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**N.B.**

**HAPPY NEW YEAR!**

# 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*

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DELAWARE COUNTY BAR ASSOCIATION

2016

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## OFFICE:

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**CALENDARS:**

**DELAWARE COUNTY BAR ASSOCIATION  
MARK YOUR CALENDARS!**

**All Events Will Be Held at the DCBA Unless Otherwise Noted**

**JANUARY:**

- Jan 1 DCBA CLOSED – New Year’s Day Holiday Observed
- Jan 7 DCBA – CLE Seminar – “Bad Review + Bad Response = Good Way to Have an Ethical Problem” – Bring Your Own Brown Bag Lunch – Registration – 12:00 Noon – Seminar – 12:30 p.m. – 1:30 p.m.
- Jan 12 Executive Committee – Luncheon Meeting – 12:15 p.m.
- Jan 13 Guy deFuria American Inn of Court – Seminar & Dinner – Cocktails – 5:00 p.m. – Seminar – 5:45 p.m. – Dinner – 6:45 p.m. – *Azie Restaurant, Media*
- Jan 15 Annual President’s Dinner – Cocktails – 6:30 p.m. – Dinner – 7:30 p.m. – *Aronimink Golf Club*
- Jan 18 DCBA CLOSED – Martin Luther King Holiday Observed
- Jan 20 Board of Directors – Meeting – 4:00 p.m.

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**SEMINARS:****DELAWARE COUNTY BAR ASSOCIATION****PBI Seminars****FEBRUARY 10, 2016 Practicing Law in the Cloud (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 2, 2016 Food Safety & Marketing With a Drink on the Side (Breakfast Included)**

9:00 a.m. to 12:15 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, 0 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

**MARCH 28, 2016 Advanced Title Insurance Issues (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: 3 Substantive, 0 Ethics

**APRIL 5, 2016 Retirement Planning for Attorneys (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 1/12: \$229.00, Others: \$269.00

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.**

**DELAWARE COUNTY BAR ASSOCIATION – CLE SEMINAR  
THURSDAY, JANUARY 7, 2016**

**“Bad Review + Bad Response = Good Way to Have an Ethical Problem”**

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

**REGISTRATION  
& LUNCH:** 12:00 Noon – 12:30 p.m.

**SEMINAR TIME:** 12:30 p.m. – 1:30 p.m.

**COST:** \$35.00 for DCBA Members

\$45.00 for Non-Members

**WORTH:** **1.0 ETHICS CLE Credit Hour**

**Bring your own brown bag lunch and beverage**

**Speaker: Daniel J. Siegel, Esquire**

Whether you choose to be online or not (and you should be online), your clients will write you reviews. Unfortunately, angry clients are much more likely to write about you than happy clients. Mr. Siegel will:

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- \* Discuss how or whether you should respond when someone bashes you online without violating your ethical responsibilities
- \* Address the ethical implications of responding to online reviews

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 – JANUARY 7, 2016**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_ SUPREME COURT #: \_\_\_\_\_

AMOUNT ENCLOSED: \_\_\_\_\_ COMPLIANCE GROUP #: \_\_\_\_\_

Dec. 11, 18, 25; Jan. 1

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The Delaware County Bar Association  
 requests the pleasure of your company at its

**One Hundred and Forty-Third Annual President’s Dinner**

honoring the outgoing President, Kristen M. Rushing and  
 welcoming the incoming President, Scott C. Gottel

Friday evening, January fifteenth two thousand and sixteen

**Aronimink Golf Club  
 Newtown Square, Pennsylvania**

Cocktails 6:30 p.m.; Dinner 7:30 p.m.

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**Member Name:** \_\_\_\_\_

**Entrée (check one) \_\_\_ Filet Mignon \_\_\_ Broiled Rock Lobster Tail**

R.S.V.P. by January 8, 2016  
 to Karen Newell at (610) 566-6627, ext. 222 or karen@delcobar.com  
**Make payment to the DCBA and send to attention of Karen Newell**  
 335 West Front Street, Media, PA 19063

Dec. 11—Jan. 8

**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](mailto: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

**FREE NOTARY SERVICE FOR  
DCBA MEMBERS**

Effective now as a benefit of membership.  
If you have any questions, please contact Judy  
at (610) 566-6625 x221.

**MEMBERSHIP APPLICANTS**

The following attorneys and law school students have applied for membership to the Delaware County Bar Association and if eligible, their names will be placed before the Board of Directors at their January 20, 2016 meeting.

**LAW SCHOOL STUDENT APPLICANTS**

- Shawn M. Bachman  
887 North Orkney Street  
Philadelphia, PA 19123
- Vincent J. Davalos  
845 Wyndom Terrace  
Secane, PA 19018
- Christopher M. Lash  
43 Franklin Avenue  
Bryn Mawr, PA 19010

- Leo A. Stahl  
132 Powder Horn Lane  
Media, PA 19063
- Penina R. Wallace  
Apartment 3  
270 North Main Street  
Concord, NH 03301

*Number of Law Student Applicants: 5*

**GENERAL APPLICANTS**

- Lindsay E. Ettl, Esquire  
Suite 200  
1100 North Providence Road  
Media, PA 19063
- Meghan S. Farally, Esquire  
12 South Monroe Street  
Media, PA 19063
- Paul Fellman, Esquire  
Suite 204  
100 West Sixth Street  
Media, PA 19063
- Gabriella H. Grosso, Esquire  
101 East Darby Road  
Havertown, PA 19083
- Heather F. Hayes, Esquire  
District Attorney's Office  
Delaware County Courthouse  
201 West Front Street  
Media, PA 19063
- Kevin M. Krauss, Esquire  
344 West Front Street  
Media, PA 19063
- Allison Krzeminski, Esquire  
Suite 4  
280 North Providence Road  
Media, PA 19063
- Laura A. O'Donnell, Esquire  
19 West Third Street  
Media, PA 19063
- Brian E. O'Neill, Esquire  
Suite 203  
595 East Lancaster Avenue  
St. Davids, PA 19087
- Christopher P. Orrin, Esquire  
309 Marlin Street  
Folsom, PA 19033
- Rebecca J. Robb, Esquire  
District Attorney's Office  
Delaware County Courthouse  
201 West Front Street  
Media, PA 19063
- Christina Breslin Roberts, Esquire  
3305 Edgmont Avenue  
Brookhaven, PA 19015
- Dawn S. Sunday, Esquire  
Suite 220  
789 East Lancaster Avenue  
Villanova, PA 19085
- Kevin M. Toth, Esquire  
Suite 100  
18 Campus Boulevard  
Newtown Square, PA 19073



- Jennifer S. Lemanowicz, Esquire  
341 West State Street  
Media, PA 19063
- John Aloysius McCarthy, III,  
Esquire  
341 West State Street  
Media, PA 19063

- Brittany E. Waters, Esquire  
25 West Second Street  
P.O. Box 900  
Media, PA 19063

*Number of General Applicants: 17*

**ASSOCIATE APPLICANTS**

- Ann R. Dougherty, Esquire  
2305 Delaware Avenue  
Wilmington, DE 19806

- Dafan Zhang, Esquire  
28 Liberty Street  
New York, NY 10005

*Number of Associate Applicants: 2*

**Total Number of New Applicants: 24**

Anyone having objections to any of the above applicants should contact the Membership Committee Chair, Mary V.Z. Wachterhauser, Esquire, at (610) 892-3939 before above mentioned Board of Directors Meeting.

Dec. 25; Jan. 1, 8

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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](mailto: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****GEORGE A. ALBANY a/k/a GEORGE ALBERT ALBANY, dec'd.**

Late of the Township of Nether Providence, Delaware County, PA.  
Extr.: George A. Albany, III, 204 West Brookhaven Road, Wallingford, PA 19086.

**THOMAS H. BROADT, ATTY.**  
Tim Broadt & Associates, P.C.  
216 S. Orange Street  
Media, PA 19063

**TERESA M. BOWERS, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
Extr.: Donna Marie Bowers c/o Charles E. McKee, Esquire, 1100 W. Township Line Road, Havertown, PA 19083.

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

**CHARLES JAMES D'AGOSTINI, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
Extr.: Connie B. D'Agostini c/o Amy W. Sosnov, Esquire, 540 Swede Street, Norristown, PA 19401.  
**AMY W. SOSNOV, ATTY.**  
Sosnov & Sosnov  
540 Swede Street  
Norristown, PA 19401

**THOMAS FERRARO, dec'd.**

Late of the Borough of Norwood, Delaware County, PA.  
Admr.: Thomas N. Ferraro c/o Robert M. Firkser, Esquire, 333 West Baltimore Avenue, P.O. Box 606, Media, PA 19063.

**ROBERT M. FIRKSER, ATTY.**  
333 West Baltimore Avenue  
P.O. Box 606  
Media, PA 19063

**CHARLES F. LESSLEY, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Extr.: Charles Scott Lessley c/o Kyle A. Burch, Esquire, 22 Old State Road, Media, PA 19063-1442.  
**KYLE A. BURCH, ATTY.**  
22 Old State Road  
Media, PA 19063-1442

**GEORGE E. McHUGH, dec'd.**

Late of the Township of Darby, Delaware County, PA.  
Extr.: Eileen P. Bissonette c/o Matthew A. DeNucci, IV, Esquire, 230 N. Monroe Street, Media, PA 19063.  
**MATTHEW A. DeNUCCI, IV, ATTY.**  
The Law Offices of  
Matthew A. DeNucci, IV  
230 N. Monroe Street  
Media, PA 19063

**BARBARA A. MORRISON, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Admx. CTA: Patricia M. Nesley c/o Peter J. Rohana, Jr., Esquire, 1215 West Baltimore Pike, Suite 14, Media, PA 19063.  
**PETER J. ROHANA, JR., ATTY.**  
1215 West Baltimore Pike  
Suite 14  
Media, PA 19063

**LILLIAN M. PLATE, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Extr.: Sandra E. Holland c/o Murray S. Eckell, Esquire, 344 W. Front St., Media, PA 19063.  
**MURRAY S. ECKELL, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.  
344 W. Front St.  
Media, PA 19063

**SANDRA MARIA SANTON, dec'd.**

Late of the Borough of Folcroft, Delaware County, PA.  
Admx. CTA: Kimberly R. Santon Babiak c/o Sean M. Duffy, Esquire, 712 W. MacDade Blvd., Milmont Park, PA 19033.  
**SEAN M. DUFFY, ATTY.**  
Pressman & Doyle, LLC  
712 W. MacDade Blvd.  
Milmont Park, PA 19033

**ROBERT M. STEWART**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Co-Extrs.: Glenn H. Stewart and  
Sharon S. Johnson c/o Dana M.  
Breslin, Esquire, 3305 Edgmont  
Avenue, Brookhaven, PA 19015.  
DANA M. BRESLIN, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**SECOND PUBLICATION**

**DAVID D. AIKEN**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Admx. CTA: Dorothy B. Evangelista  
c/o Hugh J. Bracken, Esquire, 12 S.  
Monroe St., Suite 303, P.O. Box 1940,  
Media, PA 19063-8940.  
HUGH J. BRACKEN, ATTY.  
12 S. Monroe St.  
Suite 303  
P.O. Box 1940  
Media, PA 19063-8940

**JOHN S. CLEMENT, III**, dec'd.  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: John Andrew Clement 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

**DORIS D. CONDREN**, dec'd.  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Extr.: Amy Budinger, F. D. Roosevelt  
Station, P.O. Box 1179, New York, NY  
10022.

**JAMES EDWARD CONNOR, JR. a/k/a**  
**JAMES E. CONNOR, JR.**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Anne Connor Mack c/o Dana  
M. Breslin, Esquire, 3305 Edgmont  
Avenue, Brookhaven, PA 19015.  
DANA M. BRESLIN, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**MARY JOAN COX**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extxs.: Nancy Lee Lauro and Marianne  
Devenney c/o Lindsey J. Conan,  
Esquire, 755 North Monroe Street,  
Media, PA 19063.  
LINDSEY J. CONAN, ATTY.  
Conan Law Offices, LLC  
755 North Monroe Street  
Media, PA 19063

**CAROLYN CRAWFORD a/k/a**  
**CAROLYN J. CRAWFORD**, dec'd.  
Late of the Borough of Rutledge,  
Delaware County, PA.  
Extr.: Carolyn J. Goldman c/o Rudolph  
L. Celli, Jr., Esquire, 130 W. Lancaster  
Ave., Ste. 201, Wayne, PA 19087.  
RUDOLPH L. CELLI, JR., ATTY.  
Celli & Associates  
130 W. Lancaster Ave.  
Ste. 201  
Wayne, PA 19087

**ELIZABETH L. CROUCH**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Karla B. Westenberger c/o Peter  
J. Rohana, Jr., Esquire, 1215 West  
Baltimore Pike, Suite 14, Media, PA  
19063.  
PETER J. ROHANA, JR., ATTY.  
1215 West Baltimore Pike  
Suite 14  
Media, PA 19063

**EVELYN G. DeJOSEPH a/k/a**  
**EVELYN DeJOSEPH**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Charles L. DeJoseph, 145  
Conestoga Rd., Wayne, PA 19087.  
NICHOLAS J. CANIGLIA, ATTY.  
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125 Strafford Ave.  
Ste. 110  
Wayne, PA 19087

**VERONICA D. DONOGHUE**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extxs.: Joann D. Iuliano and Susan M.  
Breen-Quin.  
RONALD A. AMARANT, ATTY.  
Imperatrice, Amarant & Bell, P.C.  
3405 West Chester Pike  
Newtown Square, PA 19073

**GEORGE LESTER DOWNS, JR.**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Lorraine A. Jacobs c/o David  
Hamilton Lang, Esquire, 230 North  
Monroe Street, Media, PA 19063.

