, P.C.
100 Four Falls
Ste. 300
West Conshohocken, PA 19428-2950

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2015-009425

NOTICE IS HEREBY GIVEN THAT on
October 30, 2015, a Petition for a Change of
Name was filed in the above named Court,
praying for a decree to change the name(s)
of **Adele Agozzino-Abi Khattar** to **Adele
Agozzino Abi Khattar**.

The Court has fixed January 12, 2016,
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 Peti-
tion should not be granted.

JOSEPH T. MATTSON, Solicitor
1100 W. Township Line Road
Havertown, PA 19083

Dec. 4, 11

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2015-05789

NOTICE IS HEREBY GIVEN THAT on
October 16, 2015, a Petition for a Change of
Name was filed in the above named Court,
praying for a decree to change the name(s)
of **Steve Nally** to **Steve McGill**.

The Court has fixed December 14, 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 Peti-
tion should not be granted.

JOSEPH A. MALLEY, III, Solicitor
15 East Second Street
Media, PA 19063
(610) 566-8010

Nov. 27; Dec. 4

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2015-008842

NOTICE IS HEREBY GIVEN THAT on
October 9, 2015, a Petition for a Change of
Name was filed in the above named Court,
praying for a decree to change the name(s)
of **Stephen C. Voudouris** to **Steven C.
Voudouris**.

The Court has fixed December 14, 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 Peti-
tion should not be granted.

DANIEL FRANK, Solicitor
7 Lee Blvd.
Malvern, PA 19355

Nov. 27; Dec. 4

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.

5840 MASTER, INC.

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

McCREESH, McCREESH, McCREESH & CANNON, Solicitors
7053 Terminal Square
Upper Darby, PA 19082

Dec. 4

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Chi Restaurant, Inc.**, with its registered office at 3368 Chichester Ave., Boothwyn, PA 19061, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

ANTHONY D. GIANNASCOLI, Solicitor
93 W. Devon Dr.
Suite 102
Exton, PA 19341

Dec. 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:

MAVERICK ONE CLEANING

with its principal place of business at 2412 Stoneybrook Lane, Drexel Hill, PA 19026.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Mr. Cameron M. Camacho, 2412 Stoneybrook Lane, Drexel Hill, PA 19026.

The application has been/will be filed on or after October 26, 2015.

FRANK W. HAYES, Solicitor
31 South High Street
West Chester, PA 19382

Dec. 4

FOREIGN CORPORATION

CERTIFICATE OF AUTHORITY

Custom America, Inc., a corporation organized under the laws of the State of New Jersey has applied for a Certificate of Authority under the provisions of the Business Corporation Law of 1988. The address of its principal office under the laws of the jurisdiction in which it is incorporated is: 300 Moravian Church Road, Woolwich, NJ 08085 and the address of its proposed registered office in the Commonwealth is: 12 Creek Parkway, Suite 100, Boothwyn, PA 19061.

K&L GATES LLP, Solicitors
K&L Gates Center
210 Sixth Avenue
Pittsburgh, PA 15222

Dec. 4

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL ACTION—LAW
NO. 15-6913

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Nationstar Mortgage LLC d/b/a
Champion Mortgage Company, Plaintiff
vs.

The Unknown Heirs of Margaret Koeppen Deceased & Linda Koeppen, Solely in Her Capacity as Heir of Margaret Koeppen Deceased, Mortgagor and Real Owner, Defendant(s)

TO: The Unknown Heirs of Margaret Koeppen, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 207 West Amosland Road, Norwood, PA 19074

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Delaware County, Pennsylvania, docketed to No. 15-6913, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 207 West Amosland Road, Norwood, PA 19074, whereupon your property will be sold by the Sheriff of Delaware County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or 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 or cannot afford one, 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.

Delaware County Bar Assn.
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

Legal Aid of Southeastern PA
410 Welsh St.
Chester, PA 19013
(610) 874-8421

MICHAEL T. McKEEVER
KML Law Group, P.C.
Atty. for Plaintiff
Mellon Independence Center
701 Market St.
Ste. 5000
Philadelphia, PA 19106-1532
(215) 627-1322

SERVICE BY PUBLICATION

NOTICE IS HEREBY GIVEN THAT a hearing will be held on the Petition of Haverford Township filed pursuant to 53 P.S. §3384 for approval to sell donated real property located at 516 S. Eagle Road, Havertown, Pennsylvania and distribute any proceeds from the sale to the Haverford Township Historical Society on December 10, 2015 at 1:30 P.M. at the Delaware County Courthouse located at 201 West Front Street, Media, PA.

Nov. 20, 27; Dec. 4

JUDGMENT NOTICES

JUDGMENTS, VERDICTS, LIENS, WAIVER OF LIENS AND OTHER MATTERS 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

- Demarco, Richard; Cmwlth of PA Department of Revenue; 12/18/14; \$10,339.10
- Denie, David Martin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$5,386.00
- Denig, Thomas; Wells Fargo Bank NA.; 12/29/14; \$89,299.92
- Dennis, Nakea; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,525.10
- Depompeo, Joyce; Portfolio Recovery Associates LLC; 12/19/14; \$1,340.86
- Deprince, Richard; Nationstar Mortgage LLC; 12/09/14; \$69,947.35
- Desanto, Peter A; LSF8 Master Participation Trust; 12/15/14; \$290,843.07
- Desanto, Stacy J; LSF8 Master Participation Trust; 12/15/14; \$290,843.07
- Deslaurier, Daniel G; Commonwealth of PA Department of Revenue; 12/22/14; \$1,255.24

- Deslaurier, Jennifer R; Commonwealth of PA Department of Revenue; 12/22/14; \$1,255.24
- Dever, Sean M; Discover Bank; 12/02/14; \$7,289.35
- Devine, Henry T; Borough of Darby; 12/30/14; \$1,893.32
- Devine, Michael; Internal Revenue Service; 12/08/14; \$33,094.23
- Devlin, William A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,615.50
- Devlin, William A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,151.50
- Devlin, William A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,647.50
- Devoe, Bryan Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$5,973.50
- Diaz Jr, Carlos; City of Chester; 12/09/14; \$1,598.31
- Dicampli, Joseph W; Bethel Township; 12/15/14; \$198.00
- Dicampli, Paula; Bethel Township; 12/15/14; \$198.00
- Dicarlo II, Peter J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,502.00
- Dicecco Flooring Inc; Commonwealth of PA Unemployment Comp Fund; 12/17/14; \$6,193.67
- Dickerson, Geraldine; City of Chester; 12/09/14; \$773.63
- Digennaro, John; American Express Centurion Bank; 12/22/14; \$19,933.80
- Diggins, Alicia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$525.00
- Diienzo, Elizabeth A; Cach, LLC; 12/04/14; \$11,085.51
- Dileonardo, Gabrielle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,453.00
- Dileonardo, Gabrielle Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,446.00
- Dill, Kathleen M; Fia Card Services N.A.; 12/01/14; \$16,557.73
- Dillard, Saheeb K.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,205.00
- Diluzio, Danielle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,211.00
- Dinan, Theresa C; Borough of Darby; 12/29/14; \$531.53
- Dionne, Alexander; City of Chester; 12/02/14; \$916.31
- Dipu Enterprises LLC; Bergen County Glass, LLC; 12/23/14; \$27,238.83
- Ditri, Raymond; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,944.00
- Dittman, Sheila Margaret; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$706.50
- Diva's Hair Salon; Commonwealth of PA Unemployment Comp Fund; 12/09/14; \$909.24
- Djan, Lovie L; Cmwlt of PA Department of Revenue; 12/19/14; \$869.49
- Do, Chau Ngoc; Nguyen, Hung; 12/17/14; \$5,485.99
- Do, Duyen; Nguyen, Hung; 12/17/14; \$5,485.99
- Doan, Joshua; Portfolio Recovery Associates LLC; 12/16/14; \$1,797.77
- Dodson, Almeida; Autovest LLC; 12/17/14; \$9,520.47
- Dodson, Sarina; Commonwealth of PA Department of Revenue; 12/16/14; \$916.80
- Doe, John (AKA Estardo Lopez); Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,827.00
- Doebah, Kebie M; Wells Fargo Bank, NA; 12/23/14; \$132,187.66
- Doleman, Charles Robert; Borough of Darby; 12/31/14; \$707.75
- Donahue, Scott; Commonwealth of PA Department of Revenue; 12/16/14; \$6,735.97
- Donaldson, Joe; The Borough of Darby; 12/31/14; \$763.55
- Donato, Joseph; Cmwlt of PA Department of Revenue; 12/19/14; \$5,246.68
- Donato, Lynne; Cmwlt of PA Department of Revenue; 12/19/14; \$5,246.68
- Donnelly, Stephanie Grace; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,192.00
- Donohue, Melissa; New Century Financial Services, Inc; 12/31/14; \$850.97
- Doppler, Lauri; Allstate A/S/O/ Arthur Walsh; 12/29/14; \$5,613.61

- Dorn, Taleesha; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,541.50
- Dorsey Green , Dorothy I; Wells Fargo Bank NA; 12/22/14; \$105,501.60
- Dorsey, Bernice J; City of Chester; 12/03/14; \$916.63
- Dorsey, Charles W; City of Chester; 12/03/14; \$916.63
- Dorsey, Jalil; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$6,770.00
- D’ortone, Andrew; Federal National Mortgage Association; 12/18/14; \$188,935.74
- D’ortone, Nicholas; Federal National Mortgage Association; 12/18/14; \$188,935.74
- Dougan, David D; Commonwealth of PA Unemployment Comp Fund; 12/08/14; \$1,958.15
- Dougherty, Jill; Upper Providence Township Sewer Authority; 12/01/14; \$631.51
- Dougherty, Sharon; Internal Revenue Service; 12/18/14; \$34,636.32
- Dougherty, Terrence; Upper Providence Township Sewer Authority; 12/01/14; \$631.51
- Dowdell, Charlotte; Cavalry SPV I LLC /ASG of HSBC Bank Nevada NA/ Boscov’s; 12/23/14; \$1,557.61
- Dowling, Roben W; Borough of Darby; 12/30/14; \$920.19
- Downey Jr., David Mark; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,239.00
- Doyle, Danielle Nicole; Delaware County Juvenile Court; 12/04/14; \$48.50
- Doyle, Danielle Nicole; Delaware County Juvenile Court; 12/04/14; \$35.00
- Doyle, Danielle Nicole; Delaware County Juvenile Court; 12/04/14; \$35.00
- Doyle, Danielle Nicole; Delaware County Juvenile Court; 12/04/14; \$96.00
- Doyle-White, Amy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,702.50
- Drabkoski, Brittany; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$434.00
- Drabkoski, Brittany; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,744.00
- Driscoll Jr., Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,311.00
- Drucker, Jennifer L; Southern Delaware County Authority; 12/05/14; \$365.31
- Drucker, Patrick D; Southern Delaware County Authority; 12/05/14; \$365.31
- Duffy, James; Donald J Weiss Esq/Real Estate Tax Savers; 12/22/14; \$1,356.37
- Dugan Sr, Jeffrey M; Absolute Resolutions VI LLC; 12/23/14; \$3,427.09
- Dugan, Frank; Borough of Sharon Hill; 12/31/14; \$1,409.14
- Dukes, Jane; City of Chester; 12/03/14; \$762.63
- Dukes, Joseph; Wells Fargo Bank NA; 12/30/14; \$42,630.59
- Dukes, Michael C; Southern Delaware County Authority; 12/05/14; \$392.22
- Dunham, Chazz; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,971.00
- Dunne, Beverly; Wells Fargo Bank NA; 12/09/14; \$135,749.30
- Dunne, Beverly; Wells Fargo Bank NA; 12/22/14; \$135,749.60
- Dunne, John M; Wells Fargo Bank NA; 12/09/14; \$135,749.30
- Dunne , John M; Wells Fargo Bank NA; 12/22/14; \$135,749.60
- Durato, Albert J; Township of Lower Chichester; 12/19/14; \$649.00
- Durato, Rose Marie; Township of Lower Chichester; 12/19/14; \$649.00
- Durran, Richard Edward; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,471.00
- Duru /AKA, Genevive; Green Tree Servicing LLC; 12/29/14; \$152,409.55
- Dynamo Cleaning Co; Commonwealth of PA Unemployment Comp Fund; 12/17/14; \$18,990.62
- Dziobek, Jakub; Borough of Darby; 12/30/14; \$463.00
- E L J W Inc; Commonwealth of PA Unemployment Comp Fund; 12/17/14; \$8,449.64
- E.C.C.I. Corporation; Commonwealth of PA Unemployment Comp Fund; 12/17/14; \$3,765.89
- Eastern Crate & Pallet Inc; Commonwealth of PA Unemployment Comp Fund; 12/05/14; \$787.34
- Ebbeson, Courtney; University of the Sciences in Philadelphia; 12/10/14; \$2,905.68
- Eckroth, Francis W; Borough of Sharon Hill; 12/29/14; \$528.37

- Economides, Constantine Z; Cmwlt of PA Department of Revenue; 12/19/14; \$499.61
- Economides, Eugenia; Cmwlt of PA Department of Revenue; 12/19/14; \$499.61
- Edmonds Jr., Andrew William; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,578.00
- Edwards, Fatimah Niem; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,848.00
- Edwards, Xavier; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,537.00
- Egan III, William; Township of Lower Chichester; 12/19/14; \$649.00
- Ehle, Jason; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,540.10
- Ejdaharian /ADM, Deron; Karagelian, K Kirk; 12/30/14; \$6,275.00
- Ellis, Nicole D; Cavalry Spv I LLC; 12/29/14; \$8,365.79
- Ellis, Tracy R; Borough of Darby; 12/31/14; \$1,394.03
- Ellis, Zymirah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,310.70
- Ellner, Matthew; Baer, Christopher; 12/08/14; \$0.01
- Ellner, Matthew; Baer, Christopher; 12/08/14; \$0.01
- Ellner, Matthew; Baer, Christopher; 12/08/14; \$0.01
- Ellner, Matthew; Baer, Christopher; 12/08/14; \$0.01
- Ellner, Matthew; Baer, Christopher; 12/08/14; \$0.01
- Ellner, Matthew; Baer, Christopher; 12/08/14; \$0.01
- Ellner, Matthew; Baer, Christopher; 12/08/14; \$0.01
- Elzokm, Somaya; Shooster Development Co; 12/30/14; \$772.24
- Eminent Medical Transport Inc; Commonwealth of PA Unemployment Comp Fund; 12/17/14; \$8,866.13
- Emjay Contractors LLC; Internal Revenue Service; 12/23/14; \$3,187.42
- Emplit, Julia; Cach LLC; 12/19/14; \$4,396.16
- English, Stephanie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$839.00
- Enveloped Solutions LLC; City of Chester; 12/05/14; \$630.31
- Epps, Charles; Shooster Development Co; 12/04/14; \$3,987.65
- Epps, Devedah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,998.00
- Erixxon A/K/A, Jackie; Auchincloss, Megan; 12/18/14; \$12,022.75
- Erixxon A/K/A, Jackie; Auchincloss, William; 12/18/14; \$12,022.75
- Erixxon, Jacqueline; Auchincloss, Megan; 12/18/14; \$12,022.75
- Erixxon, Jacqueline; Auchincloss, William; 12/18/14; \$12,022.75
- Estate of Antoinette Aloï /DCD; Brookhaven Borough; 12/11/14; \$929.22
- Estate of Christine M Anderson; Wells Fargo Bank NA; 12/17/14; \$65,043.37
- Estate of Gertrude Roseman; Commonwealth of PA Department of Revenue; 12/16/14; \$6,613.90
- Estate of Hallie N Doss; Commonwealth of PA Department of Revenue; 12/16/14; \$27,287.76
- Estate of Joan M Mcnelly; Commonwealth of PA Department of Revenue; 12/16/14; \$17,951.80
- Estate of John Kilgore /DCD; PNC Bank National Association; 12/12/14; \$94,062.55
- Estate of Joseph R Grant; Commonwealth of PA Department of Revenue; 12/16/14; \$17,637.90
- Estate of Joseph R. Grant; Commonwealth of PA Department of Revenue; 12/18/14; \$17,637.90
- Estate of Lorene W Prince; Commonwealth of PA Department of Revenue; 12/16/14; \$38,985.83
- Estate of Margaret Orr; Commonwealth of PA Department of Revenue; 12/16/14; \$3,333.35
- Estate of Margaret T Gibson; Commonwealth of PA Department of Revenue; 12/16/14; \$24,194.44
- Estate of Margaret T. Gibson; Commonwealth of PA Department of Revenue; 12/15/14; \$24,194.44
- Estate of Marie R. Beneke; Commonwealth of PA Department of Revenue; 12/15/14; \$4,654.58
- Estate of Mary T Pierlott; Commonwealth of PA Department of Revenue; 12/16/14; \$453.01
- Estate of Setrak Ejdaharian /DCD; Karagelian, K Kirk; 12/30/14; \$6,275.00