DAVID HAMILTON LANG, ATTY.  
230 North Monroe Street  
Media, PA 19063

**PAUL EPSTEIN a/k/a PAUL G. EPSTEIN**, dec'd.

Late of the Township of Upper Providence, Delaware County, PA.  
Extr.: Bernard Eizen, Four Penn Center, 1600 JFK Blvd., 2<sup>nd</sup> Fl., Philadelphia, PA 19103.  
BERNARD EIZEN, ATTY.  
Flaster Greenberg P.C.  
Four Penn Center  
1600 JFK Blvd.  
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Philadelphia, PA 19103

**KATHERINE M. GORDON-CLARK**, dec'd.

Late of the Township of Haverford, Delaware County, PA.  
Extr.: Mathew James N. Gordon-Clark a/k/a M.J. Nathaniel Gordon-Clark c/o Stephen Carroll, Esquire, P.O. Box 1440, Media, PA 19063.  
STEPHEN CARROLL, ATTY.  
Carroll & Karagelian LLP  
P.O. Box 1440  
Media, PA 19063

**GILDA A. HENRY a/k/a GILDA HENRY**, dec'd.

Late of the Township of Marple, Delaware County, PA.  
Extr.: Roberta Hess c/o Thomas W. Flynn, III, Esquire, 19 Waterloo Avenue, Berwyn, PA 19312.  
THOMAS W. FLYNN, III, ATTY.  
Crawford Diamond Flynn LLC  
19 Waterloo Avenue  
Berwyn, PA 19312

**SABOOHI I. KHAN**, dec'd.

Late of the Borough of Swarthmore, Delaware County, PA.  
Admx. CTA: Fariha Khan c/o Brian Bezark, Esquire, 1600 Market St., Ste. 1610, Philadelphia, PA 19103.  
BRIAN R. BEZARK, ATTY.  
Bezark Lerner & DeVirgiliis, P.C.  
1600 Market St.  
Ste. 1610  
Philadelphia, PA 19103

**GLADYS LETIZIA**, dec'd.

Late of the Borough of Collingdale, Delaware County, PA.  
Extr.: Yurie Paramitha Soeng c/o Lindsey J. Conan, Esquire, 755 North Monroe Street, Media, PA 19063.  
LINDSEY J. CONAN, ATTY.  
Conan Law Offices, LLC  
755 North Monroe Street  
Media, PA 19063

**REGINA G. MILLER**, dec'd.

Late of the Township of Springfield, Delaware County, PA.  
Extr.: Mark S. Miller, 332 Spurrier Dr., Lititz, PA 17543.

**ANNE G. MOSS**, dec'd.

Late of the Township of Springfield, Delaware County, PA.  
Admr.: Michael J. Mattson, 2 Westover Drive, Thornton, PA 19373.  
MICHAEL J. MATTSON, ATTY.  
2 Westover Drive  
Thornton, PA 19373

**LUCY L. PAOLETTI**, dec'd.

Late of the Township of Radnor, Delaware County, PA.  
Admr.: Thomas J. Paoletti, 36 Mockingbird Ln., Phoenixville, PA 19460.  
SUZANNE BENDER, ATTY.  
216 Bridge St.  
Phoenixville, PA 19460

**DOLORES M. PAPONTO**, dec'd.

Late of the Township of Marple, Delaware County, PA.  
Extr.: Dolores R. Butera c/o Mark S. Pinnie, Esquire, 218 West Front Street, Media, PA 19063.  
MARK S. PINNIE, ATTY.  
Barnard, Mezzanotte, Pinnie and Seelaus, LLP  
218 West Front Street  
Media, PA 19063

**ANGELINA C. PIERCE a/k/a ANGELINA PIERCE**, dec'd.

Late of the Township of Radnor, Delaware County, PA.  
Extr.: James M. Pierce, P.O. Box 312, Wayne, PA 19087.  
JAMES M. PIERCE, ATTY.  
P.O. Box 312  
Wayne, PA 19087

**JOHN B. RANKIN, JR.**, dec'd.

Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Scott D. Galloway c/o Peter J. Rohana, Jr., Esquire, 1215 West Baltimore Pike, Suite 14, Media, PA 19063.  
PETER J. ROHANA, JR., ATTY.  
1215 West Baltimore Pike  
Suite 14  
Media, PA 19063

**JOHN G. SHOOKSTER**, dec'd.

Late of the Township of Haverford, Delaware County, PA.  
Extr.: Janet A. Shookster c/o Ronald A. Luongo, Esquire, 15 Paoli Plaza, Ste. H, Paoli, PA 19301.



RONALD A. LUONGO, ATTY.  
Luongo Law Center, P.C.  
15 Paoli Plaza  
Ste. H  
Paoli, PA 19301

**JANE M. THEILACKER**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Joan P. Theilacker c/o Tatyana  
V. Gleyzer, Esquire, 1701 Walnut St.,  
6<sup>th</sup> Fl., Philadelphia, PA 19103.  
TATYANA V. GLEYZER, ATTY.  
Law Offices of Peter L. Klenk  
& Associates  
1701 Walnut St.  
6<sup>th</sup> Fl.  
Philadelphia, PA 19103

**THELMA TRUESDALE**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: William R. Truesdale c/o Kyle  
A. Burch, Esquire, 22 Old State Road,  
Media, PA 19063-1442.  
KYLE A. BURCH, ATTY.  
22 Old State Road  
Media, PA 19063-1442

**FRANCES B. WISDOM**, dec'd.  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extr.: Steven Brown (William A.  
Wisdom Named As Executor Having  
Died 12/15/13) c/o Stuart R. Lundy,  
Esquire, 450 N. Narberth Ave., Suite  
200, Narberth, PA 19072.  
STUART R. LUNDY, ATTY.  
Lundy Beldecos & Milby, PC  
450 N. Narberth Ave.  
Suite 200  
Narberth, PA 19072

### THIRD AND FINAL PUBLICATION

**MARGARET P. BORDEN**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: James P. Borden, 119 Debaran  
Lane, Rosemont, PA 19010.  
JAMES CUNILIO, ATTY.  
835 W. Lancaster Ave.  
2nd Floor  
P.O. Box 989  
Bryn Mawr, PA 19010

**DOLORES H. CURRY**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Mary B. Celano, 35 Linden Dr.,  
Blenheim, NJ 08012.  
GARY P. URTZ, ATTY.  
900 C Darby Rd.  
Havertown, PA 19083

**ADELE G. EBLE**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Joseph J. Eble c/o John J.  
McAneney, Esquire, 400 Maryland Dr.,  
P.O. Box 7544, Ft. Washington, PA  
19034-7544.  
JOHN J. McANENEY, ATTY.  
Timoney Knox, LLP  
400 Maryland Dr.  
P.O. Box 7544  
Ft. Washington, PA 19034-7544

**SYLVIA IRENE EVERNGHAM a/k/a  
SYLVIA I. EVERNGHAM**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Admr.: Martin Arthur Everngham 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

**ELIZA JANE FOSTER a/k/a JANE  
FOSTER**, dec'd.  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: Susan Wharton c/o Jonathan D.  
Sokoloff, Esquire, 1608 Walnut Street,  
Ste. 900, Philadelphia, PA 19103.  
JONATHAN D. SOKOLOFF, ATTY.  
Diamond, Polsky & Bauer, P.C.  
1608 Walnut Street  
Suite 900  
Philadelphia, PA 19103

**HERMAN W. FRIEDMAN**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Stephen E. Friedman, 414  
Palmer's Ln., Wallingford, PA 19086.

**LOVELEAN JONES**, dec'd.  
Late of the Borough of Chester,  
Delaware County, PA.  
Admx.: Hazel Jones c/o Karima  
Yelverton, Esquire, 314 North Preston  
Street, Philadelphia, PA 19104.  
KARIMA YELVERTON, ATTY.  
314 North Preston Street  
Philadelphia, PA 19104

**MARION E. JONES**, dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Joseph T. Mattson, 1100 W.  
Township Line Road, Havertown, PA  
19083.  
JOSEPH T. MATTSON, ATTY.  
Donohue, McKee & Mattson, Ltd.  
1100 W. Township Line Road  
Havertown, PA 19083

**WILLIAM G. KILLINGER a/k/a****WILLIAM KILLINGER, JR.**, dec'd.Late of the Township of Concord,  
Delaware County, PA.Extr.: Jessica Lynne Killinger (Named  
in Will As Jessica L. Killinger), 2306  
W. 18<sup>th</sup> St., Wilmington, DE 19806.

LINDA M. ANDERSON, ATTY.

Anderson Elder Law  
206 Old State Rd.  
Media, PA 19063**ELENA H. LABRIOLA a/k/a ELENA****DiTORO LABRIOLA** dec'd.Late of the Township of Haverford,  
Delaware County, PA.Extr.: Edward A. DiToro, 10 Anchorage  
Rd., Port Washington, NY 11050.

LINDA M. ANDERSON, ATTY.

Anderson Elder Law  
206 Old State Rd.  
Media, PA 19063**MARGARET C. MALKAMES**, dec'd.Late of the Township of Concord,  
Delaware County, PA.Extr.: Karen E. Flurer, 204 Swinburne  
Road, West Chester, PA 19382.

WILLIAM G. MALKAMES, ATTY.

509 W. Linden Street  
Allentown, PA 18101-1415**TERESA K. McMURROUGH**, dec'd.Late of the Township of Ridley,  
Delaware County, PA.Extr.: Michael A. McMurrough 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**ANNA RITA McNAMEE**, dec'd.Late of the Borough of Ridley Park,  
Delaware County, PA.Extr.: Janice P. Gretzmacher 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**DOROTHY G. MILLER a/k/a****DOROTHY MILLER**, dec'd.Late of the Township of Upper Darby,  
Delaware County, PA.Extr.: Raymond E. Miller, Jr., 4878  
Arnot Rd., Wellsboro, PA 16901.**NOREEN E. MULLIN**, dec'd.Late of the Township of Marple,  
Delaware County, PA.Extr.: Paul D. Mullin c/o Charles E.  
McKee, Esquire, 1100 W. Township  
Line Road, Havertown, PA 19083.CHARLES E. MCKEE, ATTY.  
Donohue, McKee & Mattson, Ltd.  
1100 W. Township Line Road  
Havertown, PA 19083**EDITH D. PARRA**, dec'd.Late of the Township of Newtown,  
Delaware County, PA.Extr.: Carmen A. Parra, Jr., 2108  
Boxwood Dr., Broomall, PA 19008.

LINDA M. ANDERSON, ATTY.

Anderson Elder Law  
206 Old State Rd.  
Media, PA 19063**LOIS MORGAN QUIGLEY a/k/a LOIS****QUIGLEY**, dec'd.Late of the Township of Concord,  
Delaware County, PA.Extr.: Ann Q. Staib, 900 N. Broom St.,  
Apt. 13, Wilmington, DE 19806.

LINDA M. ANDERSON, ATTY.

Anderson Elder Law  
206 Old State Rd.  
Media, PA 19063**INEZ Z. RASIN a/k/a INEZ RASIN**,  
dec'd.Late of the City of Chester, Delaware  
County, PA.Extr.: Joyce H. Rasin (Named in Will  
As Joyce Rasin), 18 Kingston Terrace,  
Aston, PA 19014.

LINDA M. ANDERSON, ATTY.

Anderson Elder Law  
206 Old State Rd.  
Media, PA 19063**HARRY V. SMITH, JR.**, dec'd.Late of the Township of Marple,  
Delaware County, PA.Extr.: Timothy Joseph Smith c/o J.  
Adam Matlawski, Esquire, 1223 N.  
Providence Road, Media, PA 19063.

J. ADAM MATLAWSKI, ATTY.

McNichol, Byrne & Matlawski, P.C.  
1223 N. Providence Road  
Media, PA 19063**JAMES GRANT WINDSOR, JR. a/k/a****J. GRANT WINDSOR, JR.**, dec'd.Late of the Township of Springfield,  
Delaware County, PA.Extr.: Irene Windsor c/o Joseph B.  
Siedlarz, III, Esquire, 19 W. Third St.,  
Media, PA 19063.

JOSEPH B. SIEDLARZ, III, ATTY.

Raffaele Puppio  
19 W. Third St.  
Media, PA 19063



**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2015-9010

NOTICE IS HEREBY GIVEN THAT on October 15, 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 **Maya Aborlleile Chilutti** to **Maya Aborlleile**.

The Court has fixed May 31, 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 Petition should not be granted.

NAHID MOTAHAR, Solicitor  
10 Hilloch Lane  
Chadds Ford, PA 19317

Jan. 1, 8

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 15-8816

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 **Jason Peabody** to **Jason Latocha**.

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 Petition should not be granted.

Dec. 25; Jan. 1

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2015-09771

NOTICE IS HEREBY GIVEN THAT on November 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 **Refat Gooma El Sayed** to **Refat Gooma El Sayed Abou El Soad**.

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 Petition should not be granted.

MATTHEW HANNA, Solicitor  
319 West Front St.  
Media, PA 19063

Dec. 25; Jan. 1

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2015-008431

NOTICE IS HEREBY GIVEN THAT on September 25, 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 **Malela Sindani Werner** to **Malela Mwamufiya Werner**.

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 Petition should not be granted.

Dec. 25; Jan. 1

**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.

**NOON BICYCLES, INC.**

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

JAMES A. GILLIN, Solicitor  
2 Old State Road  
Media, PA 19063

Jan. 1

**CHARTER APPLICATION  
NON-PROFIT**

NOTICE IS HEREBY GIVEN THAT, on December 15, 2015, Articles of Incorporation were filed with the Department of State for

**The Midday Foundation**

a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

FOX ROTHSCHILD LLP, Solicitors  
747 Constitution Dr.  
Ste. 100  
P.O. Box 673  
Exton, PA 19341-0673

Jan. 1

**FOREIGN CORPORATION  
CERTIFICATE OF AUTHORITY**

**JOTCO, INC.**, a corporation organized under the laws of the State of Delaware 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: 203 NE Front St., Milford, DE 19903 and the address of its proposed registered office in the Commonwealth is: 104 Wilmington-West Chester Pike, Chadds Ford, PA 19317.

FRANK P. FARMER, JR., Solicitor  
90 Daniel Drive  
Avondale, PA 19311

Jan. 1

**SERVICE BY PUBLICATION**

DELAWARE COUNTY  
COURT OF COMMON PLEAS  
NUMBER: 2015-8337

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

OneWest Bank N.A., Plaintiff  
v.

David A. Fattizzo, Known Surviving Heir of Jeanne T. Fuffa, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Jeanne T. Fuffa, Deceased Mortgagor and Real Owner, Defendants

TO: Unknown Surviving Heirs of Jeanne T. Fuffa, Deceased Mortgagor and Real Owner

Premises subject to foreclosure: 80 West Baltimore Avenue, Unit C609, Lansdowne, Pennsylvania 19050.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

McCABE, WEISBERG & CONWAY, P.C.  
Attorneys for Plaintiff  
123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010

Jan. 1

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NOS. 0058 OF 2015,  
0059 OF 2015,  
0060 OF 2015

**NOTICE OF HEARING**

TO: Lori Hemphill

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed by Children and Youth Services of Delaware County seeking the termination of the parental rights of the mother of Andrew G. (bd. 3/7/03), Jayden G. (bd. 5/23/08) and Aaliyah G. (bd. 6/13/11).

A Hearing with respect to said Petitions is scheduled for January 22, 2016 before the Honorable William C. Mackrides and will be held at 10:00 a.m. You have a right to appear at said Hearing and contest the Petition for Termination and if you fail to do so your parental rights may be terminated. In addition, you are advised that you may have an option for an enforceable voluntary agreement under ACT 101 of 2010 for continuing contact following the adoption of your child between the adoptive parent and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. THE ATTORNEY THAT HAS BEEN APPOINTED TO REPRESENT YOU IS SAM AUSLANDER, ESQUIRE AT (610) 565-3700.

Jan. 1, 8, 15

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2013-005740

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

LSF9 MASTER PARTICIPATION  
TRUST, Plaintiff

vs.

THERESA M. HENRY (deceased) et al.,  
Defendant

TO: Edward Fynes, Believed Heir and/or Administrator of the Estate of Theresa M. Henry; Charles Fynes, Believed Heir and/or Administrator of the Estate of Theresa M. Henry; Bart Fynes, Believed Heir and/or Administrator of the Estate of Theresa M. Henry; Joseph Fynes, Believed Heir and/or Administrator of the Estate of Theresa M. Henry; Sarah Fynes, Believed Heir and/or Administrator of the Estate of Theresa M. Henry; Josephine Dougherty, Believed Heir and/or Administrator of the Estate of Theresa M. Henry; the Unknown Heirs and/or Administrators of the Estate of Theresa M. Henry

PRESENTLY OR FORMERLY of 1233 East 11<sup>th</sup> Street, Eddystone, PA, 19022. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 1233 East 11<sup>th</sup> Street, Eddystone, PA 19022 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, LSF9 Master Participation Trust. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692 et seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Delaware County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Justin F. Kobeski, Esquire, P.O. Box 165028, Columbus, OH 43216. Phone (614) 220-5611.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

Jan. 1

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 097 OF 2015

**NOTICE OF HEARING**

TO: Maurice Young and John Doe, or any other person claiming paternity

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed by Children and Youth Services of Delaware County seeking the termination of the parental rights of the putative father of Marquise M. (bd. 4/21/10).

A Hearing with respect to said Petition is scheduled for January 13, 2016 before the Honorable Kathrynann W. Durham and will be held at 10:00 a.m. You have a right to appear at said Hearing and contest the Petition for Termination and if you fail to do so your parental rights may be terminated. In addition, you are advised that you may have an option for an enforceable voluntary agreement under ACT 101 of 2010 for continuing contact following the adoption of your child between the adoptive parent and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. THE ATTORNEY THAT HAS BEEN APPOINTED TO REPRESENT YOU IS DAN ARMSTRONG, ESQUIRE AT (610) 627-1400.

Jan. 1, 8

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO: 2015-00210

**PETITION TO TERMINATE  
PARENTAL RIGHTS**

IN RE: A.H.

TO: Schuyler Heiser, 570 Chestnut Street, Townsend, DE 19734

NOTICE IS HEREBY GIVEN THAT a Petition to Terminate Parental Rights has been filed by Barbara Flum Stein, Esquire requesting the Court to terminate your parental rights to your child.

A HEARING WITH RESPECT TO SAID Petition is scheduled for January 27, 2016 before the Honorable Kathrynann W. Durham and will be held at 10:00 A.M.

You have the right to appear at said Hearing and contest the Petition and if you fail to do so your rights may be terminated.

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

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

BARBARA FLUM STEIN, ESQUIRE  
14 West Third Street  
Media, PA 19063

Dec. 18, 25; Jan. 1

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
DOCKET NO. 10-02973

Borough of Morton  
vs.  
Catherine T. Renning

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2009 sewer fees for property located at 200 Providence Road, Morton, PA, Folio Number 29-00-00516-00. A Writ of Scire Facias for \$327.00 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

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

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

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

Dec. 18, 25; Jan. 1

**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**

- Wallowitch, Matthew; Wells Fargo Bank N.A.; 12/15/14; \$99,888.01
- Wallowitch, Matthew J; Wells Fargo Bank N.A.; 12/15/14; \$99,888.01
- Walls Jr., Daniel Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,260.00
- Walls, William Walter; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$744.00
- Walter III, William; Nationstar Mortgage LLC /DBA; 12/10/14; \$242,469.60
- Ward /EST, Diane; Bank of New York Mellon /FKA; 12/31/14; \$107,073.69
- Ward, Edward J; Township of Lower Chester; 12/19/14; \$1,061.50
- Ward, Elijah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,298.50
- Ward, Geo W; Borough of Yeadon; 12/12/14; \$1,736.26
- Ward, Nevada; Borough of Yeadon; 12/12/14; \$1,736.26
- Warner, Traci; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,266.00
- Warren, Christopher; City of Chester; 12/12/14; \$773.31
- Wartman, Justin Keith; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,613.95
- Washington, James Antonio; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,069.00
- Washington, James Antonio; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,238.00
- Watson, Aaron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,022.00
- Watson, Adrienne M; Sun East Federal Credit Union; 12/01/14; \$16,394.84
- Watson, Francis; Southern Delaware County Authority; 12/04/14; \$343.45

- Watson, Mustafa; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$780.00
- Watson, Tamika; Borough of Sharon Hill; 12/31/14; \$759.31
- Waxman, Kimberly; Midland Funding LLC; 12/04/14; \$4,025.27
- Wayne Corner LLC; Wayne Corner Loan LLC; 12/17/14; \$440,061.04
- Webb, Gina; Portfolio Recovery Associates LLC; 12/05/14; \$2,188.48
- Wee Love Even More Day Care LLC; Commonwealth of PA Unemployment Comp Fund; 12/05/14; \$57,975.30
- Weichman, Sandra J; US Bank Trust National Association; 12/11/14; \$44,111.87
- Weichman, Sandra Joy; US Bank Trust National Association; 12/11/14; \$44,111.87
- Weiss, David; Township of Lower Chichester; 12/19/14; \$649.00
- Wells Fargo Bank /GRN; Llanerch Place Apt.; 12/15/14; \$1,864.97
- West, Cynthia; The Borough of Darby; 12/24/14; \$619.64
- Westover, Carmella M; Wells Fargo Bank N.A.; 12/15/14; \$314,644.01
- Westover, Christopher V; Wells Fargo Bank N.A.; 12/15/14; \$314,644.01
- Wharton, Brian M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$2,086.00
- Whatley, Christina E; Commonwealth of PA Unemployment Comp Fund; 12/16/14; \$9,830.52
- Whitaker, Alonzo Ray; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$883.00
- White Rock Christian Church; City of Chester; 12/12/14; \$916.31
- White Rock Christian Church; City of Chester; 12/05/14; \$619.31
- White Rock Christian School; City of Chester; 12/12/14; \$916.31
- White, Christopher M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$374.60
- White, Eric Kendall; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,254.00
- Whiterock Electric Inc.; Hibu Inc. F/K/A Yellowbook Inc. F/K/A/Yellow Book Sales and Distribution Co. Inc.; 12/29/14; \$6,095.57
- Whitsett, Deborah; City of Chester; 12/16/14; \$1,334.31
- Whitsett, Myron; City of Chester; 12/16/14; \$1,334.31
- Whoriskey, Catharine; Commonwealth of PA Department of Revenue; 12/17/14; \$1,372.46
- Whoriskey, Raymond; Commonwealth of PA Department of Revenue; 12/17/14; \$1,372.46
- Whyte, Patricia; Borough of Darby; 12/30/14; \$607.89
- Wiedmann, Elizabeth; Commonwealth of PA Department of Revenue; 12/22/14; \$3,303.36
- Wiedmann, J Mark; Commonwealth of PA Department of Revenue; 12/22/14; \$3,303.36
- Wilbraham, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,787.99
- Wilbraham, Joseph E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,121.00
- William, Linton D; Nationstar Mortgage LLC; 12/11/14; \$56,722.49
- Williams, Monique J; Capital One Bank USA NA; 12/29/14; \$7,500.00
- Williams /IND T/A, Shane; Commonwealth of PA Unemployment Comp Fund; 12/09/14; \$1,324.04
- Williams Jr, James A; Borough of Darby; 12/31/14; \$463.00
- Williams, Antonia; City of Chester; 12/10/14; \$2,786.63
- Williams, Christal D; Commonwealth of PA Department of Revenue; 12/18/14; \$1,483.36
- Williams, Clifford Charles; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,473.00
- Williams, Eleanor Thomas; City of Chester; 12/10/14; \$916.63
- Williams, Emil; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,705.50
- Williams, Eric R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$265.00
- Williams, Francine D; Borough of Darby; 12/29/14; \$463.00
- Williams, Hason; Delaware County Juvenile Court; 12/04/14; \$35.00
- Williams, Hason; Delaware County Juvenile Court; 12/04/14; \$35.00
- Williams, Inez; Borough of Darby; 12/30/14; \$1,486.06



- Williams, Jacquelyn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$394.75
- Williams, Kanisha A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$4,972.00
- Williams, Latoya; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$971.50
- Williams, Lavell; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$4,607.00
- Williams, Marcia; U.S. Bank National Association / TR; 12/16/14; \$243,637.48
- Williams, Nisa; Nationstar Mortgage LLC; 12/11/14; \$56,722.49
- Williams, Peggy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,601.00
- Williams, Sharon N; Drexel University / SSR Allegheny University of the Health Sciences; 12/10/14; \$2,847.93
- Williams, Steve; U.S. Bank National Association / TR; 12/16/14; \$243,637.48
- Williams, Tracee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,314.00
- Williams, Wendi; City of Chester; 12/11/14; \$916.63
- Wills, Derrell; City of Chester; 12/09/14; \$1,850.31
- Wilmore, Donte Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$689.00
- Wilson, Carlton; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$944.00
- Wilson, Martina; Delaware County Juvenile Court; 12/01/14; \$412.00
- Wilsoncroft, Brian; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,597.00
- Winn, Lawondale; City of Chester; 12/10/14; \$630.63
- Wintech Technology Inc; Commonwealth of PA Unemployment Comp Fund; 12/17/14; \$790.88
- Winters, Evan I.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,285.50
- Witherspoon, Sean; Delaware County Juvenile Court; 12/04/14; \$84.48
- Wojdak, Stephen R; Cmwlth of PA Department of Revenue; 12/19/14; \$4,469.00
- Wolfe, Judith; Cavalry SPV I, LLC /ASG of Wells Fargo Bank NA; 12/09/14; \$3,002.75
- Wood, Eugene; The Borough of Darby; 12/31/14; \$688.17
- Woodley, Ira; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,970.00
- Worley, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$987.50
- Worley, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$922.25
- Worley, Sean; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$1,389.00
- WP Investments LLC; The Borough of Darby; 12/30/14; \$1,363.68
- Wright, Craig; JPMorgan Chase Bank N.A.; 12/23/14; \$291,020.93
- Wright, David; Commonwealth of PA Department of Revenue; 12/22/14; \$1,091.19
- Wright, George; New Century Financial Services Inc; 12/23/14; \$1,068.47
- Wright, Lora; Capital One Bank (USA)NA; 12/01/14; \$3,785.14
- Wyatt Jr, Clarence; City of Chester; 12/03/14; \$1,191.63
- Wyman, Robin; JP Morgan Chase Bank, N.A.; 12/05/14; \$88,894.30
- Wyman/AKA, Robin R; JP Morgan Chase Bank, N.A.; 12/05/14; \$88,894.30
- Wysock, Justin; Valley Forge Mil Acad & College; 12/10/14; \$4,835.40
- Xinos, Panagiottis K; Millbourne Borough; 12/24/14; \$571.84
- Xinos, Stavroula; Millbourne Borough; 12/24/14; \$571.84
- Yakovovich, Aleksandr; Borough of Darby; 12/31/14; \$463.00
- Yang, George Y; Borough of Darby; 12/31/14; \$463.00
- Yates, David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$7,256.00
- Yates, Haneef Raschon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$823.00
- Yates, Karen; Borough of Darby; 12/31/14; \$715.58
- Yates, Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$924.00