- Estate of Thomas M Lavin; Commonwealth of PA Department of Revenue; 12/16/14; \$18,245.40
- Estate of Veronica T Gavin; Onewest Bank N.A.; 12/22/14; \$168,099.31
- Estrada, Javier; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,952.50
- Evans, Gerald H; Borough of Sharon Hill; 12/30/14; \$433.00
- Evans, Nicholas Bernard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,175.60
- Evans, Theodore B.; The Borough of Darby; 12/24/14; \$641.18
- Everett, Cranston W.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,091.00
- Evergreen Mang; Sammid's; 12/05/14; \$11,807.25
- Everything Gutter; Yu, Sandy; 12/23/14; \$2,973.01
- Express Check Cashing; Western Union Financial Services Inc; 12/05/14; \$28,400.51
- Faller, Jeffrey A; Capital One Bank (USA) NA; 12/01/14; \$4,477.37
- Fallerino, Nicholas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$984.00
- Falls, Daniel Matthew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,496.00
- Fanfan, Hugo; City of Chester; 12/12/14; \$773.31
- Farley-Hamiter, Andrea Tyhesia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,775.50
- Farmer Internat Grocery LLC; Borough of Darby; 12/30/14; \$681.32
- Fasano, Matthew Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,926.00
- Faulkner, Marilyn; PHH Mortgage Corporation; 12/22/14; \$112,590.33
- Faulkner, Michael; PHH Mortgage Corporation; 12/22/14; \$112,590.33
- Fauntleroy, Maria; Erie Insurance Exchange /SUB; 12/10/14; \$7,136.84
- Feczko, Mark; Discover Bank; 12/01/14; \$6,454.87
- Ferguson, Eric B; Wells Fargo Bank N.A.; 12/08/14; \$268,618.40
- Ferguson, Kelvin; The Borough of Darby; 12/31/14; \$753.76
- Ferrell, Ronald; Synchrony Bank FNA GE Capital Retail Bank; 12/29/14; \$1,320.47
- Ferrell, Titania; City of Chester; 12/10/14; \$916.63
- Fetrow, Joseph P; Portfolio Recovery Associates, LLC; 12/22/14; \$3,312.14
- Fields, Corrina Elaine; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$6,119.00
- Finfree Enterprises T/A; Commonwealth of PA Unemployment Comp Fund; 12/17/14; \$14,772.33
- Fischetti, Amanda; Coventry Crossings LP; 12/04/14; \$6,272.18
- Fisher, Bancroft; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,571.00
- Fisher, George; Commonwealth of PA Department of Revenue; 12/18/14; \$972.64
- Fisher, Melissa; Commonwealth of PA Department of Revenue; 12/18/14; \$972.64
- Fisher, Urian; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$948.00
- Fitzgerald, Franklin; City of Chester; 12/12/14; \$1,059.31
- Fitzgerald, Harold; City of Chester; 12/15/14; \$773.31
- Fitzgerald, Mamyne; City of Chester; 12/12/14; \$1,059.31
- Fix-a-Vac; Commonwealth of PA Unemployment Comp Fund; 12/17/14; \$563.27
- Florio, Ind/PRES, John L; Commonwealth of PA Department of Revenue; 12/18/14; \$19,388.92
- Florio, John L; Internal Revenue Service; 12/23/14; \$315,783.17
- Foellner /HEIR, Fred; Nationstar Mortgage LLC; 12/08/14; \$232,452.08
- Foglio, Anthony James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,372.00
- Fones, John; City of Chester; 12/12/14; \$773.31
- Fongsue, Diana I; The Borough of Darby; 12/24/14; \$1,466.48
- Ford W Stevens Jr DMD PC; Citadel Federal Credit Union; 12/05/14; \$12,187.10
- Ford, Darlene K; Portfolio Recovery Associates LLC; 12/24/14; \$909.95
- Forte Management Group; Borough of Darby; 12/30/14; \$463.00

- Foss, Eugene Carl; Township of Lower Chichester; 12/19/14; \$649.00
- Foster, Benjamin E; PHH Mortgage Corporation; 12/10/14; \$81,470.91
- Foster, Braheem; City of Chester; 12/03/14; \$1,598.31
- Fox, Melvin L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,186.50
- Foxworth, Kathleen Inez; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,520.70
- Francis, Charmaine; City of Chester; 12/03/14; \$2,390.63
- Francis, Patience; City of Chester; 12/03/14; \$2,390.63
- Francis, Ronald R; Borough of Sharon Hill; 12/29/14; \$648.05
- Francis, Thomas; Cavalry Spv I, LLC; 12/17/14; \$7,701.99
- Franklin Mint Credit Union /GRN; Cavalry Spv I LLC; 12/10/14; \$3,334.85
- Freeman Jr., Russell G.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,166.00
- Freeman, Darren L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,489.00
- Freeman, Florence; City of Chester; 12/03/14; \$773.63
- Freeman, Frances; City of Chester; 12/03/14; \$1,191.63
- Freeman, Steven Donald; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,255.00
- Friel III, Norman I; Borough of Sharon Hill; 12/31/14; \$598.03
- Friends and Helpers; Commonwealth of PA Unemployment Comp Fund; 12/03/14; \$8,006.58
- Fries, Stephen Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,457.00
- Frio, William J; Portfolio Recovery Associates LLC; 12/18/14; \$11,058.59
- Frost, James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,006.00
- Fuglio, Chris; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,116.50
- Funcheon, Andrea M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,438.50
- Furad, Woodard; Borough of Sharon Hill; 12/29/14; \$433.00
- Furniture Power Inc; Internal Revenue Service; 12/18/14; \$25,340.98
- Gale Sr, Richard T; Borough of Darby; 12/31/14; \$463.00
- Gales, Christopher T.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,694.50
- Gallagher, John; Borough of Darby; 12/30/14; \$708.73
- Gallagher, M. Catherine; Bank of America N.A.; 12/22/14; \$201,544.46
- Gallagher, Mary; Borough of Darby; 12/30/14; \$708.73
- Gallese, Pierino; Borough of Darby; 12/31/14; \$675.44
- Gallo Brothers Development LLC; City of Chester; 12/18/14; \$630.63
- Galscoe, Patricia; City of Chester; 12/17/14; \$1,059.63
- Gamber, Helene E; Pennymac Holdings LLC; 12/30/14; \$57,121.47
- Gamble, Damien P.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,889.00
- Gamble, Damien Paul; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,161.00
- Gang, Jeomsim; Commonwealth of PA Department of Revenue; 12/16/14; \$1,764.89
- Gang, Sungmahn; Commonwealth of PA Department of Revenue; 12/16/14; \$1,764.89
- Gans, Marvin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,841.00
- Ganue, Joshua V; Borough of Darby; 12/30/14; \$1,261.86
- Garnett, William; City of Chester; 12/12/14; \$1,730.31
- Garvin, Linda; Boeing Helicopters Credit Union; 12/01/14; \$168,779.07
- Garvin, Michael; Boeing Helicopters Credit Union; 12/01/14; \$168,779.07
- Gaskins, Shawniquea; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,167.50
- Gaskins, Shawniquea; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,304.50
- Gasparo Jr, Guilio; Southern Delaware County Authority; 12/05/14; \$512.19

- Gassama, Abdulai J; Cavalry SPV I, LLC; 12/09/14; \$2,610.48
- Gaul, Christopher Lee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,067.00
- Gavin Exx, Veronica T; Onewest Bank N.A.; 12/22/14; \$168,099.31
- Gavula, William; Bank of New York Mellon /FKA; 12/11/14; \$135,039.60
- Gay, Mary; Borough of Darby; 12/31/14; \$1,232.49
- Gayle, Kristina; New Century Financial Services Inc; 12/16/14; \$811.62
- Gaynor, Janie T; Caliber Home Loans, Inc. /FKA; 12/02/14; \$302,529.04
- Gbezohn Enterprises Inc; Borough of Darby; 12/31/14; \$1,441.53
- Geiger, John M; Internal Revenue Service; 12/08/14; \$17,803.43
- Geiger, Rose M; Internal Revenue Service; 12/08/14; \$17,803.43
- Geneses Management LLC; City of Chester; 12/05/14; \$3,347.31
- Genses, LLC; City of Chester; 12/12/14; \$1,202.31
- Gentile, Isac Ralph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,526.50
- George, Shawn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,610.50
- George, Shawn Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,604.00
- George, Winston; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$891.00
- Gerard, Tojuana; City of Chester; 12/09/14; \$1,466.63
- Giampietro, Carol B; Bethel Township; 12/15/14; \$198.00
- Giampietro, Michael F; Bethel Township; 12/15/14; \$198.00
- Giannaccari, Alfredo; PSB Credit Services Inc; 12/22/14; \$245,000.00
- Giannaccari, Alfredo; PSB Credit Services Inc; 12/31/14; \$245,000.00
- Giannaccari, Barbara; PSB Credit Services Inc; 12/22/14; \$245,000.00
- Giannaccari, Barbara; PSB Credit Services Inc; 12/31/14; \$245,000.00
- Gibbs, Charmaine; New Century Financial Services, Inc; 12/23/14; \$898.58
- Gibbs, Marlene; City of Chester; 12/18/14; \$630.63
- Gibson, Leon; City of Chester; 12/12/14; \$1,563.31
- Gibson, Shelton; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,121.00
- Gilbert, Walter; City of Chester; 12/12/14; \$1,001.81
- Gilbert, Walter; City of Chester; 12/12/14; \$1,059.31
- Gilbert, Walter; City of Chester; 12/12/14; \$1,059.31
- Gilchrist, Lawrence V; Interboro Recovery Service Inc; 12/08/14; \$1,250.83
- Gilchrist, Marie Francis; Interboro Recovery Service Inc; 12/08/14; \$1,250.83
- Gill, Brian A; US Bank National Association; 12/04/14; \$295,801.21
- Gill, Anne Therese; US Bank National Association; 12/04/14; \$295,801.21
- Gillespie, Stacy; Valley Forge Military Academy and College; 12/29/14; \$4,320.00
- Gilligan, Yancey; Cascade Capital LLC; 12/16/14; \$772.62
- Gillyard, Stephanie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$4,400.50
- Gilmore Est, Janice M; Wells Fargo Bank, N.A.; 12/22/14; \$131,448.17
- Gilmore Exx, Gayle E; Wells Fargo Bank, N.A.; 12/22/14; \$131,448.17
- Gilmore, Joel Ivan; Delaware County Juvenile Court; 12/04/14; \$412.00
- Gilmore, Joel Ivan; Delaware County Juvenile Court; 12/04/14; \$412.00
- Gilmore, Joel Ivan; Delaware County Juvenile Court; 12/04/14; \$35.00
- Gilmore, John W; Wells Fargo Bank, N.A.; 12/22/14; \$131,448.17
- Giordano, Arthur; Borough of Sharon Hill; 12/31/14; \$433.00
- Glazier, Scott; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,243.00
- Glazier, Scott; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$936.06
- Glick, Jordan Scott; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,331.00
- Gogineni, Guatam; Borough of Darby; 12/30/14; \$463.00
- Goldsmith, David S; Borough of Darby; 12/31/14; \$645.09
- Goldsmith, Deven; City of Chester; 12/17/14; \$1,850.31

- Goldsmith, Nancy; City of Chester; 12/17/14; \$1,850.31
- Goldsmith-Wright, Katrina; JPMorgan Chase Bank N.A.; 12/23/14; \$291,020.93
- Gonzalez, Patience; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,629.00
- Goodwin, Jeffrey W; Valley Forge Military Acad & Coll; 12/10/14; \$5,039.00
- Goodwin, Joshua; Borough of Darby; 12/31/14; \$1,136.55
- Gordon, Darrylin; New Century Financial Services Inc; 12/16/14; \$515.73
- Gordy Sr, Carlton; City of Chester; 12/03/14; \$2,897.31
- Gordy, Charles; Commonwealth of PA Department of Revenue; 12/18/14; \$1,351.89
- Gordy, Charles A; City of Chester; 12/03/14; \$2,897.31
- Gordy, Trina M; City of Chester; 12/09/14; \$916.63
- Gorman T/A, Richard; Commonwealth of PA Unemployment Comp Fund; 12/09/14; \$692.91
- Gornish, Francine; Commonwealth of PA Department of Revenue; 12/16/14; \$3,239.57
- Gornish, Philip; Commonwealth of PA Department of Revenue; 12/16/14; \$3,239.57
- Grable, Aaron; Michael F.X. Gillin & Assoc.; 12/15/14; \$1,380.79
- Grace, Nicholas L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$784.00
- Grady, Ira; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,611.00
- Graham Sr, Jason E; Millbourne Borough; 12/24/14; \$570.15
- Granato, Shelley; Crozer Keystone Health System; 12/01/14; \$33,836.15
- Grande, Alicia M; Cavalry SPV I, LLC; 12/09/14; \$17,078.88
- Grandelli, Jason; Commonwealth of PA Department of Revenue; 12/16/14; \$4,727.13
- Grant, Kevin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,450.60
- Grant, Victoria; Franklin Mint Federal Credit Union; 12/16/14; \$1,615.07
- Grasty Jr, Charlie; City of Chester; 12/02/14; \$773.63
- Graves, Donte Tyrone; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,787.00
- Graves, Sonya; City of Chester; 12/10/14; \$1,587.31
- Graves, Sonya; City of Chester; 12/03/14; \$2,774.63
- Gray, Alee; Mills, Samar; 12/02/14; \$25,000.00
- Gray, Butler T; Valley Forge Military Academy Foundation; 12/08/14; \$31,365.82
- Gray, George; Mills, Samar; 12/02/14; \$25,000.00
- Gray, Jason; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,548.05
- Gray, Jason Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$641.00
- Gray, Nahesa C.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,797.00
- Gray, Shateara Ann; Valley Forge Military Academy Foundation; 12/08/14; \$31,365.82
- Great Wall International Investors Inc T/A; Henderson Chadds Ford Associates LP; 12/17/14; \$97,097.99
- Greaves, Devon; Borough of Darby; 12/31/14; \$685.23
- Green, Barbara; City of Chester; 12/16/14; \$1,059.31
- Green, Barbara; City of Chester; 12/16/14; \$2,342.31
- Green, Eric; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$210.00
- Green, Frank C; Township of Lower Chichester; 12/19/14; \$649.00
- Green, Gwendolyn; City of Chester; 12/17/14; \$773.31
- Green, Gwendolyn; City of Chester; 12/17/14; \$2,961.31
- Green, Helen; City of Chester; 12/03/14; \$773.63
- Green, Jacqueline; City of Chester; 12/03/14; \$773.63
- Green, Jocelyn; Borough of Darby; 12/31/14; \$831.10
- Green, Leola; City of Chester; 12/03/14; \$2,774.63
- Green, Mary J; Franklin Mint Federal Credit Union; 12/23/14; \$88,808.59
- Green, Michael Monroe; The Borough of Sharon Hill; 12/29/14; \$663.94