Yatsek LLC; Borough of Sharon Hill; 12/30/14; \$1,058.76	ABCC Drilling LLC; Garfall, Alfred; 01/06/15; \$34,553.50
Yillah, Hamid; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$5,985.00	ABCC Drilling LLC; Garfall, Jennifer; 01/06/15; \$34,553.50
Young /AKA, Dorothy; JPMorgan Chase Bank, N.A.; 12/02/14; \$64,217.33	Abdelbaki, Mohamed; Commonwealth of PA Department of Revenue; 01/09/15; \$893.47
Young /AKA, William; JPMorgan Chase Bank, N.A.; 12/02/14; \$64,217.33	Abdus-Shahid, M; PHH Mortgage Coporation; 01/30/15; \$166,604.19
Young T/A, Lisa M; Commonwealth of PA Unemployment Comp Fund; 12/16/14; \$2,455.60	Abdus-Shahid, Maryam; PHH Mortgage Coporation; 01/30/15; \$166,604.19
Young, Carol; Bethel Township; 12/15/14; \$198.00	Accardo, Joseph M; Sun Federal Credit Union; 01/12/15; \$4,260.68
Young, Darius; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 12/01/14; \$3,319.00	Accel Community Programs; Commonwealth of PA Unemployment Comp Fund; 01/21/15; \$8,356.07
Young, Dorothy Day; JPMorgan Chase Bank, N.A.; 12/02/14; \$64,217.33	Accessible Properties Inc; Borough of Darby; 01/08/15; \$463.00
Young, Haywood E; Bethel Township; 12/15/14; \$198.00	Acquarola, Patricia J; Borough of Glendolden; 01/06/15; \$700.30
Young, Whittena; City of Chester; 12/10/14; \$1,191.63	Adam, Isaac; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,475.00
Young, William J; JPMorgan Chase Bank, N.A.; 12/02/14; \$64,217.33	Adam, Isaac; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,475.00
Zahner, Raymond; Interboro Recovery Services Inc; 12/08/14; \$1,055.63	Adgers, Johnnie L; Valley Forge Military Academy and College; 01/12/15; \$10,796.82
Zang, Franklin Scot; US Bank NA As Legal Title Trustee for Truman 2012 SC Title Trust; 12/18/14; \$252,471.70	Agba, Peter; Borough of Darby; 01/02/15; \$2,151.78
Zang, Kathleen; US Bank NA As Legal Title Trustee for Truman 2012 SC Title Trust; 12/18/14; \$252,471.70	Aggies Childcare Preschool; Commonwealth of PA Unemployment Comp Fund; 01/16/15; \$2,563.57
Zangare, Theresa; Borough of Sharon Hill; 12/31/14; \$567.75	Ahmed, Elhadi A.; Millbourne Borough; 01/09/15; \$1,519.54
Zhai, Nanbin; Bethel Township; 12/15/14; \$198.00	Ahmed, Morshed; City of Chester; 01/13/15; \$630.63
Howard, Michael J; Delaware County Juvenile Court; 01/27/15; \$86.69	Aidoo, Victoria; Wells Fargo Bank N.A.; 01/06/15; \$48,009.81
G World Inc A/K/A; Tague Lumber Og Media Inc; 01/14/15; \$13,009.42	Aikens, Larry William; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,951.20
/UKN, /HEIRS, /ADM; Wells Fargo Bank, N.A.; 01/26/15; \$46,175.07	Ajala, Olufunmilayo; Borough of Darby; 01/02/15; \$610.83
908 Glen Terrace LLC; City of Chester; 01/09/15; \$1,334.31	Akes, Ronald L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,700.00
908 Glen Terrace, L.L.C.; City of Chester; 01/09/15; \$916.31	Aktar, Nahid; HSBC Bank USA, NA; 01/22/15; \$123,000.43
908 Glen Terrace, LLC; City of Chester; 01/09/15; \$916.31	Akther, Nasrin; BMO Harris Bank N.A.; 01/23/15; \$161,252.94
A.B.C. Construction Co.; City of Chester; 01/09/15; \$2,340.63	Alam, Mohammed; HSBC Bank USA, NA; 01/22/15; \$123,000.43
Abbott Etux, James W; Township of Lower Chichester; 01/02/15; \$649.00	



- Al-Atharee, Mohammad; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,156.00
- Al-Atharee, Mohammed; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,830.45
- Albright, Lori Ann Schneider; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$4,356.00
- Alexander, Marcy; Borough of Yeadon; 01/15/15; \$1,032.63
- Ali, Mahejabi; Nationstar Mortgage LLC; 01/22/15; \$181,211.09
- Ali, Md Munsiz; Green Tree Servicing LLC; 01/27/15; \$96,540.32
- Ali, Mdm; Green Tree Servicing LLC; 01/27/15; \$96,540.32
- Allen /EST, Gladys; Wells Fargo Bank, N.A.; 01/26/15; \$46,175.07
- Allen, Billi Joe; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$343.00
- Allen, Patrick; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,101.00
- Allen, Robert Jr; Borough of Darby; 01/08/15; \$2,063.67
- Allied Property Brokerage; Borough of Folcroft; 01/05/15; \$592.62
- Allison Sr, Michael G; Bank of America NA; 01/08/15; \$5,869.80
- Allison Sr, Michael G; Bank of America NA; 01/07/15; \$3,924.50
- Allison, Brian W.; Township of Aston; 01/07/15; \$460.50
- Allison, Michael George; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,756.00
- Alnur Enterprises Inc; Commonwealth of PA Unemployment Comp Fund; 01/21/15; \$708.68
- Altomari, Samuel; Borough of Darby; 01/08/15; \$1,148.30
- Alvarez, Blanca; City of Chester; 01/13/15; \$2,258.63
- Alvarez, Blanca; City of Chester; 01/13/15; \$2,258.63
- Alvarez, Delia; Borough of Lansdowne; 01/16/15; \$1,743.97
- Alvarez, S Elaine; City of Chester; 01/13/15; \$3,945.31
- Alvarez, S Elaine; City of Chester; 01/13/15; \$3,825.31
- Alvarez, S Elaine; City of Chester; 01/13/15; \$1,982.31
- Amato, William Russell; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,165.00
- Amendola, Gina M; Commonwealth of PA Unemployment Comp Fund; 01/09/15; \$1,025.50
- Amp Audio Visual Values LLC; Commonwealth of PA Unemployment Comp Fund; 01/21/15; \$2,111.22
- Anderson, David J; SRMOF II Trust; 01/13/15; \$128,433.37
- Anderson, Malcolm; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,308.90
- Andraos, Antoine S; Portfolio Recovery Associates LLC; 01/07/15; \$929.70
- Angelo, Meg; Midland Funding LLC; 01/21/15; \$1,811.12
- Angeny, Jesse; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$11,411.61
- Angeny, Jesse James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,466.00
- Ansari, Abulaash; City of Chester; 01/09/15; \$848.63
- Anthony, Lyndia; Discover Bank; 01/21/15; \$11,147.71
- Arbogast, Bryan Justin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,146.00
- Arbogast, Bryan Justin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,916.00
- Archer, Derrick L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,713.00
- Armour, Leon; Township of Aston; 01/08/15; \$460.50
- Armstrong, Wendy L; City of Chester; 01/09/15; \$1,048.63
- Artwell, Gregory; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,449.00
- Artwell, Jerome; City of Chester; 01/23/15; \$630.63
- Asare, Kwadowo; The Borough of Sharon Hill; 01/06/15; \$1,342.18
- Askew, Tyreese Devon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,781.50

- Atkins Jr., Joseph A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,092.00
- Atkins, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$806.00
- Augustine A/K/A Patrick J. Augustine Jr., Patrick; New Century Financial Services Inc.; 01/02/15; \$889.83
- Aungst III, William H; Borough of Darby; 01/06/15; \$893.65
- Austin, Kevin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$15,796.50
- Autry III, Albert; Borough of Darby; 01/06/15; \$1,651.51
- Averell, Ryan Edward; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,891.00
- Ayanwuyi, Gbadebo; Borough of Darby; 01/07/15; \$463.00
- Ayavace, Luis O.; City of Chester; 01/09/15; \$1,059.31
- Ayers, Eugene Edward; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$6,610.50
- Ayers, Nancy E; City of Chester; 01/08/15; \$2,204.63
- B J A Inc /TA; Internal Revenue Service; 01/09/15; \$26,955.14
- B.S. Construction; Zaleski, Michael; 01/30/15; \$175,539.03
- B.S. Construction; Zaleski, Monica; 01/30/15; \$175,539.03
- Bachman Jr, Charles H; Borough of Darby; 01/06/15; \$1,346.06
- Bachman, Edwin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,715.00
- Bacon, John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,856.00
- Badalamenti, Nicole; Cavalry SPV I, LLC, As Assignee of HSBC Bank Nevada, N.A./Orchard Bank; 01/02/15; \$1,544.03
- Baden, James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,086.00
- Baer, Stephen A; Borough of Darby; 01/06/15; \$1,005.87
- Bagby, Shirley Perry; U.S. Bank National Association; 01/08/15; \$172,099.53
- Bagby, Donald W; TD Bank USA, N.A.; 01/26/15; \$3,593.92
- Bailey, Brian; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,320.95
- Bailey, Francis David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,391.00
- Baker, Jihah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,727.00
- Baker, Jihah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,727.00
- Baker, Sue Anne; Borough of Folcroft; 01/05/15; \$913.00
- Baker, Terry; Borough of Folcroft; 01/05/15; \$913.00
- Baker, Tyrone Powell; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$971.00
- Balestra, Adele J; Green Tree Servicing LLC; 01/15/15; \$349,879.95
- Ballas, John J; City of Chester; 01/14/15; \$630.63
- Bango, Mark; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,170.00
- Bangura, Fatima; Borough of Darby; 01/02/15; \$742.99
- Bangura, Mohamed; Borough of Darby; 01/09/15; \$636.28
- Bangura, Mohamed; Borough of Darby; 01/02/15; \$696.98
- Bank of New York As Trustee; Borough of Darby; 01/07/15; \$463.00
- Bank of New York, Trustee; Borough of Darby; 01/06/15; \$966.71
- Banks, Charles; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,255.00
- Banks, Claude Henderson; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,204.00
- Banks, Claude Henderson; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,204.00
- Banks, Claude Henderson; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,165.00
- Baptiste, Ashley; Cmwlth of PA Department of Revenue; 01/13/15; \$1,165.57
- Barklow, Tina Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,920.00

- Barley, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,501.00
- Barley, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,011.00
- Barlow III, Joseph H; City of Chester; 01/08/15; \$2,287.31
- Barman, Monika E; Wells Fargo Bank, NA; 01/12/15; \$112,976.77
- Barnett-Reese, Dinean; Ocwen Loan Servicing, LLC; 01/23/15; \$73,078.95
- Barnett-Reese, Dinean R; Ocwen Loan Servicing, LLC; 01/23/15; \$73,078.95
- Barnswell, Shlea; Commonwealth of PA Dept of Revenue; 01/15/15; \$5,655.21
- Barone, Ethel; Borough of Folcroft; 01/05/15; \$631.00
- Barr, Richard; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00
- Barrett, Richard; Township of Aston; 01/07/15; \$460.50
- Barrett, Richard; Township of Aston; 01/02/15; \$447.50
- Barretta, Phillip S; Borough of Folcroft; 01/05/15; \$661.01
- Barry, Brendan; MNZ, LLC D/B/A Professional Cleaning & Restoration; 01/29/15; \$5,754.98
- Barry, John; Borough of Folcroft; 01/02/15; \$846.76
- Barton, Gary; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,461.00
- Barton, Gary; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,461.00
- Basore Sr, Jason M; Wells Fargo Bank NA /TR; 01/16/15; \$125,677.93
- Basore, Sandra M; Wells Fargo Bank NA /TR; 01/16/15; \$125,677.93
- Bateman, Shaun Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,886.50
- Bates, Courtney M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,801.00
- Battle, Tim; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,436.50
- Baum, Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,169.00
- Bauman, Michael John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,646.50
- Baxter, Ernest; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$13,646.96
- Baylor, Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,400.30
- Baylor, Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,400.30
- Bazirgianian, Nadin R; Citibank NA; 01/12/15; \$17,871.33
- Bazis, Charles M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$4,137.00
- Bazis, Charles M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$4,137.00
- Beadle /AKA, Susan E; Wells Fargo Bank, N.A.; 01/29/15; \$159,138.08
- Beadle, Susan; Wells Fargo Bank, N.A.; 01/29/15; \$159,138.08
- Bechtold, Anthony J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,636.00
- Becker, John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$14,707.00
- Becker, John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$14,707.00
- Beckett, Howard J; City of Chester; 01/16/15; \$2,247.63
- Beckett, Mary Catherine; City of Chester; 01/16/15; \$2,247.63
- Beckwith, Lokia A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$622.00
- Bedard, Agnes; Universal Restoration Systems Inc; 01/30/15; \$17,000.00
- Bedard, John; Universal Restoration Systems Inc; 01/30/15; \$17,000.00
- Bedell, Alfred H; Borough of Darby; 01/07/15; \$1,029.50
- Beeson, Robert D; Township of Lower Chichester; 01/02/15; \$649.00
- Beeson, Theresa J; Township of Lower Chichester; 01/02/15; \$649.00
- Bellamy, Arthur; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$326.00

- Bellamy, Arthur; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$326.00
- Bellinger, Darrin H.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$10,-442.00
- Bellinger, Darrin Hakeenn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$929.00
- Bellinger, Darrin Hakeenn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$929.00
- Bench, Dennis; Borough of Darby; 01/02/15; \$668.59
- Benedetto, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,799.00
- Benedetto, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,739.00
- Benedetto, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,799.00
- Benedetto, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,739.00
- Beneficial Bank /GRN; Contemporary Village Condo Assoc; 01/12/15; \$5,378.27
- Benito, Brent; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,092.20
- Benlian, Andrew R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,284.60
- Benlian, Andrew Rafi; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,640.00
- Bennett, Matthew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$925.00
- Bennett, Matthew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$925.00
- Bennett, Matthew J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$4,505.60
- Bennett, Yvonne R; Borough of Darby; 01/06/15; \$743.50
- Bennings, Donna Nyasha; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$345.00
- Benoit, Julie Ann; Borough of Darby; 01/08/15; \$977.95
- Benson, George Arthur; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,325.00
- Benson-Haynes A/K/A Ida Benson, Ida J.; New Century Financial Services, Inc; 01/12/15; \$644.68
- Bertrand, Ronald Lee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,609.00
- Best Staff Inc; Commonwealth of PA Unemployment Comp Fund; 01/21/15; \$2,292.80
- Bethay, Deborah J Davis; Nationstar Mortgage LLC; 01/20/15; \$90,206.61
- Bethea, Duane Eric; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,149.00
- Bethel Gospel Tabernacle Ch; Borough of Sharon Hill; 01/05/15; \$272.48
- Bethel Real Estate Assoc. Inc. A/K/A Bethel Real Estate D/B/A/ Century 21 the Real Estate Store; Donegal Mutual Insurance Co.; 01/12/15; \$4,407.32
- Beulah, Mike; City of Chester; 01/08/15; \$1,718.31
- Bevan, Douglas S.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,689.00
- Bevan, Douglas S.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,689.00
- Beverly Willis; Commonwealth of PA Unemployment Comp Fund; 01/21/15; \$917.36
- Bey, Mikial Jonah; U.S Bank National Association; 01/29/15; \$164,720.47
- Bickings, Kenneth; Synchrony Bank F/K/A GE Capital Retail Bank; 01/02/15; \$1,189.50
- Bienkowski, Richard I; Portfolio Recovery Associates LLC; 01/14/15; \$856.04
- Bireley, Charles E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$6,834.50
- Birzes III, Edward A; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00
- Birzes, Sara E; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00
- Blees, David Donald; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,239.00
- Blong, Helen B; Borough of Darby; 01/07/15; \$680.34