- Green, Monir; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,251.00
- Green, Monir Abdul; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,825.50
- Green, Monir Abdul; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,073.50
- Green, Theresa L; Township of Lower Chichester; 12/19/14; \$649.00
- Green, William; City of Chester; 12/16/14; \$1,059.31
- Green, William; City of Chester; 12/16/14; \$2,342.31
- Gretz, W Colin; Burtnett Sr, Arthur; 12/02/14; \$25,000.00
- Grey, Lauren; Four Seasons Investments, LLC; 12/15/14; \$4,446.01
- Griffin, Lillian; Millbourne Borough; 12/24/14; \$534.08
- Grimley, Kevin M; Cmwlth of PA Department of Revenue; 12/19/14; \$1,395.15
- Grisaffe /AKA, John V; Federal National Mortgage Association; 12/11/14; \$197,839.99
- Grisaffe /AKA, Sherri J; Federal National Mortgage Association; 12/11/14; \$197,839.99
- Grisaffe, John; Federal National Mortgage Association; 12/11/14; \$197,839.99
- Groff, Richard V; Borough of Sharon Hill; 12/29/14; \$588.21
- Gronus, Jerame; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,611.50
- Groover, Sharon; Township of Lower Chichester; 12/19/14; \$649.00
- Groover, Wayne; Township of Lower Chichester; 12/19/14; \$649.00
- Gross, Troy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,272.50
- Grosso, Vincent J; Borough of Darby; 12/30/14; \$463.00
- Groy, Dana; Four Seasons Investments, LLC; 12/15/14; \$987.96
- Grundy, Lloyd; the Borough of Darby; 12/30/14; \$1,060.19
- Gula, Timothy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,256.00
- Gutema, Mahder; City of Chester; 12/10/14; \$916.31
- Gyebiri, Emmanuel K; Commonwealth of PA Department of Revenue; 12/16/14; \$3,604.49
- Hack Leon, Gladys; Borough of Darby; 12/29/14; \$560.90
- Hafer, Kerrianne O; JPMorgan Chase Bank NA; 12/10/14; \$184,423.94
- Hafer, Kerrianne O; JPMorgan Chase Bank NA; 12/23/14; \$184,423.94
- Hagan, Richard Francis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,667.14
- Hahn A/K/A Jr, Joseph; U.S. Bank National Association; 12/10/14; \$337,721.99
- Hahn Jr, Joseph R; U.S. Bank National Association; 12/10/14; \$337,721.99
- Hahn, Michele M; U.S. Bank National Association; 12/10/14; \$337,721.99
- Hall, Admin. of the Est. of Lillie Marie Kane, Mumina; City of Chester; 12/10/14; \$916.31
- Hall, Darrel Lee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,996.00
- Hall, Gerald R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,559.00
- Hall, Tracy; Tappenden, Philip; 12/02/14; \$1,460.66
- Hally Jr, Edward J; JPMorgan Chase Bank NA; 12/10/14; \$184,423.94
- Hally Jr, Edward J; JPMorgan Chase Bank NA; 12/23/14; \$184,423.94
- Halpin, Barbara J; LVNV Funding LLC; 12/09/14; \$905.53
- Halstead, Ottis; Delaware County Juvenile Court; 12/01/14; \$52.74
- Hamlin, Bruce A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,103.35
- Hammond & Co Inc; Internal Revenue Service; 12/18/14; \$4,361.57
- Hammond, Elizabeth; PHH Mortgage Corporation; 12/05/14; \$113,975.85
- Hand, George G.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,307.00
- Handy, Jamar B.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,966.00
- Handy, Keleshia; Erie Insurance Exchange; 12/16/14; \$1,672.55
- Haneef Mahdi, Exec., of the Est. of John Campbell; City of Chester; 12/04/14; \$1,455.31

- Hanna, Robert; Borough of Darby; 12/30/14; \$1,221.73
- Harden Painting; Commonwealth of PA Unemployment Comp Fund; 12/09/14; \$3,626.08
- Hardy, Leslie H; Township of Lower Chichester; 12/19/14; \$645.00
- Harlan A/K/A, Susan; Nationstar Mortgage LLC; 12/24/14; \$98,367.37
- Harlan, Susan E; Nationstar Mortgage LLC; 12/24/14; \$98,367.37
- Harley, Jamal; Four Seasons Investments, LLC; 12/15/14; \$5,767.18
- Harmon, Dennis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,133.00
- Harmon, Pamela; Castle Rock Association Inc; 12/08/14; \$3,171.34
- Harmon, Philip; Castle Rock Association Inc; 12/08/14; \$3,171.34
- Harris, Barbara; City of Chester; 12/18/14; \$2,978.31
- Harris, Barbara; City of Chester; 12/18/14; \$3,002.31
- Harris, Daniel; Autovest LLC; 12/17/14; \$11,865.90
- Harris, Jamil Tyree; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$9,950.00
- Harris, Luvenia M.; Midland Funding LLC; 12/04/14; \$3,573.15
- Harris, William; Wells Fargo Bank, N.A.; 12/03/14; \$66,282.84
- Harrison, Erica; Millbourne Borough; 12/24/14; \$385.32
- Harrison, Norene; City of Chester; 12/10/14; \$630.63
- Hartman, Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$300.00
- Harville, Inez I; Borough of Sharon Hill; 12/31/14; \$589.14
- Harwood, Roberta Ann; Township of Lower Chichester; 12/19/14; \$649.00
- Hasan, Shukriak; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,516.00
- Hasselmann, Harry; Borough of Sharon Hill; 12/29/14; \$507.33
- Haufler, Janet C.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,965.00
- Haughton, Linnie; New Century Financial Services, Inc; 12/23/14; \$688.00
- Havilah Developers, LLC; City of Chester; 12/12/14; \$1,466.31
- Hawkins, Harold; Borough of Darby; 12/30/14; \$1,455.71
- Hawkins-Goods, Lebron A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,066.00
- Hay, Daniel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,082.00
- Haynes, Clint; Portfolio Recovery Associates LLC; 12/19/14; \$992.82
- Haynes, Pamela; City of Chester; 12/17/14; \$1,598.31
- Hayward, Antonio A; Borough of Sharon Hill; 12/30/14; \$1,241.50
- Health Converter LLC; Commonwealth of PA Unemployment Comp Fund; 12/09/14; \$692.91
- Heathman, Pamela J; Castle Rock Association Inc; 12/08/14; \$3,171.34
- Heck, Mary Jo; Levine-Vaughan Dental Assoc; 12/05/14; \$701.98
- Heckman, Anthony James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,011.00
- Heintz, Henry; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,487.50
- Heintz, Henry; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$6,813.50
- Henderson, Dishon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,171.60
- Hennagir, Raymond; Township of Lower Chichester; 12/19/14; \$649.00
- Hennelly, James; Cmwltth of PA Department of Revenue; 12/19/14; \$1,031.29
- Hennelly, Maryann; Cmwltth of PA Department of Revenue; 12/19/14; \$1,031.29
- Hennessy, Laurie; Southwest Delaware County Municipal Authority; 12/19/14; \$4,115.08
- Hennessy, Patrick M; Southwest Delaware County Municipal Authority; 12/19/14; \$4,115.08
- Henning, Debra A; Advantage Assets LI Inc; 12/23/14; \$2,048.57
- Henry J Kulzer Inc; Commonwealth of PA Unemployment Comp Fund; 12/24/14; \$1,319.52
- Henry, Olive; Commonwealth of PA Department of Revenue; 12/17/14; \$2,897.02

- Henry, Siddeeq Bosil; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$788.00
- Henson, Bruce; City of Chester; 12/17/14; \$1,059.31
- Herbert, Malinda; JPMorgan Chase Bank N.A. /SSR; 12/17/14; \$71,585.65
- Heretolou, Richard; City of Chester; 12/16/14; \$773.31
- Hernandez, Alexis J; City of Chester; 12/16/14; \$1,730.31
- Hernandez, Exavier; the Borough of Darby; 12/30/14; \$743.50
- Hernandez, Jose M; Commonwealth of PA Department of Revenue; 12/16/14; \$9,922.82
- Herring, Jermaine; City of Chester; 12/12/14; \$1,202.31
- Hertelou, Pierre; City of Chester; 12/04/14; \$773.31
- Hertz Vehicles LLC; Csaaaffinity Insurance Company; 12/16/14; \$24,281.38
- Hess, Steve; JPMorgan Chase Bank NA; 12/10/14; \$320,380.29
- Hess, Steve; JPMorgan Chase Bank NA; 12/23/14; \$320,380.29
- Heurtelou, Pierre; City of Chester; 12/04/14; \$773.31
- Heurtelou, Pierre Richard; City of Chester; 12/04/14; \$773.31
- Hewitt, Ashley; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$375.00
- Hewitt, Sharon; Citadel Federal Credit Union; 12/05/14; \$1,795.60
- Hexter, Mark; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,397.00
- Hice, Navelle; Midland Funding LLC; 12/02/14; \$2,303.27
- Hild, Veronica K.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,953.00
- Hill, Alan L; Cmwth of PA Department of Revenue; 12/18/14; \$4,237.29
- Hill, Aremellouse S; Borough of Darby; 12/31/14; \$469.85
- Hill, Donald Eugene; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,501.00
- Hill, Frederick; Borough of Darby; 12/30/14; \$910.40
- Hill, Leonard; the Borough of Darby; 12/30/14; \$1,047.46
- Hill, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,024.00
- Hill, Nilsa; Cmwth of PA Department of Revenue; 12/18/14; \$4,237.29
- Hill, Qaahir; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,371.00
- Hillside Ventures LLC; Borough of Darby; 12/30/14; \$4,310.47
- Hindsley, Joan A; PNC Bank, National Association /SSR; 12/08/14; \$153,381.98
- Hines, Kate J; City of Chester; 12/03/14; \$1,202.63
- Hocker, Christina M Sheridan; Cmwth of PA Department of Revenue; 12/19/14; \$2,264.26
- Hocker, Douglas; Cmwth of PA Department of Revenue; 12/19/14; \$2,264.26
- Hodnett, Patricia; City of Chester; 12/17/14; \$773.31
- Hodnett, Patricia; City of Chester; 12/16/14; \$1,850.31
- Hodnett, Patricia; City of Chester; 12/16/14; \$2,090.31
- Hofmann, Jon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,097.00
- Hoicker, Gary Graig; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$6,175.00
- Holcomb, Irene; Cavalry Investments, LLC; 12/31/14; \$7,631.99
- Holdsworth, Brian; Borough of Darby; 12/31/14; \$1,326.00
- Hollaback Construction Property Management; City of Chester; 12/12/14; \$1,202.31
- Holland, Brian; City of Chester; 12/03/14; \$1,598.63
- Holland, Carl L; City of Chester; 12/03/14; \$1,598.63
- Holland, Charlotte Joann; City of Chester; 12/03/14; \$1,202.63
- Hollister, Mollie A; Wells Fargo Bank, N.A.; 12/03/14; \$386,100.29
- Holm, Joshua; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$5,131.00
- Holmes, Maggie; City of Chester; 12/03/14; \$762.63
- Holt, Catherine A; Citbank, NA; 12/05/14; \$9,334.18
- Hood Jr, Robert; City of Chester; 12/03/14; \$1,837.63

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

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- Brookhaven 2, 30, 53
- Clifton Heights 25, 68
- Collingdale 16, 24, 52, 58, 60, 62, 64, 77
- Darby 6, 11, 94
- East Lansdowne 89
- Eddystone 17
- Folcroft 13, 41, 65, 82
- Glenolden 9, 12, 91
- Lansdowne 59, 93
- Marcus Hook 80
- Media 67
- Parkside 14
- Prospect Park 88
- Ridley Park 5, 7, 55
- Yeadon 3, 31, 43

CITY

- Chester 35, 63, 81, 97

TOWNSHIP

- Aston 27, 32, 92
- Darby 33, 75
- Haverford 22, 61, 69
- Lower Chichester 28, 74, 78
- Marple 39, 73
- Newtown 26, 54, 85
- Nether Providence 46
- Radnor 49
- Ridley 4, 47, 83, 95
- Springfield, 70
- Upper Chichester 18, 21, 57, 96
- Upper Darby 1, 8, 15, 19, 20, 29, 34, 37, 38, 40, 44, 45, 50, 51, 66, 71, 72, 76, 79, 84, 86, 87, 90

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. 9816 1. 2014

MORTGAGE FORECLOSURE

824 Wilde Avenue
Drexel Hill, PA 19026

Property in the Township of Upper Darby, County of Delaware and State of Pennsylvania. Situate on the Southwesterly side of Wilde Avenue (50 feet wide) at the distance of 270.03 feet Northwestwardly from the Northwestery side of State Road (50 feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: United States of America, Jeri E. Williams a/k/a Jerri E. Williams, individually and as personal representative of the Estate of Lawrence Williams a/k/a Lawrence A. Williams, unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Lawrence Williams a/k/a Lawrence A. Williams, James Williams, known heir of Lawrence Williams a/k/a Lawrence A. Williams, John Williams, known heir of Lawrence Williams a/k/a Lawrence A. Williams, Andrew Williams, known heir of Lawrence Williams a/k/a Lawrence A. Williams, Estate of Lawrence Williams a/k/a Lawrence A. Williams.

Hand Money: \$26,467.83

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 4959 2. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$200,931.37

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

Front: Irregular Depth: Irregular

BEING Premises: 725 Ricks Circle, Brookhaven, PA 19015.

Folio Number: 05-00-01025-41.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas B. Rugh and Sherry Rugh.

Hand Money: \$3,000.00

Bradley J. Osborne, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 122E 3. 2010

MORTGAGE FORECLOSURE

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

Front: 28 Depth: 100

BEING Premises: 1001 Bell Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gwendolyn Lewis.

Hand Money: \$13,455.07

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 00053B 4. 2013

MORTGAGE FORECLOSURE

Judgment Amount: \$226,634.80

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

Front: Irregular Depth: Irregular

BEING Premises: 811 Evergreen Avenue, Folsom, PA 19033.

Parcel No. 38-03-00-00388-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lisa Williams and John J. Williams.

Hand Money: \$3,000.00

Bradley J. Osborne, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 5146 5. 2014

MORTGAGE FORECLOSURE

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

Front: 28 Depth: 127

BEING Premises: 1019 12th Avenue, Prospect Park, PA 19076-2021.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Richard Taylor and Christine Taylor.

Hand Money: \$22,062.81

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 011762 6. 2014

MORTGAGE FORECLOSURE

Property in the Borough of Darby, County of Delaware, Commonwealth of PA on the Southeasterly side of Weymouth Road.

Front: IRR Depth: IRR

BEING Premises: 224 Weymouth Road, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Martha Fonville.

Hand Money: \$8,067.86

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 002670 7. 2015

MORTGAGE FORECLOSURE

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

CONDO E9

BEING Premises: 33 West Chester Pike No. E9 a/k/a, 33 Chester Pike Unit E9, Ridley Park, PA 19078-2023.

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 Michael J. Spangler, deceased.

Hand Money: \$3,000.00

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 4761 8. 2015

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 120

BEING Premises: 324 Blanchard Road, Drexel Hill, PA 19026-3507.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William D. Scott, Jr. a/k/a William D. Scott and Gail P. Scott.

Hand Money: \$20,510.97

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 1525 9. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN brick message and lot or piece of ground, Situate in Borough of Glenolden, in the County of Delaware and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point on the Northwest side of Bonsall Avenue at the distance of one hundred fifty-three and sixty-one hundredths feet Southwestwardly from the Westerly corner of the said Bonsall Avenue and Cooke Avenue; extending thence by the Northwesterly side of the said Bonsall Avenue South sixty-five degrees twenty minutes West twenty-five feet to a point, a corner of lands of Lillian Atwood; thence by the same North twenty-five degrees West one hundred forty-seven and sixty-four one hundredths feet to a point in line of lands of Charles Henry Marshall; thence by the same North sixty-five degrees East twenty-five feet to a point, a corner of lands of Mary A. Quigley; and thence by the same South twenty-five degrees East one hundred forty-seven and seventy-eight one hundredths feet to the place of beginning.

BEING known as: 40 North Bonsall Avenue, Glenolden, PA 19036.

Parcel No. 21-00-00250-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John E. McKnight, III and Jennifer Waltz n/k/a Jennifer McKnight.

Hand Money \$15,777.62

Powers, Kirn & Associates, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 1098 11. 2015

MORTGAGE FORECLOSURE

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

Front: 45 Depth: 78

BEING Premises: 1254 Wycombe Avenue, Darby, PA 19023-1427.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dakeia M. Styles.

Hand Money: \$10,126.36

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 414A 12. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Glenolden, County of Delaware, Commonwealth of PA on the Northwesterly side of Ridgeway Avenue.

Front: IRR Depth: IRR

BEING Premises: 4 North Ridgeway Avenue, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Patricia A. Sharkey and Brian J. Sharkey.

Hand Money: \$13,480.21

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 10117 13. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Folcroft, County of Delaware and State of Pennsylvania, and described according to a plan known as "Delmar Village" said plan made by Damon and Foster, Civil Engineers, dated 8/10/1956 and last revised 4/5/1960, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Carter Road (50 feet wide) said point being measured by the three following courses and distances from a point of curve on the Northwesterly side of Taylor Drive (60 feet wide): (1) leaving Taylor Drive on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of Carter Road; (2) North 22 degrees 17 minutes 30 seconds West, measured along the said side of Carter Road 331.83 feet to a point of curve in the same; and (3) Northwestwardly measured still along the said side of Carter Road on the arc of a circle curving to the left having a radius of 420 feet the arc distance of 117.28 feet to the point of beginning; thence extending from said point of beginning, South 49 degrees 31 minutes 33 seconds West, partly through the party wall and crossing a certain driveway 100.71 feet to a point, said driveway extending Southeastwardly and communicating with another certain driveway said last mentioned driveway extending Southwestwardly from Carter Road to Heather Road; thence extending North 41 degrees 26 minutes 50 seconds West, 16 feet to a point; thence extending North 49 degrees 31 minutes 33 seconds East, recrossing the first mentioned driveway and partly through the party wall 101.28 feet to a point on the Southwesterly side of Carter Road aforesaid; thence extending Southeastwardly measured along the said side of Carter Road on the arc of a circle curving to the right having a radius of 420 feet the arc distance of 16.01 feet to the first mentioned point and place of beginning.

BEING Lot No. 754 as shown on said plan.

BEING House No. 1929 Carter Road.

BEING Folio No. 20-00-00193-19.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christopher D. Calciano and Heng Om.

Hand Money \$8,689.68

Jessica N. Manis, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 010107 14. 2014

MORTGAGE FORECLOSURE

Property in Parkside Borough, County of Delaware and Commonwealth of PA on the Southwesterly side of West Roland Road.

Front: IRR Depth: IRR

BEING Premises: 268 West Roland Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Anthony Abrams.

Hand Money: \$13,919.49

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 002660 15. 2015

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 4028 Lasher Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joseph Xiong.

Hand Money: \$15,822.60

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 3294 16. 2015

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 100

BEING Premises: 804 Spruce Street, Collingdale, PA 19023-3538.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James S. Bryan a/k/a James Bryan.

Hand Money: \$15,844.97

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

BEGINNING at a point on the Southwesterly side of Saville Avenue (60 feet wide) at the distance of 54.28 feet measured South 19 degrees, 17 minutes, 42 seconds East along same from its intersection with the Southeasterly side of 9th Street (60 feet wide); thence extending from said beginning point along the Southwesterly side of Saville Avenue South 19 degrees, 17 minutes, 42 seconds East 17.63 feet to a point; thence extending South 70 degrees, 42 minutes, 18 seconds West 95 feet to a point; thence extending North 19 degrees, 17 minutes, 42 seconds West 17.63 feet to a point; thence extending North 70 degrees, 42 minutes, 18 seconds East passing through the party wall between these premises and the premises adjoining on the Northwest 95 feet to the first mentioned point and place of beginning.

BEING known and designated as No. 762 Saville Avenue on said plan.

BEING Parcel Number 18-00-00557-31.

BEING the same premises which Kristyn V. Bramble and Leonard W. Bramble, Co-Administrators of the Estate of William J. Bramble, deceased, granted and conveyed unto Kristyn V. Bramble and Leonard W. Bramble, sister and brother, by deed dated June 3, 2010 and recorded June 3, 2010 in Delaware County Record Book 4749, page 1286.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Kristyn V. Bramble and Leonard W. Bramble, in their capacity as Real Owner, Co-Administrators and Heirs-at-Law and All Unknown Heirs, Successors and Assigns, Representatives, Devisees, and all persons, firms or associations, claiming right, title or interest from or under borrower, William J. Bramble, deceased.

Hand Money \$7,635.87

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

MARY McFALL HOPPER, Sheriff

No. 010215 17. 2014

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 Eddystone, County of Delaware and Commonwealth of Pennsylvania and described according to a Survey and Plan thereof, made by Thomas W. Burns, Registered Surveyor, Lansdowne, PA dated 09/21/1974, as follows:

No. 2245 18. 2015

MORTGAGE FORECLOSURE

Property in Upper Chichester Township, County of Delaware and Commonwealth of PA on the Northwest corner of Beech Street and Ferncroft Avenue.

Front: IRR Depth: IRR

BEING Premises: 400 Beech Street, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael C. Dukes.

Hand Money: \$11,207.85

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 002196 19. 2015

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 102 Glendale Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kyle Bannister.

Hand Money: \$13,689.51

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 000018 20. 2015

MORTGAGE FORECLOSURE

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

Front: 41 Depth: 129

BEING Premises: 913 Hawthorne Ave, Secane, PA 19018-3619.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Deborah J. Collova.

Hand Money: \$17,638.96

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 9847 21. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or parcel of land with buildings and IMPROVEMENTS thereon erected SITUATE in the Township of Upper Chichester, County of Delaware, State of Pennsylvania, bounded and described according to a record plan of property for Stoney Creek, Inc., made by G.D. Houtman & Son, Inc., Media, PA, dated 4/4/2002, last revised 6/1/2004 and recorded 8/11/2004 in Plan Case No. 26 page 225, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Luzak Street (50 feet wide), said point being a corner of open space (as shown on said plan): thence from said point of beginning extending along said street the 3 following courses and distances: 1) on a line curving to the right having a radius of 125.00 feet an arc distance of 135.67 feet to a point, thence 2) South 82 degrees 08 minutes 59 seconds East 46.49 feet to a point of curve, thence 3) on a line curving to the right having a radius of 25.00 feet an arc distance of 35.41 feet to a point of reverse curve on the Westerly side of Louise Drive (50 feet wide): thence extending along said drive on a line curving to the left having a radius of 300.00 feet an arc distance of 26.49 feet to a point, being a corner of Lot No. 26; thence leaving said drive extending along Lot No. 26 South 71 degrees 45 minutes 00 seconds West 156.51 feet to a point in line of open space aforesaid, being a corner of Lot No. 26; thence extending along said open space North 35 degrees 26 minutes 22 seconds West 67.71 feet to the first mentioned point and place of beginning.

BEING Lot No. 25 of the above mentioned plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Nathaniel A. Himmons.

Hand Money \$2,000.00

Jessica N. Manis, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 3320 22. 2015

MORTGAGE FORECLOSURE

Property in Haverford Township, County of Delaware, Commonwealth of PA on the Southeasterly side of Llandaff Road.

Front: IRR Depth: IRR

BEING Premises: 219 East Park Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Anne W. Klein.

Hand Money: \$31,822.33

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 4935 24. 2015

MORTGAGE FORECLOSURE

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

Front: 35.70 Depth: 78

BEING Premises: 218 Rively Avenue, Collingdale, PA 19023-3928.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Frank J. Robinson a/k/a Frank Robinson.

Hand Money: \$13,560.36

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 9934 25. 2014

MORTGAGE FORECLOSURE

Property in the Borough of Clifton Heights, County of Delaware and Commonwealth of PA on the Northeastwardly side of Diamond Street.

Front: IRR Depth: IRR

BEING Premises: 101 North Diamond Street, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Niam Manning and Todd Manning.

Hand Money: \$19,005.03

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 04237 26. 2012

MORTGAGE FORECLOSURE

231 East Chelsea Circle
Newtown Square, PA 19073

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

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 Kasturi Mudambi, last record owner, Kasturi Mudambi, last record owner.

Hand Money: \$21,240.62

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 006858 27. 2014

MORTGAGE FORECLOSURE

Judgment Amount: \$259,110.56 entered on 5/6/15, plus interest through the date of sheriff's sale, plus costs.

Unit in the property known, named and identified in the Declaration of Condominium for Baldwin Run Estates, dated 11/10/08 and recorded 11/12/08 in Volume 4455, page 1422.

BEING 105 Julianna Way (a/k/a Unit 15 of the Baldwin Run Estates Condominium) together with a 4.1667% interest in the common elements thereof, Township of Aston, PA.

Dimension: 800 sf Lot 15

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Jeffrey A. Rhoads.

Hand Money: \$25,911.06

William J. Levant, Attorney

MARY McFALL HOPPER, Sheriff

No. 9767 28. 2013

MORTGAGE FORECLOSURE

Property in the Township of Lower Chichester, County of Delaware and Commonwealth of PA on the Southeasterly side of Fronfield Avenue.

Front: IRR Depth: IRR

BEING Premises: 117 Fronfield Avenue, Linwood, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gregory A. Riddagh and Kelly A. Riddagh.

Hand Money: \$9,929.04

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 003630 29. 2015

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 4118 Vernon Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Anthony M. Stadler and April M. Stadler.

Hand Money: \$10,862.44

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 5187 30. 2015

MORTGAGE FORECLOSURE

Property in the Brookhaven Borough, County of Delaware and Commonwealth of PA being 5200 Hilltop Drive, Unit 235, Building M, Condo M1.

Front: IRR Depth: IRR

BEING Premises: 5200 Hilltop Drive/ Unit M1 Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kristy L. Tompkins.

Hand Money: \$10,836.99

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 5134A 31. 2013

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances.

SITUATE in the Borough of Yeadon, County of Delaware and State of Pennsylvania, and described according to a plan of lots for Benjamin Friedman, agent made by Damon and Foster, Civil Engineers, under date of January 10, 1952 and last revised March 4, 1952 deceased as follows, to wit:

BEGINNING at a point on the South-easterly side of Manor Road (60 feet wide) at the distance of 358.86 measured North-eastwardly along the same on the arc of a circle curving to the right having a radius of 600 feet from the Northeasterly end of a 35 feet radius round corner which connects the said side of the Northwesterly side of Angora Drive (50 feet wide); thence from said point of beginning and extending Northeastwardly along the said side of Manor Road on the arc of a circle curving to the right having a radius of 600 feet, the arc distance of 4.72 feet to a point of compound curve; thence extending on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 61.93 feet to a point of compound curve on the Southwesterly side of Parkview Boulevard (60 feet wide); thence extending along the same on the arc of a circle curving to the right having a radius of 170 feet, the arc distance of 89 feet to a point of tangent on the same; thence continuing along the same, South 28 degrees, 8 minutes, 55 seconds East, 9 feet to a point; thence leaving the same and extending South 59 degrees, 52 minutes, 35 seconds West, 58.03 feet to a point; thence extending North 38 degrees, 25 minutes, 23 seconds East passing partly through the center of an 8 feet wide joint driveway which is equally laid out and open over these premises and the premises adjoining to the Southwest, 121.27 feet to the Southeasterly side of Manor Road, being the first mentioned point and place of beginning.

BEING Lot No. 14 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 premises adjoining to the Southwest and entitled to the use thereof.

TITLE to said premises is vested in Mario S. Lewis by Deed from Desmond E. Vassell dated 10/13/2006 and recorded 12/18/2006 in the Delaware County Recorder of Deeds in Book 03983, page 1062.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Mario Lewis a/k/a Mario S. Lewis.

Hand Money \$24,021.74

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 5354 32. 2015

MORTGAGE FORECLOSURE

Property in the Township of Aston, County of Delaware, State of Pennsylvania on the center of New Road.

BEING Folio No. 02-00-01703-00.

BEING Premises: 32 New Road, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James J. Seibert and Kathy B. Seibert.

Hand Money: \$8,660.09

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

MARY McFALL HOPPER, Sheriff

No. 3835 33. 2015

MORTGAGE FORECLOSURE

Property in the Township of Darby, County of Delaware, State of Pennsylvania on the Northeast side of Tremont Drive.

BEING Folio No. 15-00-03709-00.

BEING Premises: 1035 Tremont Drive, Glenolden, Pennsylvania 19036.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joanne M. Erhardt.

Hand Money: \$10,937.07

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

MARY McFALL HOPPER, Sheriff

No. 11572 34. 2014

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 80

BEING Premises: 7174 Ruskin Lane, Upper Darby, PA 19082-5023.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James Nwani.

Hand Money: \$10,385.05

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 5385 35. 2015

MORTGAGE FORECLOSURE

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

Front: 75.7 Depth: 199.56

BEING Premises: 116 East 24th Street, Chester, PA 19013-4602.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dorothy L. Humes.

Hand Money: \$9,295.80

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 5246 37. 2015

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 225 Margate Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kiswar Khan a/k/a Kishwer Aslam.

Hand Money: \$9,705.68

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 004521 38. 2015

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 33 Heather Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lacie M. Vazquez a/k/a Lacie M. Rollerson.

Hand Money: \$10,219.83

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 006292 39. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in Marple Township, County of Delaware, Pennsylvania, bounded and described according to a plan of Subdivision made for Maria Micola by Herbert E. MacCambie, Jr., P.E. Consulting Engineers and Surveyors, Inc. of Broomall, PA , dated 9/21/2004, as follows, to wit:

BEGINNING at a point on the South side of Cedar Grove Road (S.R. 1024, L.R. 23132), said point being a corner of lands now or late of Niall T. and Patricia K. Byrne; thence from said beginning point and along said lands the four following courses and distances (1) South 22 degrees 52 minutes 00 seconds East 96.50 feet to a point; (2) South 22 degrees 08 minutes 00 seconds West 162.85 feet to a point; (3) South 07 degrees 27 minutes 00 seconds West 81.77 feet to a point in the line of lands now or late of Cedar Grove Farms Subdivision; thence along the same and crossing an unnamed tributary to Trout Run North 42 degrees 06 minutes 00 seconds West 24 7.10 feet to a point a corner of Lot No. 1 of the above mentioned Plan; thence along the same the two following courses and distances (1) North 82 degrees 45 minutes 00 seconds East 50.13 feet to a point and (2) recrossing said unnamed tributary, North 07 degrees 15 minutes 00 seconds West 270.00 feet to a point on the South side of said Cedar Grove Road; thence along the same the two following courses and distances (1) North 82 degrees 45 minutes 00 seconds East 136.31 feet to a point and (2) North 84 degrees 00 minutes 00 seconds East 75.15 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 of the above mentioned plan.

TITLE to said premises vested in Maria M. Micola and James H. Law by Deed from Maria M. Micola dated 12/22/2004 and recorded 01/04/2005 in the Delaware County Recorder of Deeds in Book 03389, page 1139.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: James H. Law and Maria M. Micola.

Hand Money: \$100,292.27

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 9101A 40. 2013

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 75

BEING Premises: 7262 Bradford Road, Upper Darby, PA 19082-3902.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michelle A. Cangemi.

Hand Money: \$5,508.54

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 4424 41. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Folcroft, County of Delaware and State of Pennsylvania and described according to a plan of lots for John H. McClatchy made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, under date of February 11, 1953 and last revised the 17th day of October, 1953, as follows, to wit:

BEGINNING at a point on the Northwest side of Carter Road (50 feet wide) at the distance of forty-two and fifty one-hundredths feet measured North eight degrees thirty-two minutes thirty seconds East along the said side of Carter Road from the Northeast end of a twenty-five foot radius which connects the said side of Carter Road with the Northeasterly side of Taylor Drive (former Albright Road) (60 feet wide); containing in front or breadth measured North eight degrees thirty-two minutes thirty seconds East along the said side of Carter Road sixteen feet and extending of that width in length or depth North nine degrees twenty-seven minutes thirty seconds West, the Northeast and Southwest lines thereof passing partly through the center of party walls dividing these premises from the premises adjoining to the Northeast and Southwest respectively, also crossing over the bed of a certain driveway which extends Northeast and Southwest from Bennington Road to Taylor Drive and the Northeast line also passing partly through a certain joint walk between these premises and the premises adjoining to the Northeast, one hundred twenty-five feet.

TITLE to said premises vested in Verbena Mazzella by Deed from Ugo Louis Mazzella and Verbena Mazzella, his wife dated 06/30/1980 and recorded 06/30/1980 in the Delaware County Recorder of Deeds in Book 2759, page 203.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Verbena Mazzella.

Hand Money: \$2,704.42

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 01990A 43. 2013

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in Borough of Yeadon, Delaware County and State of PA, on the Southwest side of Fern Street at the distance of 242.13 feet Northwestward from the Northeast side of Farnley Avenue.

CONTAINING in front or breadth on the said Fern Street 22 feet and extending of that width in length or depth Southwestward between parallel lines at right angles to the said Fern Street 112.5 feet to the middle line of a certain 15 feet wide driveway, which extends Northwestward from Farnley Avenue and Southeastward from Guenther Avenue.

BEING known as 744 Fern Street, Lansdowne, PA 19050.

TAX Parcel No. 48-00-01798-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Theodore Wells.

Hand Money \$17,133.75

Harry B. Reese, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 005357 44. 2015

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 7719 Parkview Road, Upper Darby, PA 19082-0000.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Brian Green.