- Boat Real Estate LLC; Borough of Darby; 01/02/15; \$1,201.17
- Boates, Elaine C; Township of Lower Chichester; 01/05/15; \$649.00
- Boates, Robert Leo; Township of Lower Chichester; 01/05/15; \$649.00
- Bobbitt, Bennie; Internal Revenue Service; 01/02/15; \$50,208.18
- Bobo, Kay; U.S. Bank National Association; 01/08/15; \$172,099.53
- Bobo, Kimika; U.S. Bank National Association; 01/08/15; \$172,099.53
- Bobo, Yvonne; U.S. Bank National Association; 01/08/15; \$172,099.53
- Bobo Jr, William E; U.S. Bank National Association; 01/08/15; \$172,099.53
- Bockius, Timothy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,377.00
- Bodtke, Debra A; Wells Fargo Bank NA; 01/27/15; \$171,293.92
- Bodtke Sr, Edward W; Wells Fargo Bank NA; 01/27/15; \$171,293.92
- Boffa, Adam J; Commonwealth of PA Unemployment Comp Fund; 01/09/15; \$1,480.58
- Boggs, James M; Borough of Darby; 01/05/15; \$852.64
- Bohannan, Hasan; City of Chester; 01/09/15; \$607.91
- Boland, Pamela; Clearview Federal Credit Union; 01/16/15; \$5,787.75
- Boland, Robert J; Clearview Federal Credit Union; 01/16/15; \$5,787.75
- Bolton, Darrell Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$916.00
- Bonds, Ahjante; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$710.00
- Bonds, Ahjante; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$710.00
- Bonds, Ken; Knowles, Michael; 01/22/15; \$2,953.57
- Booth, Gerald S; Internal Revenue Service; 01/21/15; \$18,372.21
- Borcky Divalerio, Daniel; Borough of Folcroft; 01/05/15; \$473.70
- Borcky, Ann Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,186.60
- Borderieux, Donald; Borough of Darby; 01/08/15; \$1,242.79
- Borderieux, Donald B; Bank of New York Mellon/FKA; 01/13/15; \$28,772.67
- Botros, Albert S; Nationwide Mortgage LLC; 01/14/15; \$147,946.87
- Botros, Nadia A; Nationwide Mortgage LLC; 01/14/15; \$147,946.87
- Bottle Less Direct/AKA; Fedex Techconnect Inc.; 01/20/15; \$29,422.41
- Botto, David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,397.00
- Boulevard Partners LP; Borough of Folcroft; 01/05/15; \$521.26
- Bourdon, David Lee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,894.10
- Bourdon, David Lee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,894.10
- Bova, Dmytro; City of Chester; 01/16/15; \$442.31
- Bowman, Kadeem; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,617.00
- Bowman, Kadeem; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,617.00
- Bowser, Shirlene; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$778.00
- Boylan, Marlene; Borough of East Lansdowne; 01/21/15; \$2,101.06
- Boylan, Thomas; Borough of East Lansdowne; 01/21/15; \$2,101.06
- Boyle 3rd, James P.; Township of Aston; 01/07/15; \$460.50
- Boyle Sr, Joseph C; Township of Aston; 01/08/15; \$460.50
- Boyle, Joseph; Township of Aston; 01/08/15; \$447.50
- Boynton, Aaron M; Internal Revenue Service; 01/02/15; \$35,065.62
- BR Management IV LLC; Borough of Darby; 01/08/15; \$1,292.21
- Bradley Sr, James T; US Bank National Association; 01/20/15; \$204,926.56
- Bradley, Donald A; Borough of Folcroft; 01/06/15; \$703.49
- Bradley, Nicole A Pettijohn; Borough of Folcroft; 01/06/15; \$703.49
- Bragg, Joyce; Portfolio Recovery Associates, LLC; 01/15/15; \$1,254.04



- Brahin Bathea Black Empire Inc; City of Chester; 01/13/15; \$916.31
- Brain Balance; Commonwealth of PA Unemployment Comp Fund; 01/20/15; \$2,213.52
- Brand, Andre; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$675.00
- Brennan, Ellen Patricia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,276.00
- Brennan, Ellen Patricia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,336.00
- Brennan, Samantha C.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,834.00
- Breslin Jr, Walter I; Cmwlt of PA Department of Revenue; 01/12/15; \$4,580.74
- Bressi Jr, Anthony Joseph; Borough of Darby; 01/08/15; \$499.22
- Briglia, Daniel; Cmwlt of PA Department of Revenue; 01/13/15; \$1,581.26
- Briglia, Laura; Cmwlt of PA Department of Revenue; 01/13/15; \$1,581.26
- Brinson, Larry; Borough of Yeadon; 01/14/15; \$967.48
- Brinton, Johanna M; Green Tree Servicing LLC; 01/07/15; \$183,123.36
- Brodie II, Andre Lamont; City of Chester; 01/09/15; \$1,315.63
- Brodie, Andre; City of Chester; 01/16/15; \$1,850.31
- Brooks, Jeffrey; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$5,666.00
- Brown, Angela; City of Chester; 01/09/15; \$2,225.63
- Brown, Evan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,597.80
- Brown, Evan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,466.00
- Brown, Justina; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$5,660.00
- Brown, Kariyma; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,818.75
- Brown, Kyle; Borough of Darby; 01/07/15; \$482.58
- Brown, Lonnie Madison; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,754.00
- Brown, Marion; Jefferson Capital Systems, LLC; 01/16/15; \$2,725.01
- Brown, Myron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,122.00
- Brown, Myron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,664.50
- Brown, Randy Lorenzo; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,940.00
- Brown, Randy Lorenzo; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,940.00
- Brown, Thomas Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,604.00
- Brown, William L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$784.00
- Browning, Deon; U.S. Bank N.A. /TR; 01/26/15; \$196,127.37
- Bruno's Service Center Inc; Commonwealth of PA Unemployment Comp Fund; 01/20/15; \$637.81
- Buckman, Tony A; Borough of Darby; 01/07/15; \$479.64
- Bucolo, Carol Ann; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$4,999.00
- Buffaloe, Derrick Lee; Borough of Darby; 01/07/15; \$1,217.81
- Bullock, Amy; Borough of Folcroft; 01/05/15; \$721.49
- Burger, Eileen Ann; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$260.50
- Burger, Eileen Ann; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$245.50
- Burgos, Christopher D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,626.00
- Burgos, Christopher D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,084.00
- Burke, Candace; Tran, Charles; 01/23/15; \$4,831.18
- Burney, Etania; American Express Centurion Bank; 01/14/15; \$5,627.49
- Burnham, Herbert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$5,494.50
- Burns, Rachel; Internal Revenue Service; 01/06/15; \$48,619.02

**LOCALITY INDEX  
SHERIFF'S SALES  
OF REAL ESTATE  
COUNTY COUNCIL  
MEETING ROOM  
COURTHOUSE, MEDIA, PA  
January 15, 2016  
11:00 A.M. Prevailing Time**

**BOROUGH**

- Brookhaven 51, 58, 63
- Chester Heights 17
- Clifton Heights 83, 127, 135
- Collingdale 5, 9, 41, 111, 148
- Darby 12, 37, 82, 112
- East Lansdowne 10
- Folcroft 48, 68, 90, 93
- Glenolden 100, 104, 140, 155
- Lansdowne 4, 30, 32, 80, 94, 102, 130, 153
- Marcus Hook 20, 88
- Morton 15, 19
- Norwood 31, 151
- Prospect Park 6, 7, 23, 73, 78, 144
- Ridley Park 47
- Sharon Hill 35, 106, 132
- Swarthmore 122
- Upland 40, 114
- Yeadon 11, 27, 49, 52, 55, 59, 60, 61, 108, 120, 143

**CITY**

- Chester 38, 43, 149

**TOWNSHIP**

- Aston 45, 103, 117, 124, 142
- Chester 72
- Darby 25, 29, 65, 89, 92, 121
- Haverford 8, 70, 118, 126
- Lower Chichester 57, 67
- Marple 1, 75, 91, 110, 131
- Middletown 66, 136
- Nether Providence 64, 79, 96
- Ridley 2, 3, 21, 46, 65, 76, 77, 97, 116, 139, 156
- Springfield 34, 44, 107
- Tinicum 22, 50
- Thornbury 84, 138
- Upper Chichester 85, 87
- Upper Darby 13, 14, 16, 18, 24, 26, 28, 33, 36, 39, 42, 56, 69, 71, 74, 81, 95, 98, 99, 101, 105, 113, 115, 119, 123, 125, 128, 129, 133, 137, 141, 145, 146, 147, 150, 154

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. 1277A            1.            2012**

**MORTGAGE FORECLOSURE**

30 Lincoln Lane  
Marple, PA 19008

Property in the Township of Marple, County of Delaware, State of PA, Situate on the Westerly side of a certain cul-de-sac, said cul-de-sac being at the end of Lincoln Lane (50 feet wide) and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joanne Lynette Troiani, Juliana M. Troiani, Victor Frank Troiani.

Hand Money: \$38,499.13

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4996            2.            2015**

**MORTGAGE FORECLOSURE**

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

Front: 62.50 Depth: 150

BEING Premises: 116 Cornell Avenue, Folsom, PA 19033-1003.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph P. Pope and Karen C. Pope f/k/a Karen C. Keehn.

Hand Money: \$27,203.00

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4342B 3. 2012**

**MORTGAGE FORECLOSURE**

610 Arlington Avenue  
Folsom, PA 19033

Property in Ridley Township, County of Delaware, State of Pennsylvania. Situate on the Northeasterly side of Arlington Avenue (fifty feet wide) at the distance of one thousand seven hundred fourteen and eighty five one hundredths feet measured Northwestwardly along the Northeasterly side of Arlington Avenue.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kathryn O. Hamre.

Hand Money: \$8,106.34

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3263 4. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 170

Parcel No. 23-00-03165-00

Being Premises: 96 West Stratford Avenue, Lansdowne, PA 19050-1944.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: El-haMichael Maholick, Jr. a/k/a Michael J. Maholick, Jr. and Michael Maholick, Sr. a/k/a Michael J. Maholick, Sr.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 01464 5. 2013**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 11-00-00117-00.

Property: 714 Ash Avenue, Collingdale, PA 19023.

BEING the same premises which James Waters and Heather Waters, by Deed dated November 28, 2008 and recorded December 24, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 04473, page 0299, Instrument No. 2008086317, granted and conveyed unto Randall King and Kirsten King, as tenants by the entirety.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Randall King and Kirsten King, as tenants by the entirety.

Hand Money \$16,233.39

Kimberly A. Bonner, Attorney

**MARY McFALL HOPPER, Sheriff**



No. 1812 6. 2015

**MORTGAGE FORECLOSURE**

ALL THOSE TWO CERTAIN lots or pieces of ground, hereditaments and appurtenances Situate in the Borough of Prospect Park, County of Delaware and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake set in the Northerly line of Fourth Street North 65 degrees 27 minutes East 50 feet from the Northeasterly corner of Pennsylvania Avenue and Fourth Street (both streets 50 feet wide); thence North 65 degrees 27 minutes East, along the Northerly line of Fourth Street 50 feet to a stake and extending between parallel lines of that width or breadth North 24 degrees 33 minutes West, at right angles to Fourth Street in length or depth 105 feet.

TITLE to said premises vested in Patrick Ferry and Cheryl Ferry, husband and wife by Deed from John F. Jenkins and Dawn M. Jenkins, husband and wife dated 04/08/2004 and recorded 04/26/2004 in the Delaware County Recorder of Deeds in Book 3153, page 1299.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Patrick Ferry, original mortgagor and real owner and Cheryl Ferry, original mortgagor.

Hand Money: \$79,564.04

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 2697A 7. 2013

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, with the buildings and IMPROVEMENTS thereon erected. Property situate in the Borough of Prospect Park, County of Delaware and State of Pennsylvania. Being the Northerly twenty-four feet of Lot No. 19 and the Southerly thirty-six feet of Lot No. 20, on Plan of Park View as the same is recorded at Media, PA, in Case No. 2, page 13, etc:

Situate on the Westerly side of Carlisle Avenue at the distance of one hundred and seventy-nine feet Southwardly from the Southwesterly corner of the said Carlisle Avenue and Sixteenth Avenue extended; containing in front measured thence Southwardly along the Westerly side of the said Carlisle Avenue sixty feet and extending of that width in length or depth Westwardly between parallel lines at right angle to said Carlisle Avenue one hundred feet to lands of the Borough of Prospect Park.

TITLE to said premises vested in Edwin C. Irvin, Jr. and Carla J. Irvin, his wife, as tenants by the entireties by Deed from Helen J. Thompson, widow dated 11/23/1988 and recorded 12/05/1988 in the Delaware County Recorder of Deeds in Book 629, page 814.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Carla J. Irvin, individually and as known heir of Edwin C. Irvin, Jr., Hayford Irvin, known heir of Edwin C. Irvin, Jr., Heather Irvin, known heir of Edwin C. Irvin, Jr., all unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Edwin C. Irvin, Jr., last record owner, Edwin C. Irvin, Jr., last record owner.

Hand Money \$16,457.40

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4127 8. 2015**

**MORTGAGE FORECLOSURE**

236 Lee Circle, Bryn Mawr, PA 19010

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Haverford, County of Delaware and State of Pennsylvania, bounded and described according to a plan of lots of Bryn Mawr Holmes made for Stephan Schifter made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania August 17, 1946 and last revised May 3, 1950 as follows, to wit:

BEGINNING at a point on the North-easterly side of Lee Circle (50 feet wide) at the distance of 898.11 feet measured the two following courses and distances along the Northerly and Northeasterly side of said Lee Circle from a point of curve, which point of curve is measured on a radius round corner whose radius of 25 feet the arc distance of 39.27 feet from a point of tangent on the Northeasterly side of Gaynor Road (50 feet wide): (1) on the arc of a circle curving right with a radius of 588.62 feet the arc distance of 762.11 feet to a point; (2) South 40 degrees 28 minutes East 136 feet to a point, being the beginning point; thence from the beginning point and extending along the Northeasterly side of said Lee Circle South 40 feet 28 minutes East 52 feet to a point; thence extending North 49 degrees 32 minutes East 250 feet to a point in line of land of Philadelphia Electric Company; thence extending along the same North 40 degrees 28 minutes West 52 feet to a point; thence extending South 49 degrees 32 minutes West 250 feet to the first mentioned point and place of beginning.