Hand Money: \$25,802.63

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 002798 45. 2014

MORTGAGE FORECLOSURE

Judgment Amount: \$115,421.09

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

Front: Irregular Depth: Irregular

BEING Premises: 231 Sherbrook Boulevard, Upper Darby, PA 19082.

Folio Number: 16-04-01874-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Elishama D. Shannon and Troy L. Medford.

Hand Money: \$3,000.00

Leslie J. Rase, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 4350 46. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$72,356.98

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

Front: Irregular Depth: Irregular

BEING Premises: 403 Trenton Court, Wallingford, PA 19086.

Folio Number: 34-00-02689-13.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lisa Donovan.

Hand Money: \$3,000.00

Leslie J. Rase, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 4842 47. 2015

MORTGAGE FORECLOSURE

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

Description: 40 x 130

BEING Premises: 1307 Miller Street, Crum Lynne, PA 19022.

Parcel No. 38-01-00424-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Alice A. Martino.

Hand Money: \$3,000.00

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

MARY McFALL HOPPER, Sheriff

No. 5746 48. 2015

MORTGAGE FORECLOSURE

503 Sylvan Way
Aldan, PA 19018

Property in the Borough of Aldan, County of Delaware, State of Pennsylvania. Situate on the Northerly side of Sylvan Way (fifty feet wide) from a point of compound curve on the Easterly side of Wayne Avenue (fifty feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kenneth Ramsey.

Hand Money: \$13,961.58

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 002977 49. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected. SITUATE at Rosemont, in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made for Good Homes Company by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated June 18, 1924 and revised July 24, 1924, as follows, to wit:

BEGINNING at a point in the center line of Rockingham Road (forty feet wide) at the distance of one hundred fifty four and fifty three one-hundredths feet measured Southwestwardly along the said center line of Rockingham Road from a point which point is eight and ninety five one-hundredths feet measured South forty three degrees, twenty two minutes West, from another point, which last mentioned point is thirty feet measured South four degrees, fifty three minutes West, from a point in the deed line in the bed of Old Lancaster Road, which point is seven and twenty-two one-hundredths feet measured South four degrees, fifty three minutes West from a spike set in the center line of Old Lancaster Road, thence continuing along the center line of Rockingham Road, Southwestwardly on the arc of a circle curving to the left with a radius of two thousand nine hundred sixty-eight and sixty one-hundredths feet the arc distance of twenty five and three one-hundredths feet to a point; thence North forty seven degrees, sixteen minutes West, one hundred twelve and fifty eight one-hundredths feet to a point in line of lands now or late of Robert K. Cassett; thence along the said land North forty two degrees, forty four minutes East, twenty five feet to a point; thence South forty seven degrees, sixteen minutes East, passing through the center of a party wall between these premises and premises adjoining to the Northeast, one hundred eleven and forty five one-hundredths feet to the first mentioned point and place of beginning.

BEING known as No. 220 Rockingham Road.

Folio No. 36-07-04991-00.

BEING the same premises which Michael J. Morgan and Pamela R. Morgan, his wife, granted and conveyed unto Pamela R. Morgan by Deed dated April 29, 1999 and recorded May 28, 1999 in Delaware County Record Book 1881, page 1462.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Pamela R. Morgan.

Hand Money \$15,111.00

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

MARY McFALL HOPPER, Sheriff

No. 005716 50. 2015

MORTGAGE FORECLOSURE

Property in Upper Darby Township, County of Delaware, Commonwealth of PA on the Southwesterly side of Edmonds Avenue.

Front: IRR Depth: IRR

BEING Premises: 646 Edmonds Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Shawn McDyre.

Hand Money: \$23,385.50

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

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 lots of ground bounding thereon and entitled to the use thereof.

TITLE to said premises vested in Kimberly M. Dixon by Deed from Patricia A. Mullin dated 09/30/2005 and recorded 10/11/2005 in the Delaware County Recorder of Deeds in Book 3622, page 679.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Fay-yatha Maimunah Al-Atharee f/k/a Kimberly M. Dixon.

Hand Money: \$5,552.28

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 003239 51. 2015

MORTGAGE FORECLOSURE

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, bounded and described as follows, to wit:

SITUATE on the East side of Hampden Road (formerly Glendale Road) at the distance of 247 feet Southward from the South side of Midway Avenue.

CONTAINING in front or breadth on the said Hampden Road 22 feet and extending of that width in length or depth Eastward between parallel lines at right angles to the said Hampden Road 70 feet to the middle of a certain 10 feet wide driveway extending Northward into Midway Avenue and Southward into Ruskin Lane.

No. 6194 52. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$121,309.38

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

Front: Irregular Depth: Irregular

BEING Premises: 1019 Windsor Road, Collingdale, PA 19023.

Folio Number: 11-00-03076-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph V. Palermo and Anne Mary Palermo.

Hand Money: \$3,000.00

Leslie J. Rase, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 2567 53. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$72,729.11

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

Front: Irregular Depth: Irregular

BEING Premises: 5200 Welcome Lane assessed as 5200 Hilltop Drive, Unit 334, Brookhaven, PA 19015.

Folio Number: 05-00-00623-95.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anthony G. Esposito a/k/a Anthony Esposito.

Hand Money: \$3,000.00

Leslie J. Rase, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 11720 54. 2013

MORTGAGE FORECLOSURE

Property in the Township of Newtown, County of Delaware and State of Pennsylvania on the Southeasterly side of Northwood Road.

BEING Folio No. 30-00-01871-00.

BEING Premises: 59 Northwood Road, Newtown Square, Pennsylvania 19073-4322.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Grace Allen-Sheppard and Dawn Allen.

Hand Money: \$26,009.40

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

MARY McFALL HOPPER, Sheriff

No. 002158 55. 2015

MORTGAGE FORECLOSURE

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

Front: 37 Depth: 144

BEING Premises: 317 Crumlynn Road, Ridley Park, PA 19078-2706.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Colin Kerrigan and Mary Kerrigan a/k/a Maryanne Kerrigan.

Hand Money: \$16,233.42

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 007981 57. 2014

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware, State of Pennsylvania on the Southwest side of Redwood Avenue.

BEING Folio No. 09-00-02954-00.

BEING Premises: 2126 Redwood Avenue, Boothwyn, Pennsylvania 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Peter J. Visco.

Hand Money: \$33,462.42

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

MARY McFALL HOPPER, Sheriff

No. 3027 58. 2015

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 125

BEING Premises: 1030 Chestnut Street, Collingdale, PA 19023-3906.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gregory N. Henry and Leigh Henry.

Hand Money: \$15,411.93

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 1825 59. 2015

MORTGAGE FORECLOSURE

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

Front: 75 Depth: 185

BEING Premises: 323 Owen Avenue, Lansdowne, PA 19050-1031.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Vincent Span.

Hand Money: \$18,744.92

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 08315A 60. 2011

MORTGAGE FORECLOSURE

Owner(s) of the property situate in the Borough of Collingdale, Delaware County, Pennsylvania.

BEING Pin Number 11-00-03173-00.

Property being known as: 228 Wolfenden Avenue, Collingdale, PA 19023-3220.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Stephanie Greenfield.

Hand Money: \$9,159.39

Agnes Mombrun, Esquire, Attorney
Dwaldmanlaw, P.C.

MARY McFALL HOPPER, Sheriff

No. 1789A 61. 2013

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 153

BEING Premises: 105 Glendale Road, Havertown, PA 19083-3243.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John Lucchesi.

Hand Money: \$40,654.78

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 004239 63. 2014

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 135

BEING Premises: 731 Irvington Place, Chester, PA 19013.

Folio Number: 49-010-02008-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Crystal J. Lewis.

Hand Money: \$3,000.00

Stern & Eisenberg PC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 6381 64. 2015

MORTGAGE FORECLOSURE

24 Cherry Street
Collingdale, PA 19023

Property in the Borough of Collingdale, County of Delaware, and in the State of Pennsylvania. Situate on the Southwesterly side of Cherry Street at the distance of one hundred fifty-three and fifty-seven one-hundredths feet Southwestwardly from the Southeasterly side of Pusey Avenue.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Frank Duff, Nancy Duff.

Hand Money: \$10,306.60

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 002553 65. 2015

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 911 Grant Road, Folcroft, PA 19032-1721.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Elizabeth A. Krapf and Thomas A. Krapf.

Hand Money: \$9,303.96

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 006853 66. 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, in the County of Delaware and State of Pennsylvania being Lot No. 8 on the plan of lots known as the Anderson Tract made by Thomad G. Janvier, Civil Engineers, in February, 1906 said plan being recorded at Media in Deed Book K No. 12 page 624 and described according thereto as follows, to wit:

SITUATE on the Southwesterly side of Lansdowne Avenue (50 feet wide) at the distance of 672.3 feet Southeastwardly from the Southeasterly side of Garret Road (50 feet wide).

CONTAINING in front or breadth on the said Lansdowne Avenue 100 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Lansdowne Avenue, 200 feet.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kevin Thomas Burke and Mary Beth Carey.

Hand Money: \$7,866.91

Jill M. Coughlin, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 4091 67. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to herein as "Hickory Hill" a condominium, located at 500, 510 & 520 North Lemon Street, in the Borough of Media, Delaware County, Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3rd, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds in and for Delaware County, Pennsylvania, of a Declaration dated July 13, 1973, and recorded on July 13, 1973, in Deed Book 2475, page 457, a Declaration Plan dated the 5th day of July A.D. 1973 and recorded July 13, 1973 in Condominium Drawer No. 1 and a Code of Regulations dated July 13, 1973 and recorded on July 13, 1973 in Deed Book 2475, page 726, being and designated on such Declaration Plan as Unit No. E-11, as more fully described in such Declaration Plan and Declaration, together with .0103 undivided interest in the Common Elements (as defined in such Declaration and as shown on such Declaration Plan) and together with all of the easements and appurtenances thereto.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Carmena N. Hist, personal rep. of the Estate of Philomena R. Nadantonio a/k/a Mena Nardantonio a/k/a Mena Nardy.

Hand Money: \$10,308.27

Law Office of Gregory Javardian, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 4949 68. 2014

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 Clifton Heights, County of Delaware and State of Pennsylvania and described according to a Plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on 6/19/1939, being Lot No. 2 thereon, as follows:

BEGINNING at a point in the center line of Glenwood Avenue (33 feet wide) at the distance of 95.16 feet, measured North 16 degrees 31 minutes 30 seconds East, along the said center line of Glenwood Avenue, from a point where the same intersects the center line of Sycamore Avenue (40 feet wide); thence extending North 32 degrees 7 minutes 45 seconds West, 91.14 feet to a point in the center line of Mill Road; thence North 58 degrees 25 minutes East along the center line of Mill Road, 21.10 feet to a point; thence extending South 32 degrees 7 minutes 45 seconds East passing partly through the center of a party wall 91.92 feet to a point in the center line of Glenwood Avenue; thence extending South 60 degrees 31 minutes 30 seconds West along the center line of Glenwood Avenue, 21.12 feet to the first mentioned point and place of BEGINNING.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John J. Ragen and Jamie L. Ragen.

Hand Money: \$14,445.48

Law Office of Gregory Javardian, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 416 69. 2015

MORTGAGE FORECLOSURE

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

BEING Folio No. 22-06-0104-00.

BEING Premises: 2909 Haverford Road, Ardmore, Pennsylvania 19003.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sarah E. Bolce.

Hand Money: \$21,042.60

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

MARY McFALL HOPPER, Sheriff

No. 006531 70. 2012

MORTGAGE FORECLOSURE

Property in Township of Springfield, County of Delaware and State of Pennsylvania.

Front: 50 Depth: 100

BEING Premises: 413 Maplewood Road, Springfield, PA 19064-2901.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kristin Novino a/k/a Kristin Navino.

Hand Money: \$17,297.76

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 2355 71. 2015

MORTGAGE FORECLOSURE

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

BEING Folio No. 16-13-01936-00.

BEING Premises: 5103 Gramercy Drive, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Alexander W. Marcone, Executor of the Estate of Susie M. Marcone, deceased mortgagor and real owner.

Hand Money: \$11,924.39

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

MARY McFALL HOPPER, Sheriff

No. 5462C 72. 2012

MORTGAGE FORECLOSURE

248 Ardmore Avenue
Upper Darby, PA 19082

Property in the Township of Upper Darby, County of Delaware and State of Pennsylvania. Situate on the Northwest or Ardmore Avenue (fifty feet wide) at the distance of twenty feet Northeastward from the Northeast side of Arlington Avenue.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Anne Buchanan, Joseph Buchanan.

Hand Money: \$13,957.53

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 1300 73. 2015

MORTGAGE FORECLOSURE

Property in the Township of Marple, County of Delaware, and in the State of Pennsylvania on the Southeasterly side of Paxon Hollow Road.

BEING Folio No. 25-00-03599-00.

BEING Premises: 477 Paxon Hollow Road, Broomall, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: William J. Reese.

Hand Money: \$42,461.05

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

MARY McFALL HOPPER, Sheriff

No. 8724 74. 2011

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 08-00-00664-00, 08-00-00665-00.

Property: 1217 Market Street, Lower Chichester Township, PA 19061.

BEING the same premises which Ramona Smith, individually and as Executrix of the Estate of Joanna Keith, deceased and Michael Gregory Keith, individually, by Deed dated May 10, 2006 and recorded June 2, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 3816, page 916, granted and conveyed unto Christine M. Nyemah, a single person.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Christine M. Nyemah, a single person.

Hand Money: \$9,957.57

Michael E. Carleton, Attorney

MARY McFALL HOPPER, Sheriff

No. 00912 75. 2013

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO No. 15-00-00069-00.

Property: 1097 Academy Avenue, Glendolden, PA 19036.

BEING the same premises which Ross M. Ferdman and Alicia L. Carr, by Deed dated August 22, 2008 and recorded September 9, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 2875, page 740 granted and conveyed unto John Lincoln, Jr. and Megan M. MacMinn.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: John Lincoln, Jr. and Megan M. MacMinn.

Hand Money: \$16,333.35

Michael E. Carleton, Attorney

MARY McFALL HOPPER, Sheriff

No. 000522 76. 2014

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 Darby, County of Delaware and State of Pennsylvania, and described in accordance with a survey thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated 07/28/1941 and revised 09/22/1941 and 10/22/1941, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Walnut Park Drive (40 feet wide) at the distance of 395.02 feet measured North 40 degrees, 54 minutes East along the Northwesterly side of said Walnut Park Drive from its intersection with the Southeasterly side of Church Lane (both extended).

CONTAINING in front or breadth on the said Walnut Drive, North 25 degrees, 6 minutes West between parallel lines at right angles to said Walnut Park Drive (passing through a 12 feet wide driveway which extends Northeastwardly and Southwestwardly each and thereof opening into Church Lane) 80 feet, the Northeastly and Southwestly line thereof passing partly through party walls between these premises and the premises adjoining on the Northeast and Southwest respectively, the Northwesterly line extending along said side of Church Lane (33 feet wide).

TITLE to said premises vested in Brandy Chupka, as sole owner by Deed from Jeffrey Hoover and Pamela Hoover dated 06/07/2006 and recorded 07/28/2006 in the Delaware County Recorder of Deeds in Book 3864, page 1553.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Brandy A. Chupka, a/k/a Brandy Chupka.

Hand Money: \$10,028.25

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 6327B 77. 2012

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 109

BEING Premises: 418 Lincoln Avenue, Collingdale, PA 19023-3411.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Devita N. Anderson.

Hand Money: \$11,144.22

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 6069 78. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$87,807.52

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

Front: Irregular Depth: Irregular

BEING Premises: 107 White Avenue, Marcus Hook, PA 19061.

Folio Number: 08-00-01175-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael A. Kline and Rebecca Kline.

Hand Money: \$3,000.00

Leslie J. Rase, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 5177 79. 2015

MORTGAGE FORECLOSURE

PREMISES "A"

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 and Commonwealth Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner formed by the intersection of the Northwest side of Marshall Road with the Northeast side of Lakeview (formerly Ardmore) Avenue extending North 59 degrees 39 minutes East along the said Northwest side of Marshall Road 25 feet to a point; thence extending North 30 degrees West on a parallel with the said Lakeview Avenue and passing through the center of the party wall between these premises and the premises adjoining on the Northeast 100 feet to a point; thence extending South 59 degrees 39 minutes West on a line parallel with the said Marshall Road 25 feet to a point in the Northeast side of Lakeview Avenue; thence extending South 30 degrees 30 minutes East along the said Northeast side of a Lakeview Avenue 100 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, Situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Lakeview (formerly Ardmore) Avenue (40 feet wide) at the distance of 100 feet Northwestwardly from the Northwesterly side of Marshall Road (50 feet wide).

CONTAINING in front or breadth Northwesterly along the said Northeasterly side of Lakeview Avenue 25 feet and extending of that width in length or depth Northeasterly between lines parallel with the said Marshall Road 25 feet.

TITLE to said premises vested in Joan Wilson by Deed from David Tanenbaum and Regina Kane Tanenbaum, formerly Regina Kane, his wife dated 07/29/2002 and recorded 09/03/2002 in the Delaware County Recorder of Deeds in Book 2515, page 1723.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Joan Wilson and Joan Wilson.

Hand Money: \$9,861.26

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 1412 80. 2015

MORTGAGE FORECLOSURE

Property in Marcus Hook Borough, County of Delaware and State of Pennsylvania.

Front: 14 Depth: 110

BEING Premises: 2 5th Street, a/k/a, 2 West 5th Street, Marcus Hook Borough, PA 19061-4808.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anthony B. Centola and Megan M. Centola.

Hand Money: \$11,123.65

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 007258 81. 2015

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of land with the dwelling house and being designated as No. 112 White Street on the plan of Sun Village as recorded in the Office for the Recording of Deeds in and for County of Delaware in Case No. 2, page 17, and bounded and described as follows, in the City of Chester.

BEGINNING at a point on the Southeasterly side of said White Street South 36 degrees, 29 minutes West, 88.15 feet from the Southeasterly corner of the said White Street and Terrill Street, continuing in front measured thence South 36 degrees 29 minutes West, 28.09 feet and extending of that width in length or depth between parallel lines bearing South 53 degrees, 31 minutes East, 51.08 feet to the middle of a party wall the Northeasterly line also passing through the middle of the party wall of the premises adjoining on the Northeast and the premises herein described.

BEING Parcel No. 49-02-02130-00, commonly known as 1121 White Street, Chester, Pennsylvania.

BEING the same premises which Jerome Laury and Professional Resources Network by Deed dated 10/2/12 and recorded in Delaware County on 10/11/12 in Deed Book 5201, page 1754 et seq., conveyed to Professional Resources Network Call-Triage Education and Other Services, in fee.

IMPROVEMENTS CONSIST OF: rental building.

SOLD AS THE PROPERTY OF: Professional Resources Network: Call-Triage, Education and Other Services, LLC.

Hand Money \$6,000.00

Elliot H. Berton, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 4728 82. 2015

MORTGAGE FORECLOSURE

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

Front: 88 Depth: 130

BEING Premises: 632 Glencroft Circle, Folcroft, PA 19032-1408.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael L. Jay.

Hand Money: \$16,145.55

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 6405 83. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Ridley, County of Delaware and State of Pennsylvania described as follows, to wit:

BEGINNING at a point on the Southwest side of Crum Creek Drive (50 feet wide) at the distance of 64.50 feet measured North 25 degrees 31 minutes 20 seconds West along the said side of Crum Creek Drive from a point a corner formed by its intersection (if extended) with the Northwest side of Plymouth Drive (50 feet wide) (if extended); thence from said point of beginning and extending North 25 degrees 31 minutes 20 seconds West along the said side of Crum Creek Drive 27 feet to a point; thence leaving the same and extending South 64 degrees 28 minutes 40 seconds West passing partly through the center of a party wall between these premises and the premises adjoining to the Northwest 101.19 feet to a point thence extending South 6 degrees 4 minutes East 28.63 feet to a point; thence extending North 64 degrees 28 minutes 40 seconds East passing partly through the center of an 8 feet wide joint driveway which is equally laid out and opened over these premises and the premises adjoining to the Southeast and extending Southwest from the Southwest side of Crum Creek Drive for a depth of 35 feet, 110.73 feet to the Southwest side of Crum Creek Drive, being the first mentioned point and place of beginning.

PARCEL No. 38-02-00616-00.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Christian Holt and Jill Holt.

Hand Money: \$3,000.00

Robert H. Dickman, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 1927 84. 2015

MORTGAGE FORECLOSURE

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

Description: 75 x 100

BEING Premises: 519 Ferne Boulevard, Drexel Hill, PA 19026.

Folio Number: 16-12-00314-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Gregory Puciata and Maria Puciata.

Hand Money: \$3,000.00

Andrew J. Marley, Attorney

MARY McFALL HOPPER, Sheriff

No. 5416 85. 2013

MORTGAGE FORECLOSURE

Property address: 365 Echo Valley Lane, Newtown Square, PA 19073

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected. SITUATE in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a map of property of 'Echo Valley Farms' made by Yerkes Engineering Co., civil engineers and surveyors, Bryn Mawr, Pennsylvania, dated March 6th, 1957 and last revised March 8th, 1960, as follows, to wit:

BEGINNING at a point on the Westerly side of Echo Valley Lane (50 feet wide), which point is measured the (2) following courses and distances from a point formed by the intersection of the Northwesterly side of said Echo Valley Lane with the Southwesterly side of Spur 'B' (50 feet wide) (both lines produced): (1) from said point of intersection, South 36 degrees, 29 minutes West, 296.28 feet to a point of curve; and (2) on a line curving to the left, having a radius of 200 feet, the arc distance of 167.43 feet to a point and place of beginning; thence extending from said beginning point along the Westerly side of Echo Valley Lane, Southwardly on a line curving to the left, having a radius of 200 feet, the arc distance of 109.14 feet to a point; thence extending South 47 degrees, 15 minutes West, 661.62 feet to a point in the bed of 100 feet wide drainage easement as shown on said plan; thence extending through the bed of same, North 74 degrees, 11 minutes, 30 seconds West, 76.06 feet to a point in the bed of Crum Creek; thence extending partly through the bed of Crum Creek and through the bed of said drainage easement the (2) following courses and distances, to wit: (1) North 27 degrees, 16 minutes, 40 seconds West, 206.1 feet to an angle point; and (2) North 79 degrees, 33 minutes, 50 seconds West, 89.39 feet to a stone; thence leaving said drainage easement and extending along lands formerly of Charlton Yarnell, North 36 degrees, 21 minutes East, 268.08 feet to a point; thence extending North 78 degrees, 31 minutes East, 554.60 feet of the first mentioned point and place of beginning.

BEING Lot No. 37 as shown on said plan.

Folio No. 30-00-00655-00.

BEING the same premises which Elizabeth K. Meek, by Deed dated 6-23-1998 and recorded 7-8-1998 in Delaware County in Volume 1740 page 0564, conveyed unto Thomas W. Nammack and Alexandra F. Nammack, in fee.

PARCEL Identification No. 30-00655-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Richard Dean Keyes.

Hand Money \$3,000.00

Wilentz, Goldman & Spitzer, P.A., Attorneys

MARY McFALL HOPPER, Sheriff

No. 003027 86. 2011

MORTGAGE FORECLOSURE

Property in Upper Darby Township, County of Delaware, Commonwealth of PA on the Southeasterly side of Berbro Avenue.

Front: IRR Depth: IRR

BEING Premises: 13 Berbro Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: David L. Powell, III a/k/a David Powell.

Hand Money: \$11,579.62

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 1910 87. 2014

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 523 Gia Circle Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: David A. Fuller.

Hand Money: \$21,244.46

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 1942 88. 2013

MORTGAGE FORECLOSURE

Property in Prospect Park Borough, County of Delaware and Commonwealth of PA on the Southeast side of 9th Avenue.

Front: IRR Depth: IRR

BEING Premises: 544 9th Avenue f/k/a 638 9th Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Melanie Passarella and Norman Passarella.

Hand Money: \$23,526.22

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 004180 89. 2015

MORTGAGE FORECLOSURE

Property in the Borough of East Lansdowne, County of Delaware, Commonwealth of PA on the West side of Hirst Avenue.

Front: IRR Depth: IRR

BEING Premises: 168 Hirst Avenue East Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Dana Williams.

Hand Money: \$18,804.92

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 4023A 90. 2013

MORTGAGE FORECLOSURE

534 Alexander Avenue
Upper Darby Township, PA 19026

Property in the Township of Upper Darby, County of Delaware and State of Pennsylvania. Situate on the Southwesterly side of Alexander Avenue (40 feet wide) at the distance of 36.76 feet Southeastwardly from the Southeasterly side of Jones Street (also 40 feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Amy Kollmar.

Hand Money: \$18,890.29

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 4527 91. 2015

MORTGAGE FORECLOSURE

42 N Bonsall Ave
Glenolden, PA 19036

Property in the Borough of Glenolden, County of Delaware and State of Pennsylvania. Situate on the Northwesterly side of Bonsall Avenue (formerly described as being on the Northwesterly side of the Philadelphia and Baltimore Railroad) at the distance of 483.44 feet Northwestwardly from the Northeasterly corner of the said Bonsall Avenue and Ashland Avenue.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Peter E. Glaze, Kate Rivingston.

Hand Money: \$9,559.45

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 010197 92. 2013

MORTGAGE FORECLOSURE

Property in the Township of Aston, County of Delaware, Commonwealth of PA on the Westerly side of Lamp Post Lane.

Front: IRR Depth: IRR

BEING Premises: 648 Lamp Post Lane, aka 648 Blackshorne Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Brian C. Bell, Sr. and Christine M. Bell.

Hand Money: \$28,623.99

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 2854 93. 2015

MORTGAGE FORECLOSURE

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

Front: 125 Depth: 105

BEING Premises: 26 East Marshall Road, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Benita Castro.

Hand Money: \$35,743.10

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 4843 94. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected situated in the Borough of Darby, County of Delaware and Commonwealth of Pennsylvania described according to the conveyance plan for Girdh-Moss, Inc. made by Damon and Foster, Civil Engineers of Sharon Hill Pennsylvania dated December 5, 1955 and further described as follows:

BEGINNING at a point on the Northwesterly side of Fern Street 50 feet wide at the distance of 171.67 feet measured in a Northeastwardly direction along the said side of Fern Street from the intersection of the Northwesterly side of Fern Street with the Northeasterly side of Ridge Avenue, 50 feet wide containing in front or breadth along the Northwesterly side of Fern Street 16.14 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles with the said Fern Street the Northeasterly and Southwesterly lines thereof being partly through a party wall and crossing a certain driveway which extends Northeastwardly from Ridge Avenue and at its Northeastern most end thereof with another driveway which Southwesterly into Fern Street 120 feet.

FOLIO No. 14-00-00876-10.

BEING the same premises which Colette Pugh Executrix for the Estate of Mary Pugh, by Deed dated May 19, 2006, and recorded July 2, 2006, in the Office of the Recorder of Deeds in and for the County of Delaware in, Deed Book 3842, page 870, granted and conveyed unto Leaway Bargar, in fee.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Leaway Bargar.

Hand Money \$3,000.00

Keri P. Ebeck, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 5151 95. 2014

MORTGAGE FORECLOSURE

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

SITUATE in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania and described according to a Plan of Portion of Derwood Park for Floyd B. Mousley, by Damon and Foster, Civil Engineers, under dated of July 2, 1951 and last revised December 15, 1952 and described as follows, to wit:

BEGINNING at a point on the North-easterly side of Crum Creek Drive (50 feet wide) at the distance of 297 feet measured North 43 degrees 8 minutes 45 seconds West along the said side of Crum Creek Drive from a point a corner formed by its intersection with the center line of Dornest Street (50 feet wide) (if extended); thence from said point of beginning and extending North 43 degrees 8 ,minutes 45 seconds West along the said side of Crum Creek drive, 25.34 feet to a point of curve; thence continuing along the same, on the arc of a circle curving to the right having a radius of 210 feet, the arc distance of 3.11 feet to a point; thence leaving the same and extending North 47 degrees 42 minutes 10 seconds East, 226.38 feet to a point; thence extending South 0 degrees 58 minutes 40 seconds East, 33.9 feet to a point; thence extending South 46 degrees 51 minutes 15 seconds West passing partly through the center of the party wall of the dwelling erected on these premises from the premises adjoining to the Southeast 203.58 feet to the Northeastly side of Crum Creek Drive, being the first mentioned point and place of BEGINNING.

BEING Lot No.75 on said plan and House No. 236 Crum Creek Drive.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mary L. Devine and Jay C. Jenkins.

Hand Money: \$10,025.38

Law Office of Gregory Javardian, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 009121 96. 2014

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 128

BEING Premises: 526 Taylor Avenue,
Linwood, PA 19061-4049.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Lovada
Finley

Hand Money: \$11,077.36

Phelan Hallinan Diamond & Jones, LLP,
Attorneys

MARY McFALL HOPPER, Sheriff

No. 1869 97. 2015

MORTGAGE FORECLOSURE

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

Front: 23 Depth: 100

BEING Premises: 226 Sunnyside Av-
enue, Chester, PA 19013-4624.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Michael
T. Freeman and Maria A. Freeman.

Hand Money: \$6,405.80

Phelan Hallinan Diamond & Jones, LLP,
Attorneys

MARY McFALL HOPPER, Sheriff

Nov. 27; Dec. 4, 11

Hobyak v. Hobyak

Family Law – Divorce – Appeal from Equitable Distribution Order – Equitable Distribution of Marital Estate

A trial court has broad discretion when fashioning an award of equitable distribution. The purpose of an equitable distribution order is an ultimate determination of economic justice between the parties.

The standard of review when assessing the propriety of an equitable distribution order is whether the trial court abused its discretion by a misapplication of the law or failure to follow proper legal procedure.

There is no simple formula for dividing marital property interests. The method of distribution derives from the facts of the individual case.

According to 23 Pa. C.S.A. §3502 (a)(1)-(11), when fashioning equitable distribution awards, the trial court must consider: the length of the marriage, any prior marriages, age, health, skills, employability of the parties, sources of income and needs of the parties; contributions of one party to the increased earning power of the other party; opportunity of each party for future acquisition of assets or income; contribution or dissipation of each party to that acquisition; depreciation or appreciation of marital property, value of each party's separate property, standard of living established during the marriage; economic circumstances of each party and whether the party will be serving as custodian of any dependent children.

The characterization of debt as marital is not necessarily determinative of which party is liable for its satisfaction upon divorce.

The amount and duration of alimony pendent lite may be considered in equitable distribution.

The Trial Court held:

This matter stems from an appeal from an Equitable Distribution Order of this Court, amending a prior Equitable Distribution Order entered following reconsideration. This matter has a long history dating back to an original Complaint in Divorce filed in 1993. The parties thereafter reconciled, but later separated in 2004. Multiple petitions and appeals ensued from 2004-2011. In 2011, at a hearing de novo on a recommendation of an Equitable Distribution hearing officer, the parties agreed to waive the rights to present live testimony and opted to proceed by colloquy with the Court whereby their respective positions would be stated by counsel.

In the instant appeal, Appellant/Wife contends that the Court abused its discretion and committed errors of law in connection with the submission of evidence to the Court for valuation of the marital property, including but not limited to the fact that the parties' did not present direct testimony. In fact, the multiple issues complained of on appeal were directly related to the agreed upon schematic of the parties including: waiver of the right to testify during the equitable distribution hearing, agreement to allow the Court to consider post-trial submissions (waving their right to cross examine or challenge documentation), and agreeing the Court could use these submissions as substantive evidence for purposes of valuation.

The Court further found that it utilized reasonable discretion in considering the statutory factors of 23 Pa. C.S.A. §3502(a)(1)-(11) when considering Appellant's income, earning potential, employability, earning and potential. Equitable distribution of the marital estate was deemed by the Court to be appropriate in order to effectuate economic justice. The Court further found that Appellant's additional appeals related to valuation of various marital property and its treatment of a jointly operated business to be without merit.

The Court's decision, as agreed to by the parties, was rendered based upon the representations raised by counsel during court proceedings, Stipulations of the parties and

post-trial submissions, to which there was no objection. The Court appropriately rendered a decision in the method agreed to by the parties.

No. CP-23-CV-008569-1993

PA Superior Court Appeal Docket No. 1643 EDA 2015

Bernard E. Zbrezeznj, Esquire, Attorney for the Plaintiff/Appellant

David E. Auerbach, Esquire, Attorney for the Defendant/Appellee

Opinion by the Honorable John L. Braxton filed September 18, 2015.