BEING known as Lot 146 as shown on the above mentioned Plan as No. 236 Lee Circle.

UNDER AND SUBJECT to to easements or roads, and to certain building restrictions, rights granted to public utilities, and other rights, covenants and restrictions of record.

BEING the same property which Elizabeth C. Conboy and Andrew P. Conboy by Deed dated April 29, 2002 and recorded on May 9, 2002 with the Delaware County Recorder of Deeds Office in Deed Book 02432, page 2089 granted and conveyed unto Andrew P. Conboy.

BEING Folio Number 22-05-00534-00.

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: Andrew P. Conboy a/k/a Drew P. Conboy.

Hand Money \$2,500.00

Lauren Berschler Karl, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 9045C 9. 2013**

**MORTGAGE FORECLOSURE**

Property in the Collingdale Borough, County of Delaware, Commonwealth of PA on the Northeasterly side of Wolfenden Avenue.

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Audrey C. Debernard.

Hand Money: \$14,218.88

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 6142 10. 2014

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece or parcel of land and three story brick dwelling thereon erected.

SITUATE in the Borough of East Lansdowne, County of Delaware and State of Pennsylvania Numbered 104 in a certain plan of lots called East Lansdowne, recorded in the Office for the Recording of Deeds, etc. in and for said Delaware County, Pennsylvania in Deed Book H No. 10 page 638 and described as follows, to wit:

SITUATE on the Westerly side of Beverly Avenue at the distance of 500 feet Northwardly from the Northerly side of Baltimore Avenue as shown on said plan.

CONTAINING in front or breadth on said Beverly Avenue 25 feet and thence extending of that width in length or depth Westwardly between parallel lines at right angles to said Beverly Avenue 120 feet to the rear line of Lot Numbered 145 be the said measurements and area more or less.

TITLE to said premises vested in Sandra Lewis by Deed from John A. Trevisan dated 09/18/2006 and recorded 10/06/2006 in the Delaware County Recorded of Deeds in Book 3926, page 2343.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Sandra Lewis.

Hand Money \$14,195.59

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 010745 11. 2014

**MORTGAGE FORECLOSURE**

Property in the Yeadon Borough, County of Delaware, Commonwealth of PA on the Northeasterly side of Orchard Avenue.

Front: IRR Depth: IRR

BEING Premises: 427 Orchard Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: The unknown heirs of Shawn R. Beatty-Meriweather, deceased, Ricky Meriwether solely in her capacity as heir of Shawn R. Beatty-Meriweather, deceased and Sydnee Meriwether solely in her capacity as heir of Shawn R. Beatty-Meriweather, deceased.

Hand Money: \$11,638.13

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 010403 12. 2014

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

Being Premises: 215 Weymouth Road, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Shiela D. Lewis.

Hand Money \$9,285.96

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7153 13. 2014**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Southwest side of Sansom Street.

Front: IRR Depth: IRR

BEING Premises: 518 Sansom Street, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Shafqat Gill.

Hand Money: \$15,645.91

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002662 14. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Southerly side of Clover Lane.

Front: IRR Depth: IRR

BEING Premises: 7146 Clover Lane, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gordon R. Griffith.

Hand Money: \$3,000.00

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2509 15. 2015**

**MORTGAGE FORECLOSURE**

Property in Morton Borough, County of Delaware, State of Pennsylvania.

Front: 56 Depth: 155

BEING Premises: 23 Mitchell Avenue, Morton, PA 19070-1703.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Amy Deprinzio.

Hand Money: \$12,271.24

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4052 16. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 36 Depth: 110

BEING Premises: 6812 Chestnut Street, Upper Darby, PA 19082-3207.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alfreda Brockington.

Hand Money: \$4,415.66

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006668A 17. 2014**

**MORTGAGE FORECLOSURE**

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

Description: Unit No. 116 Int

BEING Premises: 116 Briarcliff Court, Glen Mills, PA 19342-2011.

IMPROVEMENTS CONSIST OF: condominium unit.

SOLD AS THE PROPERTY OF: Chad R. Crouser and Nicole A. Crouser.

Hand Money: \$22,343.67

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 571 18. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 80

BEING Premises: 232 Kent Road, Upper Darby, P 19082-4205.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Helene E. Gamber.

Hand Money: \$7,274.18

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1657 19. 2014**

**MORTGAGE FORECLOSURE**

Property in the Morton Borough, County of Delaware, Commonwealth of PA on the Northwesterly side of Highland Avenue.

Front: IRR Depth: IRR

BEING Premises: 422 Highland Avenue, Morton, PA 19070.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kristine A. Persico and Anthony M. Persico.

Hand Money: \$21,645.52

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 007348A 20. 2014**

**MORTGAGE FORECLOSURE**

Property in the Borough of Marcus Hook, County of Delaware and Commonwealth of PA on the Southerly side of Ninth Street.

Front: IRR Dept: IRR

BEING Premises: 7 East 9th Street Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Vanessa S. Gordon.

Hand Money: \$10,957.06

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 010572 21. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 45 Depth: 113.78

BEING Premises: 706 Braxton Road, Ridley Park, PA 19078-1401.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William E. Godfrey and Roberta M. Godfrey.

Hand Money: \$18,871.97

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4513A 22. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the buildings and other IMPROVEMENTS thereon erected, situate at Lester in Tincum Township, Delaware County and State of Pennsylvania, being known as No. 419 Iroquois Avenue.

BEGINNING at a point on the Southerly side of Iroquois Avenue at the distance of 359.07 feet measured Westwardly from 5th Avenue; extending thence measured South 21 degrees East, 191.35 feet; extending thence measured South 54 degrees 25 minutes 33 seconds West, 16.5 feet; extending thence measured North 21 degrees West, 195.5 feet passing through the middle of a party wall to the Southerly side of Iroquois Avenue; extending thence measured by the same North 69 degrees East, 15.93 feet to the point and place of BEGINNING.

BEING the same premises which Judith E. Donovan, by Deed dated July 28, 2006 and recorded August 4, 2006 in the Office of the Recorder of Deeds in and for Delaware County in Deed Book Volume 3872, page 1540, granted and conveyed unto Francis M. Ryan, Jr. and Debra A. McGrath, as joint tenants with the right of survivorship.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Francis M. Ryan, Jr. and Debra A. McGrath.

Hand Money \$9,530.68

Law Offices of Gregory Javardian, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6938D 23. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 28 feet Depth: 130 feet

Parcel No. 33-00-01913-00

Being Premises: 723 16th Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: John Kildea a/k/a John F. Kildea and Goldie Kildea.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys  
Andrew J. Marley, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3939 24. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania, being known as Lot Number 52, Block 8 on a certain Plan of Lots called "Llanerch Hills" and approved by A.F. Damon, Jr., Chief of the Bureau of Public Works of Upper Darby, Pennsylvania and described accordingly as follows:

SITUATE on the Southwesterly side of Myrtlewood Avenue at the distance of 71.68 feet Southeastwardly from the Southeast-erly side of Manor Avenue.

CONTAINING in front or breadth on said Myrtlewood Avenue 32.5 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Myrtlewood Avenue 150 feet.

TOGETHER with the free and common use, right,liberty and privilege of a certain driveway laid out partly on these premises and partly on the premises adjoining to the Northwest and extending Southwestwardly from the said Myrtlewood Avenue as and for a passageway, driveway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the premises adjoining to the Northwest and entitled to the use thereof, subject to the proportionate share of the expense of keeping the same in good order and repair.

BEING Folio No. 16-08-002200-00.

BEING the same premises which Kathryn Faiss, Executrix of the Estate of Margaret M. Faiss, deceased, granted and conveyed unto Margaret L. Knapp and Donald Knapp, as joint tenants with right of survivorship and not as tenants in common, by Deed dated August 7, 2000 and recorded August 17, 2000 in Delaware County Record Book 2052, page 1832.

Donald Knapp is deceased as of 8/14/02.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Margaret L. Knapp.

Hand Money \$4,124.50

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

**MARY McFALL HOPPER, Sheriff**

**No. 6726 25. 2015**

**MORTGAGE FORECLOSURE**

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

Description: 25 x 100

Parcel No. 15-00-01447-00.

Being Premises: 2 North Garfield Avenue, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Louise Dunlap.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 4274 26. 2015**

**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 Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for John H. McClatchy by Damon and Foster, Civil Engineers, dated April 7, 1941 and last revised August 6, 1941, as follows, to wit:

BEGINNING at a point on the Easterly side of Copley Road (40 feet wide) which point is measured the 2 following courses and distances along the Easterly side of Copley Road form its intersection with the Southwesterly side of Locust Street (40 feet wide): (1) South 15 degrees 53 minutes 39 seconds West, 55.29 feet to a point; and (2) on the arc of a circle curving to the left with a radius of 114.93 feet the arc distance of 28.71 feet to a point, being the beginning point; thence from the beginning point and extending from the beginning point and extending along the Easterly side of Copley Road on the arc of a circle curving to the left with a radius of 114.93 feet the arc distance of 19.37 feet to a point; thence leaving the Easterly side of Copley Road and extending North 65 degrees 13 minutes 39 seconds East passing through a party wall separating these premises from the premises adjoining the Southeast 91.55 feet to a point in the middle line of a 15 feet wide driveway and extending Northwestwardly and Northeastwardly onto Locust Street, thence extending long the middle line of said 15 feet wide driveway North 15 degrees 53 minutes 39 seconds East, 23.72 feet to a point; thence leaving said driveway and extending South 65 degrees 13 minutes 39 seconds West, passing through a party wall separating these premises from the premises adjoining to the Northwest 99.92 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in MD Jane Alam, as sole owner by Deed from James Watts dated 10/23/2007 and recorded 10/30/2007 in the Delaware County Recorder of Deeds in Book 4232, page 2132.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: MD Jane Alam.

Hand Money \$10,804.11

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 003053 27. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 35 Depth: 115

BEING Premises: 500 Cypress Street, Yeadon, PA 19050-3213.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sheela S. Sunkett a/k/a Sheela Sunkett.

Hand Money: \$5,801.61

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6390 28. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 95

BEING Premises: 2221 Ardmore Avenue, Drexel Hill, PA 19026-1515.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John Zepka.

Hand Money: \$10,089.19

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**



**No. 6159 29. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 24 Depth: 100

BEING Premises: 318 Pine Street, Glenolden, PA 19036-1008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michele C. Tana-Dougherty.

Hand Money: \$7,431.64

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 12415A 30. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 26 Depth: 99

BEING Premises: 21 South Rigby Avenue, Lansdowne, PA 19050-2217.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joyce Newman and Bryon K. Newman a/k/a Bryon Newman.

Hand Money: \$17,074.04

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001768 31. 2014**

**MORTGAGE FORECLOSURE**

Property in the Norwood Borough, County of Delaware, Commonwealth of PA on the Southwesterly side of Tasker Avenue.

Front: IRR Depth: IRR

BEING Premises: 20 Tasker Avenue, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Vincent A. Cusumano a/k/a Vincent A. Cusumano, Jr. as believed heir and/or Administrator of the Estate of Vincent A. Cusumano, Sr., Ricci Cusumano as believed heir and/or Administrator of the Estate of Vincent A. Cusumano, Sr., Tina Hudlow as believed heir and/or Administrator of the Estate of Vincent A. Cusumano, Sr. and unknown heirs, & Administrators of the Estate of Vincent A. Cusumano.

Hand Money: \$20,495.80

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002352 32. 2015**

**MORTGAGE FORECLOSURE**

SITUATE in Lansdowne Heights in the Borough of Lansdowne, in the County of Delaware, in the State of Pennsylvania, on the Southerly side of Greenwood Avenue, distant 164 feet 3 1/4 inches Eastwardly from Ardmore Avenue.

CONTAINING in front 25 feet and in depth 100 feet, bounded on the North by Greenwood Avenue on the East by Lot No. 1012, on the South by Lot No. 956 and on the West by Lot No. 1010.

ALSO ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Borough of Lansdowne, County of Delaware and State of Pennsylvania, described as follows:

BEGINNING at a point in the Southeast-erly side of Greenwood Avenue at the distance of 400 feet Southwestwardly from the Southwesterly side of Windermere Avenue.

CONTAINING in front or breadth Southwestwardly along the said side of Greenwood Avenue 50 feet and extending of that width in length or depth South-eastwardly between parallel lines at right angles to Greenwood Avenue 100 feet.

AND ALSO ALL THOSE CERTAIN lot or pieces of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Borough of Lansdowne, County of Delaware and State of Pennsylvania, bounded and described according to a Plan of Lansdowne Heights, No. 2, duly recorded at Media, in Plan Case 1, page 16, as one lot as follows:

SITUATE on the Northwesterly side of Bryn Mawr Avenue (50 feet wide) at the distance of 425 feet measured Southwestwardly along same from its intersection with the Southwesterly side of Windermere Avenue (formerly Waverly Avenue) (50 feet wide).

CONTAINING in front or breadth measured Southwestwardly along said Northwesterly side of Bryn Mawr Avenue 75 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Bryn Mawr Avenue, 100 feet.

BEING Lots Nos. 955, 956 and 957 Bryn Mawr Avenue, as shown on said plan.

TITLE to said premises vested in Angelo Adson and Stacey L. Julye by Deed from Audrey N. Van Arsdale dated 07/12/2002 and recorded 07/22/2002 in the Delaware County Recorder of Deeds in Book 2484, page 1039.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Angelo Adson and Stacey L. Julye.

Hand Money \$20,067.84

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 010719 33. 2014**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 5024 Smithfield Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Richard Calcagni and Kathryn M. Calcagni.

Hand Money: \$24,250.40

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006796B 34. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 75 Depth: 130

BEING Premises: 23 Shelburne Road, Springfield, PA 19064-2205.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph Sweeney and Ann Sweeney.

Hand Money: \$34,587.85

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006520 35. 2014**

**MORTGAGE FORECLOSURE**

Property in the Sharon Hill Borough, County of Delaware, Commonwealth of PA on the Southwesterly side of Bartlett Street.