OPINION

This is an appeal from an Equitable Distribution Order dated March 6, 2015, which amended the Equitable Distribution Order dated November 25, 2013 after reconsideration was granted. A Divorce Decree was entered April 28, 2015 thereby transforming the March 6, 2015 Order (hereafter “the Equitable Distribution Order”) into a final appealable Order. Lisa P. Hobyak (hereafter “Wife” or “Appellant”) timely filed an appeal on May 26, 2015. Appellant timely complied with the Trial Court’s 1925(b) Order and filed a Concise Statement of Matters Complained of on Appeal. On appeal, Appellant contends that the Trial Court abused its discretion and committed errors of law when: permitting the parties to submit “post-hearing” memorandum, allowing the attorneys’ (who colloquy their clients’ on record) to make representations to the court in lieu of direct testimony, making errors with respect to both parties’ earnings, finding certain property to be pre-marital, giving the parties the option to continue to operate the business or participate in a buy-out or sale on the open market, crediting Appellee with certain taxes paid on income and received as management fees, not allowing the parties’ the option to submit updated appraisals of marital debt and assets but limiting what portions of the Order entered November 25, 2013 would be reconsidered, using the March 31, 2009 value submitted by the parties for purposes of valuing the Dreyfus IRA, utilizing a blue book value as opposed to the trade-in price for Wife’s vehicle, not including the cash value of the Life insurance policy in the marital estate, utilizing evidence submitted by Appellee with respect to value of Hobyak LLP, awarding certain credits, and failing to take into account post-separation marital estate distributions.

For the reasons as set forth below, Appellant’s contentions are without merit.

FACTUAL AND PROCEDURAL HISTORY

Appellant and Appellee were married on April 16, 1983. On or about June 14, 1993, Wife filed a Complaint in Divorce; however, thereafter, the parties reconciled until their ultimate separation on January 2, 2004. From 2004 until 2011, multiple petitions and appeals were filed including petitions related to the following: injunctive relief, discovery issue resolution, contempt allegations, special relief requests, conference requests, requests to relist, and multiple appeals to the Superior Court. On or about September 6, 2011, the Honorable Kathrynanne Durham issued an Order after a hearing Ordering that “if an appeal from the recommendation of the hearing officer, Donald Lehrkinder, Esquire, the appeal will be assigned to the Honorable John L. Braxton.”

Thereafter the Equitable Distribution hearing officer, Master Lehrkinder issued a recommendation which was signed as an Order of Court and thereafter appealed on September 20, 2011 upon Appellant’s Request for a hearing *de novo*.

A hearing was scheduled before the Honorable John L. Braxton for January 4, 2012. At the hearing, Stipulations of the Parties (hereafter “the Stipulation”) were presented to the Trial Court and a Court Order was entered thereafter on January 10, 2012, entering the Stipulation as an Order of Court. The Stipulation contained background information of the parties, including Wife’s W-2 information for the years 2007-2010, Husband’s gross and net income for 2002-2011, the parties’ marriage information, stipulated values of certain marital assets, the parties’ agreed upon separate assets, and certain information relative to Wife’s support claim.

At the hearing, both parties’ waived their right to present live testimony, choosing instead, “to proceed by colloquy with the Court where I [Counsel for Husband] state our position with regard to various positions, Ms. Casale [Counsel for Wife] states the position of Lisa [Appellant], and the Judge then if he has any questions of either of us [counsel] or you [Appellee] and Lisa [Appellant] will do it in a manner without you getting on the witness stand and testifying.” (N.T. 1/14/2012, at p. 6). Both parties responded on the record that they understood and agreed to the procedure as outlined by their counsel. (N.T. 1/4/2012, at p. 6, 8). Importantly, this was a scheme developed and agreed to exclusively by the parties.¹ The Court permitted counsel to try the case as they choose to do and accepted counsel’s summation of testimony and evidence, as the parties mutually agreed on how to procedurally advance at trial.

Counsel likewise jointly agreed to supplement the record post-hearing by agreeing on the record to submit various proofs and items. Counsel agreed to submit certain items and proofs directly to the Trial Court in lieu of presenting testimony and evidence during the Trial Court proceeding.² Both parties were fully cognizant that the Trial Court would be considering post-trial submissions in rendering an Equitable Distribution Order, this again being a joint decision by the parties. Indeed,

¹ Mr. Auerbach (counsel for Husband): “Michael, you understand that you have a right to a hearing with testimony, both of yourself, experts with regard to various issues involved with the case. You understand that in order to try to have the matter resolved as quickly as possible that we have agreed to proceed by colloquy with the Court where I state our position with regard to various positions, Ms. Casale [Wife’s counsel] states the position of Lisa, and the Judge then if he has any questions of either of us or of you and Lisa will do it in a manner without you getting on the witness stand and testifying. Do you understand that’s the procedure we’ve discussed and we’re going to proceed in that manner.

Michael Hobyak: I believe I understand that yes.”

Mr. Auerbach: And are you satisfied to do it in that manner?

Michael Hobyak: I am.

The Court: The Court will accept his admission.

Ms. Casale (Counsel for Wife): You understand that what we have agreed to do today is allow Mr. Auerbach and I to summarize what you would actually testify to, understand?

Lisa Paige Hobyak: Yes.

Ms. Casale: And that you are trusting that I will be able to recite the information that you testify about accurately, you understand?

Ms. Hobyak: Yes. (N.T. 1/4/2012, at p. 6-8).

² Mr. Auerbach: There are various credits on both sides that are disputed with regard to it. What we’re suggesting that we will submit them to the Court of the various arguments as part of it rather than go through them now.” (N.T. 1/4/2012, at p. 196)

the parties' requested the Trial Court to consider post-trial submissions and such submissions, although available to each other for review, were never objected to in written form or otherwise. Importantly, both counsel had abundant opportunity to review the hefty submissions and make objections as the Equitable Distribution Order was not issued until November 25, 2013.

On or about January 2, 2014, Wife, by and through her counsel, filed a Motion for Reconsideration of the November 25, 2013 Order. On or about July 14, 2014, the Trial Court held a hearing on Wife's Motion for Reconsideration and Husband's response thereto. After the July 14, 2014 hearing, the Trial Court found sufficient grounds to reconsider portions of the November 25, 2013 Order, although specifically refusing to rehear the case in its entirety as Wife requested. Wife was, however, granted an additional hearing with respect to a certain parcel of property, 3805-A Otter Street, Bristol, Pennsylvania (hereafter "3805-A Otter Street") which Wife contended was an asset never before disclosed to her. A full and fair hearing on the limited issue of 3805-A Otter Street occurred on January 7, 2015.

On or about March 6, 2015, the Trial Court entered an Amended Equitable Distribution Order, which corrected certain valuations that were inconsistent with the Stipulation (although consistent with certain of the parties' post-trial submissions), modified the November 25, 2013 Order based upon the parties' joint representation that the Stipulation erroneously contained the incorrect number of shares of Bancorp stock, and furthermore found 3805-A Otter Street to be a pre-marital asset with a *de minimus* increase in value based upon its assessment and the land-locked nature of the parcel at issue.

On or about April 28, 2015, a Divorce Decree was entered and on or about May 26, 2015, Appellant filed an appeal raising the following for consideration:

1. While the Trial Court ordered the parties to submit "post-hearing" memoranda, the Trial Court did not order, and the parties did not agree, to the submission of additional, newly discovered evidence, and in accepting and considering the additional newly-discovered evidence, the Trial Court abused its discretion, misapplied the law and failed to follow proper legal procedure.
2. Further, the Trial Court abused its discretion, misapplied the law, and failed to follow proper legal procedure when it denied the parties the right to cross-examine the witnesses regarding the newly presented evidence submitted in the "post-hearing" memoranda.
3. The Trial Court abused its discretion and misapplied the law when it evenly divided the marital estate given the length of the marriage, the tremendous disparity in income between the parties, and the disparities between the separate, non-marital estates of the parties.
4. The Trial Court committed an abuse of discretion and misapplied the law when it ignored the stipulated earning history of Wife, and found that, at the time of the hearing, Wife was employed by Hope Paige Designs, Inc., and held an interest in Hope Paige Designs, Inc. when, at the time of the hearing, Wife was never a shareholder, officer, director, or partner of Hope Paige Designs, Inc., and was otherwise employed.
5. The Trial Court committed an abuse of discretion, misapplied the law, and failed to follow proper legal procedure when it did not

consider, as set forth in the Stipulation of the Parties, Husband's 2009 income of \$1,690,000.24 and Husband's 2011 income of \$2,668,109.00.

6. The Trial Court committed an abuse of discretion and misapplied the law when it ignored the credible evidence regarding Husband's ability to receive future bonuses from the business, ignored the fact that Husband was running the business, and ignored that, pursuant to a May 6, 2010 agreement with his father, Husband had full control and authority of the business.
7. The Trial Court committed an abuse of discretion and misapplied the law when it accepted and permitted Husband to claim that 3803 Otter Street was pre-marital property where, throughout the litigation and until the day before trial, Husband represented that it was marital property, and ignored Wife's expert appraiser's uncontested opinion as to the value of 3803 Otter Street.
8. The Trial Court committed an abuse of discretion and misapplied the law when it determined that the increase in value of 3803 Otter Street was only \$10,876.00 where Husband presented no credible evidence to establish the value at the time of the gift.
9. The Trial Court committed an abuse of discretion and misapplied the law when it ignored the sworn testimony of Wife's expert appraiser as to the value of 3805 Otter Street, and imposed upon Wife the duty to present evidence of the alleged value of the gift of 3805 Otter Street to Husband.
10. The Trial Court committed an abuse of discretion and misapplied the law where it ignored the New Jersey litigation between the parties involving Rycoja, and maintained the parties' status and interest in partners in Rycoja, thereby not providing for an equitable distribution of all marital property and leaving the parties involved in continuing litigation.
11. The Trial Court committed an abuse of discretion and misapplied the law where notwithstanding its refusal to consider and equitably distribute the parties' interest in Rycoja, it used the January 2, 2012 equity in the real estate owned by Rycoja to determine a present buyout price, ignored the January 2, 2012 reduction in debt owned by Rycoja, and credited Husband with the sum of \$85,734.00 he paid as taxes on income he improperly received as management fees from Rycoja, which he was ordered to repay by the New Jersey Court.
12. While the Court did not commit an abuse of discretion in granting Wife's Motion for Reconsideration, the Court did err in not permitting the parties to introduce updated appraisals and evidence regarding the value of and the depreciation of debt encumbering appreciating marital assets, such as *inter alia* Rycoja, Second Generation 3803 Otter Street, and the Dreyfus IRA, which all appreciated in value between the date of the hearing, in January 2012 and the Court's Amended Equitable Distribution Order, entered March 6, 2015.

13. The Trial Court committed an abuse of discretion and misapplied the law when it used a March 31, 2009 value for the Dreyfus IRA rather than allocating a percentage of the current account balance.
14. The Trial Court committed an abuse of discretion and misapplied the law when it (i) ignored the undisputed evidence that in 2004, Wife only received \$721 for the trade-in of the Chevrolet Suburban in 2004 because the proceeds were utilized to repay the loan on the vehicle; and (ii) utilized a 2012 blue book value for the Chevrolet Suburban to value the Chevrolet Suburban instead of utilizing a 2004 blue book value for the Chevrolet Suburban.
15. The Trial Court committed an abuse of discretion and misapplied the law by not including the cash value of the Life Benefit life insurance policy in the marital estate where the life insurance created by Husband had expired, thereby making him the owner of the life insurance, and where, until the eve of trial, Husband had represented that the cash value was included in the marital estate.
16. The Trial Court committed an abuse of discretion and misapplied the law when it permitted and accepted Husband's post-hearing evidence regarding the value of Hobyak LLP, which the Trial Court mistakenly refers to as Hobyak LLC.
17. The Trial Court committed an abuse of discretion and misapplied the law when it gave Husband a credit in the amount of \$49,776.91 for a post-separation loan Husband allegedly utilized to pay for repairs to the marital home where there was no evidence to prove that Husband, and not his Company, paid for the repairs and issued payment for those repairs from his personal accounts.
18. The Trial Court committed an abuse of discretion and misapplied the law when it granted Husband a credit of \$117,882.84 for voluntary post-separation payments to Wife consisting of post-separation gifts and expense payments.
19. The Trial Court committed an abuse of discretion and misapplied the law when on the one hand, it gave Husband 100% credit for \$209,835 consisting of mortgage payments he paid at a time when Wife was not in residence, joint federal and state income tax payments he paid, homeowners' insurance payments he paid for the marital home, and real estate taxes he paid on the marital home, ignoring Husband's share of those debts, and on the other hand, it only provided Wife a 50% credit for payments she made for similar and like marital debts, expenses and other obligations. Just as the Trial Court allocated Wife's credits 50/50, it should have treated Husband's credits similarly.
20. The Trial Court committed an abuse of discretion and misapplied the law when it refused to consider post-separation, marital estate distributions totaling \$91,000.00 that Husband received from Second Generations, which were specifically excluded from Husband's income for support and alimony *pendent lite* purposes and, therefore, should have been considered at the time of equitable distribution.

DISCUSSION**a. The Trial Court did not Abuse its Discretion or Commit an Error of Law when it considered “newly discovered evidence” and “denied the parties’ right to cross-examine on “newly discovered” evidence. (¶¶ 1-2, 16)**

As stated in detail above, both parties made representations on the record that there would be post-trial submissions supporting their respective positions on equitable distribution. Appellant’s reference to “newly discovered” evidence, does not delineate with the requisite specificity how the Trial Court erred and what specific information was considered and not permitted cross-examination thereon. Importantly, the parties’ post-trial submissions were made available to each other and no objections were raised with consideration to anything submitted thereon. The Trial Court, therefore, proceeded to render a decision based upon the representations raised during the court proceeding, the Stipulation of the parties, and the post-trial submissions. This was a scheme developed exclusively by the parties themselves, whereby, they agreed to post-trial submissions and failed to make objection to any content in the post-trial submissions.

Furthermore, the parties decided not to present testimony, with the exception of William P. Larkin, Jr., Certified Public Accountant, who testified at the Trial Court’s suggestion, therefore both parties effectively waived their right to cross-examination. (N.T. 1/4/2012, at p. 123). Finally, when Appellant presented testimony and evidence at the subsequent hearing on reconsideration of the November 25, 2013 Order that she possessed no knowledge of an asset, which was “newly discovered,” the Trial Court held an additional hearing and allowed Appellant the right to present testimony and evidence and permitted cross-examination thereon.

Therefore, the Trial Court did not commit an error of law or abuse its discretion when proceeding to render a decision in a fashion agreed upon by the parties, neither of which voiced any objection to the use of any information found in the post-trial submissions.

b. The Trial Court utilized reasonable discretion when rendering a decision to equitably divide the marital estate and did not ignore the stipulated earnings of Appellant when rendering a decision. (¶ 3-6).

A trial court has broad discretion when “fashioning an award of equitable distribution.” *Dairympie v. Kilishek*, 920 A.2d 1275, 1280 (Pa. Super. 2007). The standard of review when assessing the propriety of an equitable distribution order is “whether the trial court abused its discretion by a misapplication of the law or failure to follow proper legal procedure.” *Biese v. Biese*, 979 A.2d 892 (Pa. Super. 2009). Furthermore, there “is no simple formula for dividing marital property interests.” And the method of distribution derives from the facts of the individual case. *Hurley v. Hurley*, 492 A.2d 439 (Pa. Super. 1985). Indeed the purpose of the equitable distribution order is an ultimate determination of economic justice between the parties.

Section 3502, Equitable Division of Marital Property (a), states:

When fashioning equitable distribution awards, the trial court must consider: the length of the marriage, any prior marriages, age, health, skills,

employability of the parties, sources of income and needs of the parties; contributions of one party to the increased earning power of the other party; opportunity of each party for future acquisitions of assets or income; contribution or dissipation of each party to the acquisition, depreciation or appreciation of marital property, value of each party's separate property, standard of living established during the marriage; economic circumstances of each party and whether the party will be serving as custodian of any dependent children. 23 Pa.C.S.A. § 3502(a)(1)-(11)

Furthermore, "the weight to these statutory factors depends on the facts of each case and is within the court's discretion." *Mercatell v. Mercatell*, 854 A.2d 609, 611 (Pa. Super. 2004), citing *Gaydos v. Gaydos*, 693 A.2d 1368 (Pa. Super. 1997). In the instance case, the Trial Court did take into consideration the length of the marriage but also took into consideration Appellant's long enduring income derived through APL, her employability and potential given her part in co-founding a global business, Hope Paige Design. (N.T. 1/4/2012, at p. 153). Although Appellant contends she received very little benefit from Hope Paige Designs, in the form of a meager salary, evidence presented demonstrated that Appellant categorized herself as a "co-founder." In this respect, Appellant demonstrates great entrepreneurial skill and even if no major economic benefit is immediately derived, her part in its co-founding clearly makes Appellant an asset for other corporations and companies and her experience in forming a global business from the "ground-up" is invaluable.

Although the Trial Court concedes that representations by counsel for Appellant at the time of trial indicated that Appellant was no longer employed at Hope Paige Design, during which period she received a very modest salary. This error, however, proved to be a harmless error as the Trial Court did utilize the stipulation to derive Appellant's earnings.

With respect to consideration of Appellee's income, the Trial Court did indeed consider Appellee's past earning history, but took as credible representations made during the course of the hearing and post-trial submissions that such earnings were predominately derived from bonuses and that the economic state at the time of trial made it unlikely such large bonuses would be duplicated going forward. Indeed, certain grants that Appellee's business received from the federal government were ending and that heretofore guaranteed source of income for the business was no longer available.

The Trial Court, therefore, found it appropriate to issue an equal distribution of the marital estate, believing such distribution, based on the parties' submissions and representations at trial to be the best scheme to effectuate economic justice of the parties.

c. The Trial Court did not err when valuing 3803 and 3805-A Otter Street ((¶¶ 7-9))

The Trial Court agrees with Appellant's assertion that prior to the January 2, 2013 hearing Appellee believed 3803 Otter Street to be marital, but immediately prior to the hearing received information which lead him to contest its marital nature. The parties agreed and stipulated that the value of 3803 Otter Street was \$137,500.00; however, Appellee represented that "a trust was created for tax purposes because the income beneficiaries of this trust were going to be my client

[Appellee] and the three children.” (N.T. 1/12/2013, at p. 23). Therefore, accordingly, Appellee took the position that the trust and its contents were non-marital. The Court permitted the parties an opportunity to further investigate whether 3803 Otter Street was marital or non-marital. The parties at that point, choose to address this issue through post-trial submissions, rather than requesting a new hearing date.³

Importantly, Appellant never requested of the Trial Court that the case be re-listed based upon this information; rather, Appellant agreed to proceed with the understanding that both parties’ would submit reports and post-trial submissions on the issue for the Trial Court’s consideration. The Trial Court based its decision with respect to value and increase of 3803 Otter Street on the parties’ Stipulation, as well as the post-trial submissions, which the parties agreed to allow the Trial Court to consider.

The Trial Court held a separate hearing on 3805-A Otter Street, based on Appellant’s representation during reconsideration that there was a newly discovered asset that was not previously disclosed. A hearing was held on January 7, 2015, at which point Appellee testified that he obtained 3805-A Otter Street prior to marriage. Furthermore, 3805-A Otter Street is a land-locked parcel with an assessment of approximately \$5,000.00. (N.T. 1/7/2015, at p. 40, See P-2).

Appellant presented testimony and evidence from John J. Coyle, III, president of Coyle, Lynch & Co., a real estate and personal property appraisal company. Mr. Coyle described 3805-A as a .51 acre lot, located in “the rear of other real estate with no actual frontage on the street and the method by which people enter this property and exit this property is across another improved parcel of industrial real estate known as 3815 Otter Street that’s occupied by Pennco Tech.” (N.T. 1/7/2015, at p. 17, 18). In making its valuation, Mr. Coyle considered its function to the adjoining property. (N.T. 1/7/2015, at p. 18). Mr. Coyle, “valued the property as a whole.” (N.T. 1/7/2015, at p. 20).

The Trial Court could not accept as credible any testimony or evidence with respect to valuation including a finding that this land-locked parcel could be sold on the open-market for the value outlined in Mr. Coyle’s report. The Trial Court likewise found that the valuations considered 3805-A Otter Street’s value next to accompanying parcels and not in isolation. For those reasons, the Trial Court found the value of 3805-A to be *de minimis* based upon its low assessed value and as Appellant was only entitled to an increase in value of this oddly shaped, landlocked strip of land, the Trial Court found there to be no increase in value.

d. The Trial Court did not err in its treatment of Rycoja (¶¶ 10-11)

Counsel for both parties represented that their clients wished to retain Rycoja, which is the parties’ biggest marital asset and is likewise an income generator. As the parties’ had been operating Rycoja jointly during the pendency of the divorce

³Counsel for Appellant: “I would ask Your Honor to allow me at least the opportunity to have a report submitted from Mrs. Hobyak’s accountant in our post-trial submissions provided to rebut whatever information the accountant has provided to Mr. Hobyak.” (N.T. 1/2/2013, at p. 44)

Counsel for Appellant: “I would like the opportunity again, Mr. Auerbach I think has agreed, to supplement whatever post-trial submissions I have with whatever report my client has” (N.T. 1/2/2013, at p. 50).

proceedings, the Trial Court gave both parties the option of continuing to jointly operate the business. Cognizant, however, that the parties' personal history may interfere with their ability or desire to co-operate Rycoja, the Trial Court incorporated into the Court Order how Rycoja should be distributed in the event the parties choose not to operate it jointly.

The Trial Court first comprised a buy-out scheme available for either party. Using Wife's real estate appraisal of \$2,250,000 less the current outstanding mortgage stipulated to be \$865,861.75 which yielded an equity value of \$1,384,138.25. Importantly, no evidence of additional debt beyond the outstanding mortgage was provided to the Trial Court for consideration. Contrary to Appellant's assertion, the fair market value as appraised reduced by the outstanding mortgage yielded the equity value, the division of which was calculated for purposes of a buy-out. The buy-out scheme therefore provided either party the option to purchase the other's interest for \$692,069.23 (or half the equity value).

Finally, the Trial Court ordered that if both parties' were interested in retaining Rycoja then Rycoja would simply be placed on the open market and the net sale proceeds would be evenly divided between the parties. The Court, therefore, did order distribution of Rycoja and therefore, there is a final distribution.

Appellant next challenges the Trial Court's decision to credit Appellee with certain tax consequences related to Rycoja. Specifically, limited representations occurred at the time of trial whereby a court in the state of New Jersey issued an Order requiring Appellant to repay certain amounts of monies that Appellant contends were taken as management fees. Appellant, however, indicated that although the gross amount taken from Rycoja was accurate that it did not take into consideration the fact that Appellant did not receive the gross amount, but the gross amount was reduced by tax consequences.

Both parties submitted post-trial submission to the Trial Court and the Trial Court found in its equitable discretion that Appellee's debt to Rycoja should be reduced by the tax consequences Appellee showed to have occurred.

e. The Trial Court did not err in not allowing the parties' to enter into evidence updated appraisals and evidence regarding the value and depreciation of assets and debts. (¶ 12)

On reconsideration, Appellant essentially requested the Trial Court to disregard the parties' stipulation as to value and allow a complete re-trial of the case. Finding such request not only impracticable and against judicial economy but also unfair to Appellee who would likewise be forced to expend additional resources securing additional appraisals and undergo the additional expense of another full equitable distribution hearing, the Trial Court declined such request.

The Trial Court properly resolved to abide by the parties' stipulation as to value, which was submitted to the Court and entered as an Order of Court.

f. The Trial Court did not err or commit an abuse of discretion when utilizing the value of the Dreyfus IRA that the parties stipulated to. (¶ 12)

Appellant next complains that the Trial Court erred when utilizing the value of the Dreyfus IRA that the parties agreed to at the time of trial.⁴ The parties' how-

⁴ "We're willing to accept the \$44,313.00, we think that there is additional interest as a result, Your Honor, but we don't have that information." (N.T. 1/2/2012, at p. 114).

ever agreed in open court to utilize the value of \$44,313.00. Therefore, to the extent that Appellant now complains a different value should have been used or percentages, the Trial Court rejects this mandate and contends that it acted appropriately and with the consent and acquiescence of both parties, whose counsel acknowledged on the record and indeed requested the Trial Court to utilize this value.

g. The Trial Court did not err when valuing Appellant's 2004 Chevrolet Suburban

In spite of Appellant's contention, the record is replete of the reason why Appellant only received \$721.00 for the trade-in of her vehicle. Now, for the first time, Appellant contends that she received \$721.00 "because the proceeds were utilized to repay the loan on the vehicle." At the time of trial, however, counsel for Appellee indicated that the valuation was much too low and inconsistent with the market value of the vehicle. Appellant did not respond with any reason for the low valuation. Because Appellant bargained and accepted an amount lower than market value, Appellee argued that the Blue Book value of the 2004 Chevrolet Suburban should be used for the valuation instead. Indeed, counsel for Appellee indicated on the record that he would be submitting a Blue Book value. (N.T. 1/4/2012, at p. 115). Appellant never objected to the submission at any time full knowing that it would be considered by the Trial Court as evidence of value. Appellant also presented no testimony as to any debt or loan associated with said vehicle.

Appellant next contends that the Trial Court should have used the 2004 blue book value as opposed to the 2012 Blue Book value, presumably in accordance with the date of separation. Appellant, however, waived this argument by failing to make appropriate objections to the Trial Court or the post-trial submissions. Secondly, a 2012 blue book value would provide for a lower value than utilizing the 2004 value, when the vehicle was eight years newer. The 2004 blue book value would increase Appellee's award and decrease Appellant's award. Therefore, Appellant's choice to submit evidence of value utilizing a 2012 blue book value did not harm or prejudice Appellant and indeed was to the benefit of Appellant. The Superior Court has stated that, "when determining the value of marital property upon divorce, the trial court is free to accept all, part or none of the evidence as to the true and correct value of the property." Biese v. Biese, 979 A.2d 892 (Pa. Super. 2009).

The Trial Court, therefore, and within its discretion utilized the valuation provided by Appellee in the form of a 2012 blue book valuation.

h. The Trial Court did not err when not considering the cash value of the Lincoln Benefit Insurance Policy. (¶ 15)

Counsel represented at the time of trial that the Lincoln Benefit Life Insurance policy is a policy held in trust which Pennco pays the premium for. (N.T. 1/4/2012, at p. 104). Appellee argued this was not a marital asset. The Trial Court considered this representation along with the post-trial submissions and appropriately concluded that this was a non-marital asset. Appellant now complains that this trust has since been terminated; however, Appellee was afforded ample opportunity to present to the Trial Court proof contradicting the representations made at trial with respect to the nature and character of the Lincoln Benefit Life Insurance Policy, and simply failed to do so.

Appellant now, however, makes a complaint on appeal with nothing in the record or post-trial submissions to support the contention that the trust has been terminated and that this transforms the Lincoln Benefit Life Insurance Policy into a marital asset.

i. The Trial Court did not err in its determinations and awards of credits (¶17-19)

The Pennsylvania Superior Court has stated that: “characterization of debt as marital is not necessarily determinative of which party is liable for its satisfaction upon divorce.” Biese v. Biese, 979 A.2d 892 (Pa. Super. 2009). Additionally, the amount and duration of alimony pendent lite may be considered in equitable distribution. Id.

In spite of Appellant’s contentions, the Trial Court did not award Appellee one hundred percent of the credits and Appellant fifty percent of the credits; rather the Trial Court awarded Husband a refund of his tax liability in its entirety that had already been remitted to Appellant, an amount agreed upon by the parties for sewage payment, mortgage payment, 2003 tax debt and real estate taxes, certain post-separation expenses paid, half of the post-separation line of credit used to make repairs and likewise credited Appellant with half the cost of repairs to the marital estate.

As described above, Appellee was involved in litigation related to mismanagement of Rycuja whereby certain monies which Appellant contended were maintenance fees were taken from the business. Based upon representations of the parties, New Jersey entered an Order requiring Appellee to re-pay this money taken by Appellant. Appellant, however, produced credible evidence that he did not actually receive the entire amount due to tax liabilities amounting to \$85,734.00. Because the Trial Court found it inappropriate to award Appellant the windfall of the tax consequences, the Trial Court credited Appellee for the taxes he had paid.

Furthermore, the parties agreed that the sewage payment, mortgage payment, 2003 tax debt and real estate taxes were to be credited to Appellee in the amount of \$209,835.00. With respect to the post-separation expenses, the Trial Court concluded Appellee was entitled to a refund of such expenses given the fact that Appellee has long been paying *Alimony Pendente Lite* (hereafter “APL”), and its award anticipated Appellant would utilize APL for such maintenance. The Trial Court was not persuaded that these post-separation expenditures to Appellant were merely gifts and appropriately included them for equitable division. To allow Appellant to receive APL and be entitled to retain the post-separation expenses expended by Appellee would allow Appellant a double recovery. The Trial Court therefore permitted Appellee to be reimbursed 100% for the post-separation expenditures for expenses that Appellant should have paid with her APL award.

Furthermore, the Trial Court permitted Appellee to be reimbursed for half of the repairs to the marital home while likewise awarding Appellant half of the expenditures made to repair the marital home. The Trial Court took as credible the representations made during the course of the hearing and the post-trial submissions with respect to Appellee’s expenditures on repair. The Trial Court, therefore, appropriately treated both parties equally when deciding the issue of who was entitled to receipt of credits.

j. The Trial Court Did Not Err When Not Considering an Item it Was Not Asked to Consider.

Finally, Appellant complains that the Trial Court erred when it “refused to consider post-separation marital estate distributions totaling \$91,000.00 that Husband [Appellee] received from Second Generations, which were specifically excluded from Husband’s income for support and APL and should have been considered for Equitable Distribution.” The primary issue, however, is that the Trial Court was not asked to consider this \$91,000.00 sum in equitable distribution. Furthermore, at the time the March 26, 2015 Order was entered, the parties were scheduled to proceed in Support Court before the Honorable Barry Dozor, therefore affording Appellant the opportunity to make argument that this sum should be included as income to Appellee.

CONCLUSION

The vast majority of the issues that Appellant complains of on appeal are directly related to the schematic which both parties agreed to in order to effectuate equitable distribution. The parties waived their right to testify during the equitable distribution proceeding dated January 4, 2012, choosing instead to permit their then respective counsel to summarize their positions. They likewise agreed to allow the Trial Court to consider post-trial submissions, again, waiving their right to cross examine or challenge the validity of any documentation and agreeing beforehand that the Trial Court would be able to use these submissions as substantive evidence for purposes of valuation. Furthermore, even after the post-trial submissions were received by the court, no objection was made to anything presented to the Trial Court.

Indeed, it is only after the Trial Court entered an Equitable Distribution Order not to Appellant’s liking that the scheme which counsel heretofore agreed to became a basis for crying court error. For the reasons set forth above, however, the Order should be affirmed.

BY THE COURT:

/s/ Braxton

J.

The
DELAWARE COUNTY BAR ASSOCIATION

asks you
 to answer as honestly as possible
 the following questions

	YES	NO
1. Do you lose time from work due to drinking?	___	___
2. Is drinking making your home life unhappy?	___	___
3. Do you drink because you are shy with other people?	___	___
4. Is drinking affecting your reputation?	___	___
5. Have you ever felt remorse after drinking?	___	___
6. Have you gotten into financial difficulties as a result of drinking?	___	___
7. Do you turn to lower companions and an inferior environment when drinking?	___	___
8. Does your drinking make you careless of your family's welfare?	___	___
9. Has your ambition decreased since drinking?	___	___
10. Do you crave a drink at a definite time daily?	___	___
11. Do you want a drink the next morning?	___	___
12. Does drinking cause you to have difficulty sleeping?	___	___
13. Has your efficiency decreased since drinking?	___	___
14. Is drinking jeopardizing your job or business?	___	___
15. Do you drink to escape from worries or trouble?	___	___
16. Do you drink alone?	___	___
17. Have you ever had a complete loss of memory as a result of drinking?	___	___
18. Has your physician ever treated you for drinking?	___	___
19. Do you drink to build up your self confidence?	___	___
20. Have you ever been to a hospital or institution on account of drinking?	___	___

- * If you have answered YES to any one of the above questions, there is a definite warning that you may have a drinking problem.
- * If you have answered YES to any two of the questions, the odds are that you are a problem drinker.
- * If you have answered YES to three or more of the questions, you definitely are a problem drinker.

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