Front: IRR Depth: IRR

BEING Premises: 124 Bartlett Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Reginald M. Bryant.

Hand Money: \$11,021.64

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5587 36. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 512 Gia Circle Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Pasquale Dangelantonio.

Hand Money: \$17,739.59

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006979A 37. 2012**

**MORTGAGE FORECLOSURE**

Property in the Darby Borough, County of Delaware, Commonwealth of PA on the Northeasterly side of Glencove Drive.

Front: IRR Depth: IRR

BEING Premises: 213 Glen Cove Road, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Wayne D. Gentry, Sr.

Hand Money: \$4,307.54

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 02759 38. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN tract, piece or parcel of seated land containing 318 Parker St. Property situate in the City of Chester in the County of Delaware and the State of Pennsylvania.

Tax Parcel ID No. 49-07-01661-00.

TITLE to said premises is vested in Clarence Hardin, by Deed from Tax Claim Bureau of the County of Delaware, dated 02/06/1996, recorded 02/20/1996 in the Delaware County Recorder's Office in Deed Book 1444, page 1454.

IMPROVEMENTS CONSIST OF: property.

SOLD AS THE PROPERTY OF: Clarence Hardin.

Hand Money: \$7,336.21

Romano, Garubo & Argentieri  
Michael F. J. Romano, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 008256 39. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, SITUATE in Llanerch Hills, in the Township of Upper Darby, County of Delaware and State of Pennsylvania and described according to certain Plan and Survey thereof made by Damon & Foster; C.E., dated 7/11/1936 as follows, to wit:

SITUATE on Northeasterly side of Wilson Drive at the distance of 425 feet Northwesterly side of Marvine Avenue.

CONTAINING in front or breadth on the said Wilson Drive 25 feet and extending of the width in length or depth North-eastwardly between parallel lines at right angles to said Wilson Drive 107.09 feet on the Southeasterly line thereof and 107.72 feet on the Northwesterly line thereof to the Southwesterly side of a certain 13 feet wide driveway which extends Northwestwardly from the said Marvine Avenue to Dermond Avenue.

TOGETHER with free and common use, right, liberty and privilege of the above mentioned 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 abutting thereon.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert R. Gillin a/k/a Robert Gillin and Victoria B. Gillin.

Hand Money \$4,070.09

Jessica N. Manis, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5450 40. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Upland, County of Delaware and Commonwealth of Pennsylvania, described according to a plan of property of Richard Salvucci made by Chester F. Baker, Civil Engineer, Chester, PA dated April 7, 1961 and revised June 29, 1961 as follows, to wit:

BEGINNING at a point on the North-easterly side of John F. Kennedy Drive (formerly Eighth Street) (50 feet wide) measured the six following courses and distances from a point of curve on the Northwesterly side of Main Street (50 feet wide): (1) from said point of curve along a line curving to the right having a radius of 20 feet the arc distance of 36.91 feet to a point from compound curve; (2) on a line curving to the right having a radius of 125 feet the arc distance of 89.60 feet to a point of tangent; (3) North 23 degrees West 3.68 feet to a point of curve; (4) along a line curving to the left having a radius of 175 feet the arc distance of 145.06 feet to the point of tangent; (5) North 70 degrees 29 minutes 30 seconds West 98.67 feet to a point of curve; (6) along a line curving to the right having a radius of 125 feet the arc distance of 15.45 feet to the point and place of beginning; thence extending from said beginning point along the said Northeasterly side of John F. Kennedy Drive along a line curving to the right having a radius of 125 feet the arc distance of 55 feet to a point; thence extending North 51 degrees 48 minutes East partly passing through the party wall between these premises and the premises adjoining to the Northwest 95.43 feet to a point; thence extending South 70 degrees 29 minutes 30 seconds East 12.69 feet to a point; thence extending South 26 degrees 35 minutes 25 seconds West partly passing through the bed of a certain driveway and driveway apron laid out between these premises and the premises adjoining to the Southeast 99.81 feet to the first mentioned point of place of beginning.

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: Corine B. Wortham, as Administratrix of the Estate of Catherine Bowman, deceased.

Hand Money \$3,000.00

Jessica N. Manis, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 008256B 41. 2013**

**MORTGAGE FORECLOSURE**

Property in the Collingdale Borough, County of Delaware, Commonwealth of PA on the Northeasterly side of Blunston Avenue.

Front: IRR Depth: IRR

BEING Premises: 227 Blunston Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Amadu J. Mulbah and Mariama B. Murray.

Hand Money: \$16,153.72

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6480 42. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 69

BEING Premises: 85 Springton Road, Upper Darby, PA 19082-4822.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shane E. Masserd a/k/a Shane E. Powell.

Hand Money: \$9,025.42

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3639 43. 2014**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, State of Pennsylvania on the Northside of Eight Street.

BEING Folio No. 49-04-00197-00.

BEING Premises: 18 West 8th Street, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John H. Washington Sr. known surviving heir of John Washington Jr. deceased mortgagor and real owner and Virginia L. Powell Richardson a/k/a Virginia L. Powell Washington.

Hand Money: \$9,870.51

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

**MARY McFALL HOPPER, Sheriff**

**No. 004889 44. 2014**

**MORTGAGE FORECLOSURE**

Property in the Township of Springfield, County of Delaware, State of Pennsylvania on the Northwesterly side of Penn Lane.

BEING Folio No. 42-00-04669-00.

BEING Premises: 442 Penn Lane, Springfield, Pennsylvania 19064.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Robert Michael Ouellette and Amanda Leigh Cole.

Hand Money: \$26,383.87

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

**MARY McFALL HOPPER, Sheriff**

**No. 000858 45. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 120

BEING Premises: 128 Concord Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jerry Wayne Dement, Jr. and Tammy Dement a/k/a Tammy Mills.

Hand Money: \$4,128.88

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4725 46. 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, bounded and described according to a plan of by Damon and Foster, Civil Engineer, Sharon Hill, Pennsylvania, on August 9, 1956, as follows, to wit:

SITUATE on the Southwesterly side of Hazel Avenue (fifty feet wide) at the distance of one hundred sixty feet measured North twenty-nine degrees, fifty-six minutes, twenty-seven seconds West along same from its intersection with the Northwesterly side of Fifth Street (fifty feet wide) (both lines produced);

CONTAINING in front or breadth measured North twenty-nine degrees, fifty-six minutes, twenty-seven seconds West along said Southwesterly side of Hazel Avenue thirty feet and extending of that width in length or depth South sixty degrees, three minutes, thirty-three seconds West between parallel lines at right angles to said Hazel Avenue one hundred feet to the center line of a certain sixteen feet wide driveway which extends Northwestwardly into Sixth Street (fifty feet wide) and Southwestwardly into said Fifth Street. The Southeasterly line thereof passing partly through the party wall between these premises and the premises adjoining to the Southeast.

BEING Lot No. 11 Hazel Avenue as shown on said plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway, as and for a driveway, passageway and watercourse, at all times hereafter forever, in common with the owners, tenants and occupiers of the lots of ground, bounding thereon and entitled to the use thereof. Subject, however, to the proportionate part of the expense of keeping said driveway in good order condition and repair, at all times hereafter forever.

UNDER AND SUBJECT, nevertheless, to certain conditions, agreements, restrictions as now appear of record.

TITLE to said premises vested in Edward G. Lamey and Ruth M. Lamey, his wife by Deed from Barbara Albanese, widow dated 04/06/1981 and recorded 05/12/1981 in the Delaware County or Recorder of Deeds in Book 2783, page 168.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Ruth M. Lamey a/k/a Ruth Lamey, individually and as Administratrix of the Estate of Edward G. Lamey, deceased mortgagor and real owner.

Hand Money \$17,259.36

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4811 47. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 100

BEING Premises: 307 Michell Street, Ridley Park, PA 19078-3611.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Damon P. Blizzard.

Hand Money: \$10,634.86

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003799 48. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 125

BEING Premises: 506 Crotzer Avenue, Folcroft, PA 19032-1213.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lisa M. Kacala, Michelle A. Kacala, Devon Gabriel, and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Michael L. Kacala a/k/a Michael Kacala, deceased.

Hand Money: \$10,786.91

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 63119 49. 2013**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Yeadon, (formerly part of Darby Township), County of Delaware, and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 408 Holly Road, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Howard Lee Foxworth.

Hand Money \$3,000.00

James R. Wood, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 01903 50. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected, Situate on the Westerly side of Bartram Avenue at the distance of two hundred feet measured Southwardly from the Southwesterly corner of said Bartram Avenue and Third Street in the Township of Tinicum, County of Delaware and State of Pennsylvania.

CONTAINING in front along the Westerly side of the said Bartram Avenue measured thence Southwardly fifty feet and extending in depth Westwardly of that width one hundred twenty five feet to lands now or late of Joseph Horan, bound on the North by lands now or late of Michael Vato.

BEING known and designated as Lot Nos. 33 and 34, Section No. 18 on Plan of Essington recorded at Media, PA, in Deed Book "H" No. 7 Map 618, and also known as 230 Bartram Avenue.

TAX PARCEL ID No. 45-00-00083-00.



TITLE to said premises is vested in Edward G. Smith and Marjorie A. Smith, by Deed from Estate of Sophie J. Smith, dated May 29, 2008, recorded May 29, 2008 in the Delaware County Clerk's Register's Office in Deed Book 4372 page 937.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Edward G. Smith and Marjorie A. Smith.

Hand Money: \$15,672.46

Romano, Garubo & Argentieri  
Emmanuel J. Argentieri, Esquire,  
Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5726 51. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 132 Depth: 30

BEING Premises: 3523 Edgewater Lane, Brookhaven, PA 19015-2606.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Hugo G. Diaz.

Hand Money: \$39,004.40

Phelan Hallinan Diamond & Jones, LLP,  
Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 65874 52. 2011**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, SITUATE in the Borough of Yeadon, County of Delaware, and State of Pennsylvania.

LOCATION OF PROPERTY: 1032 Yeadon Avenue, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Carolyn Fitzhugh.

Hand Money \$3,000.00

James R. Wood, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 64486 55. 2013**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Yeadon, County of Delaware, and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 814 Yeadon Avenue, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: George E. Isaac and Adele S. Isaac.

Hand Money \$3,000.00

James R. Wood, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 04919 56. 2012**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO No. 16-08-02287-00

Property: 212 Parker Avenue, Upper Darby, PA 19082.

BEING the same premises which Eleanor T. McLain, by Deed dated December 13, 2007 and recorded January 3, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 04273, page 1667, granted and conveyed unto Catherine Iezzi.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Catherine Iezzi.

Hand Money: \$14,751.30

Kimberly A. Bonner, Esquire, Scott A. Dieterick, Esquire, Jana Fridfinnsdottir, Esquire and Michael E. Carleton, Esquire, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6533 57. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 24 Depth: 108

BEING Premises: 1117 Sterling Avenue Linwood, PA 19061-3917.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Terence M. Cassidy, Jr.

Hand Money: \$7,970.32

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5417 58. 2015**

**MORTGAGE FORECLOSURE**

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

Section 1, Bld 11; Unit 184 Cypress Dr.

BEING Premises: 6804 Hilltop Drive, Unit 184, Brookhaven, PA 19015-1313.

IMPROVEMENTS CONSIST OF: condominium property.

SOLD AS THE PROPERTY OF: Heather K. Roos.

Hand Money: \$20,454.94

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 65202 59. 2013**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, SITUATE in the Borough of Yeadon, (formerly a part of the Township of Darby), County of Delaware, and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 403 Holly Road, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Danielle M. Robinson.

Hand Money \$3,000.00

James R. Wood, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 64688 60. 2013**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Yeadon, County of Delaware, State of Pennsylvania.

LOCATION OF PROPERTY: 728 Fern Street, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Julius W. Stanley and Annie L. Stanley.

Hand Money \$3,000.00

James R. Wood, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 01633 61. 2010**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Yeadon, formerly the Township of Upper Darby in the County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 114 E. Providence Road, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Harry S. Porter, III and Francine L. Johnson.

Hand Money \$3,000.00

James R. Wood, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 003057 63. 2014**

**MORTGAGE FORECLOSURE**

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

Description: Bldg 10-26, Unit 165 Cypress Drive.

BEING Premises: 7026 Hilltop Summit, a/k/a 7026 Hilltop Drive, Brookhaven, PA 19015-1327.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Susan Krom a/k/a Susan Brown Boyden Krom in her capacity as heir of Patti Brown, deceased, Janice Nepo, in her capacity as heir of Patti Brown, deceased, David Brown, in his capacity as heir of Patti Brown, deceased, William Brown, in his capacity as heir of Patti Brown, deceased and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Patti Brown, deceased.

Hand Money: \$6,687.65

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 4459A 64. 2014

MORTGAGE FORECLOSURE

Property in the Township of Nether Providence, County of Delaware, Commonwealth of PA on the Unit No. 3G in the property referred to as Crum Creek Valley Condominium.

Front: IRR Dept: IRR

BEING Premises: 700 Avondale Road Unit 3G Wallingford, PA 19086.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Francis H. Biunno.

Hand Money: \$15,065.16

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 3768 65. 2014

MORTGAGE FORECLOSURE

Property in the Ridley Township, County of Delaware, Commonwealth of PA and part of the Township of Darby, County of Delaware, Commonwealth of PA being the Unit G-1 in the property known, named and identified as Woodstream Condominium.

Front: IRR Depth: IRR

BEING Premises: 810 South Avenue, Apartment G1 Secane, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Patricia E. Le Boon and Peter T. Le Boon.

Hand Money: \$6,306.13

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 5508 66. 2015

MORTGAGE FORECLOSURE

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

SITUATE in the Township of Middletown, County of Delaware and Commonwealth of Pennsylvania, and described according to a plan of Block 3, Section G,H and I, Highmeadow, made by G.D. Houtman and Son, Civil Engineers of Media, Pennsylvania, on June 9, 1954 and last revised November 2, 1954, as follows:

BEGINNING at a point on the North-easterly side of Ridley Creek Drive (fifty feet wide) measured the two following courses and distances along the said side of Ridley Creek Drive from its intersection with the Northwesterly side of a certain fifty feet wide right of way; (1) from said point of intersection North fifty-three degrees, one minutes West, two hundred fifteen and sixty-three one-hundredths feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of four hundred twenty-nine and seventy-nine one-hundredths feet the arc distance of one hundred two and forty-nine one-hundredths feet to the point and place of beginning; thence extending from said beginning point and along the Northeasterly side of Ridley Creek Drive the two following courses and distances; (1) along the arc of a circle curving to the left having a radius of four hundred twenty-nine and seventy-nine one-hundredths feet the arc distance of ten and three one-hundredths feet to a point of tangent; (2) North sixty-eight degrees one minute West ninety-three and two one-hundredths feet to a point; thence extending North forty-two degrees East, two hundred seventy-nine and nine tenths feet to a point; thence extending South fifty-nine degrees, one minute East ninety-four and twenty-eight one-hundredths feet to a point thence extending South thirty-six degrees fifty-nine minutes West fifty feet to a point; thence extending South forty-two degrees West two hundred twelve and ninety-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 108, Section H, on said Plan.

Folio No. 27-00-02387-00.

BEING the same premises which Frank J. Morrone and Beatrice S. Morrone, his wife, by Deed dated May 14, 1984 and recorded June 20, 1984 in the Office of the Recorder of Deeds in and for the County of Delaware, in Deed Book 165 page 236, granted and conveyed unto William C. Sausman, Jr. and Jo Ann E. Sausman, in fee.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: William C. Sausman, Jr. and Jo Ann E. Sausman.

Hand Money \$3,000.00

Keri P. Ebeck, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6975            67.            2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$148,142.33

Property in the Township of Lower Chichester, County of Delaware, Commonwealth of PA.

Front: irregular Depth: irregular

BEING Premises: 1450 Brookside Avenue, Linwood, PA 19061.

Folio Number: 08-00-00052-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Walter S. Kyler and Josephine M. Kyler.

Hand Money: \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6607            68.            2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$102,386.48

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

Front: Irregular Depth: Irregular

BEING Premises: 731 Bennington Avenue, Folcroft, PA 19032.

Folio Number: 20-00-00098-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Carolyn Morgan and Ray Morgan.

Hand Money: \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6740            69.            2015**

**MORTGAGE FORECLOSURE**

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

Description: 46 x 130

BEING Premises: 301 North Bishop Avenue, Clifton Heights, PA 19018.

Parcel No. 16-13-00495-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Salvatore Vittoria.

Hand Money: \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 1438 70. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 125

BEING Premises: 13 Hastings Avenue, Havertown, PA 19083-2427.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christopher Lippa and Suzanne Cody.

Hand Money: \$20,056.87

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 004511D 71. 2012**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$132,885.04

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

Front: Irregular Depth: Irregular

BEING Premises: 136 Westdale Road, Upper Darby, PA 19082.

FOLIO Number: 16-06-01317-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John Bedard and Agnes Bedard.

Hand Money: \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6237 72. 2015**

**MORTGAGE FORECLOSURE**

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

Parcel: 07-00-00999-00

Front: 60 Dept: 100

Parcel: 07-00-01000-00

Front: 40 Depth: 100

Parcel: 07-00-01001-00

Front: 20 Depth: 100 x IRR

BEING Premises: 2207 West 13th Street a/k/a 2207 W. 13th Street and 2211 W. 13th Street, Chester, PA 19013-2407.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William Dorsey.

Hand Money: \$6,657.38

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5054 73. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Prospect Park, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a survey and plan of property for Francis Garraty made by Thomas W. Burns, Registered Surveyor, Lansdowne, PA, dated 07/15/1978 as follows, to wit:

BEGINNING at an iron pin marking the intersection of the center line of Lincoln Avenue (unopened) (50 feet wide) with the Northwesterly side of 3rd Street (produced) (50 feet shown on said plan), thence extending from said beginning point extending along the center line of said Lincoln Avenue North 24 degrees, 33 minutes West 161.80 feet to a point in the center line of a certain storm water easement; thence extending along said center line in a Northeasterly direction 138 feet, more or less to an iron pin, thence extending South 24 degrees, 33 minutes West, 133.00 feet to an iron pin, thence extending South 65 degrees, 27 minutes West 100 feet to an iron pin in the bed of Lincoln Avenue, aforesaid; (as shown on said plan); thence extending along the same South 24 degrees, 33 minutes East 100 feet to an iron pin in the Northwesterly side of said 3rd Street (produced), thence extending along the same South 65 degrees, 27 minutes West 12.5 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

RESERVING therefrom and thereout unto the grantors, their heirs, executors, administrators and assigns the free and common use of a certain 25 feet wide strip of land (being the Northwesterly 1/2 of 3rd Avenue, vacated by Ordinance No. 969 dated 11/14/1973 for the Borough of Prospect Park) extending from the Southwesterly corner of premises being herein conveyed to the Southwesterly side of Riverside Avenue as and for a driveway, passageway and watercourse in common with the grantee herein and his heirs, executors, administrators and assigns and any and all properties abutting thereon and entitled to the use thereof at all times hereafter, forever. Subject, however, to the proportionate part of the expense of keeping the same in good condition and repair.

TOGETHER with the right, use, liberty and privilege unto the grantees herein, their heirs and assigns, of a certain existing 1 inch water line and a certain existing 4 inch sewer line extending Northeastwardly from Lot No. 1 above described to Riverside Avenue, through other lands of the grantors herein.

TITLE to said premises vested in Kelly A. Farren by deed from John Knaff dated 09/29/1999 and recorded 10/05/1999 in the Delaware County Recorder of Deeds in Book 1935, page 2370.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Kelly A. Farren.

Hand Money \$14,824.45

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 000807 74. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Darby, County of Delaware, State of Pennsylvania, described in accordance with a survey thereof made by Damon and Foster, Civil Engineers, on the 23rd day of August A.D. 1939 and revised June 16, 1940, as follows, to wit:

BEGINNING at a corner formed by the intersection of the Northwesterly side of Glendale Road and the Northeasterly side of Locust Street (each 40 feet wide); thence extending along the said side of Glendale Road North 15 degrees, 53 minutes 39 seconds East, 33.42 feet; thence extending North 74 degrees 6 minutes 21 seconds West, 76.25 feet to a 10 feet wide driveway extending Northeastwardly into Walnut Street and Southwestwardly into Locust Street; thence along the said driveway South 15 degrees, 53 minutes 39 seconds West 33.42 feet to the Northeasterly side of Locust Street; thence along the said side of Locust Street South 74 degrees 6 minutes 21 seconds East, 76.25 feet to the first mentioned point and place of beginning.



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

UNDER AND SUBJECT to certain rights and restrictions as of record.

TITLE to said premises vested in Raymon Greene and Angela Williams, as joint tenants with right of survivorship by Deed from Raymon Greene dated 04/13/2006 and recorded 04/24/2006 in the Delaware County Recorder of Deeds in Book 3782 page 305.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Angela Williams, real owner and Raymon Greene a/k/a Raymon A. Greene, original mortgagor and real owner.

Hand Money \$17,529.80

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4764            75.            2015**

**MORTGAGE FORECLOSURE**

Property in Marple Township, County of Delaware, State of Pennsylvania.

Front: 110 Depth: 127

BEING Premises: 342 North Central Boulevard, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David Olufemi Odesina.

Hand Money: \$34,344.03

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6353            76.            2015**

**MORTGAGE FORECLOSURE**

PREMISES: 369 Hutchinson Terrace, Holmes, PA 19043

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, Situate in Ridley Township, Delaware County, State of Pennsylvania, being Lot No. 18 on the Map or Plan of South Wyndom as laid out and surveyed by C.W. Hughes, Engineer and described as follows:

SITUATE on the corner formed by the intersection of the Southwesterly side of Hutchinson Terrace and the Southeasterly side of Academy Avenue.

CONTAINING in front or breadth on said Academy Avenue 35.625 feet and extending of that width in length or depth Southeastwardly between lines parallel with and along the said Hutchinson Terrace and at right angles with said Academy Avenue 168.80 feet.

BEING known as 369 Hutchinson Terrace.

Folio No. 38-04-00063-00.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Irene C. Holcomb.

Hand Money: \$14,839.80 (10% of judgment)

Robert J. Wilson, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 010873 77. 2014**

**MORTGAGE FORECLOSURE**

PREMISES: 1059 Morton Avenue, Folsom, PA 19033.

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

BEGINNING at a point on the Northwesterly side of Morton Avenue (10 feet wide) at the distance of 225 feet measured South 9 degrees, 39 minutes West from the Southwesterly side of Michigan Avenue (40 feet wide).

CONTAINING in front or breadth on the said Northwesterly side of Morton Avenue 75 feet and extending of that width in length or depth North 80 degrees, 21 minutes West between parallel lines at right angles to said Morton Avenue 175 feet.

FOLIO No. 38-03-01657-00.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Denise L. Marusco and John William Marusco.

Hand Money: \$28,055.09

Robert J. Wilson, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 9228 78. 2014**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 33-00-01813-00.

Property: 627 17th Avenue, Prospect Park, PA 19076.

BEING the same premises which Allyson Miles and John Francis Garrity, by Deed dated June 30, 2006 and recorded July 11, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 3849, page 445, granted and conveyed unto David A. Nilson.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: David A. Nilson.

Hand Money: \$21,898.56

Kimberly A. Bonner, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 000990 79. 2014**

**MORTGAGE FORECLOSURE**

Property in the Township of Nether Providence, County of Delaware, State of Pennsylvania on the Southwesterly side of Ronaldson Street.

BEING Folio No. 34-00-01764-01.

BEING Premises: 425 Oak Valley Road, Media, Pennsylvania 19063.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Chris M. Jamison and Carol L. Santucci.

Hand Money: \$17,556.20

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

**MARY McFALL HOPPER, Sheriff**

**No. 002371 80. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 75 Depth: 106

Being Premises: 156 West Greenwood Avenue, Lansdowne, PA 19050-1822.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kevin D. Cousins.

Hand Money \$21,050.56

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008600 81. 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, County of Delaware and Commonwealth of Pennsylvania.

BEGINNING at a point on the North-easterly side of Clarendon Road (40 feet wide) at the distance of 300 feet measured North 26 degrees, 56 minutes West, along the said side of Clarendon Road from the Northwesterly side of Woodland Avenue (50 feet wide); thence along the said Clarendon Road North 26 degrees, 56 minutes West, 42.54 feet to a point on the Southeasterly side of State Road (50 feet wide); thence along the said side of State Road North 60 degrees, 12 minutes, 30 seconds East, 47.96 feet to a point; thence extending South 63 degrees, 4 minutes West, recrossing said 12 feet wide driveway, 108.45 feet to the first mentioned point and place of beginning.

BEING known as No. 723 Clarendon Road.

TOGETHER with free and common use, right, liberty and privilege of the aforesaid 12 feet wide 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 hereto.

FOLIO No. 16-11-00828-00.

For information purposes only - property a/k/a 723 Clarendon Road, Drexel Hill, PA 19026.

TITLE to said premises is vested in Dwayne Grayson, by Deed from Dwayne Grayson and Shavonne Edwards, dated 07/27/2005, recorded 08/09/2005 in Book 3563, page 2359.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dwayne Grayson.

Hand Money \$17,718.25

Parker McCay P.A.  
Richard J. Nalbandian, III, Esquire,  
Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 11397A 82. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 56

Being Premises: 418 Darby Terrace, Darby, PA 19023-2627.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Olga Madrevica.

Hand Money \$4,975.91

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4023 83. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Clifton Heights, County of Delaware, State of Pennsylvania on the Southwardly side of Diamond Avenue.

BEING Folio No. 10-00-01047-00.

BEING Premises: 120 North Diamond Avenue, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Tracy Senkow and Joseph Senkow.

Hand Money: \$13,884.96

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

**MARY McFALL HOPPER, Sheriff**

**No. 6324C 84. 2012**

**MORTGAGE FORECLOSURE**

Property in Thornbury Township, County of Delaware, State of Pennsylvania.

Description: 9.311 Acres

BEING Premises: 414 Glen Mills Road, Thornton, PA 19373.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Geraldine L. Templin.

Hand Money: \$43,557.52

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2962 85. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 128

BEING Premises: 205 Johnson Avenue, Upper Chichester, PA 19061-4029.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Edward F. King, Jr.

Hand Money: \$10,579.11

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 11526 87. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 85 Depth: 150

BEING Premises: 1644 McCay Avenue, Upper Chichester, PA 19061-3446.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael Patrick Casey and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under James E. Casey, deceased.

Hand Money: \$13,294.90

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006341 88. 2015**

**MORTGAGE FORECLOSURE**

Property in the Marcus Hook Borough, County of Delaware, Commonwealth of PA on the East side of Yates Avenue.

Front: IRR Dept: IRR

BEING Premises: 1007 Yates Avenue Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Holly Demeglio-Burke.

Hand Money: \$8,843.06

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3628 89. 2015**

**MORTGAGE FORECLOSURE**

418 Spruce Street  
Glenolden, PA 19036

Property in the Darby Township, County of Delaware, State of Pennsylvania. Beginning at a point on the Southwesterly side of Spruce Street (50 feet wide) which point is measured South twenty five degrees two minutes East seventy five feet from a point.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kristina M. Foglio, John R. Powell.

Hand Money \$15,312.19

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5449 90. 2015**

**MORTGAGE FORECLOSURE**

Property in the Folcroft Borough, County of Delaware, Commonwealth of PA on the Northeasterly side of Grant Road.

Front: IRR Depth: IRR

BEING Premises: 979 Grant Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Dennis W. Ruane as Administrator of the Estate of Grace C. Ruane, deceased, Eileen Pattinson as Administrator of the Estate of Grace C. Ruane, deceased and Thomas F. Ruane, Jr. as Administrator of the Estate of Grace C. Ruane, deceased.

Hand Money: \$3,000.00

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8011D 91. 2011**

**MORTGAGE FORECLOSURE**

Property in Marple Township, County of Delaware, State of Pennsylvania.

Front: 55 Depth: 114 IRR

BEING Premises: 2405 North Greenhill Road, Broomall, PA 19008-2934.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert M. Copeland and Sandra A. Copeland a/k/a Sandra A. Wilson Copeland.

Hand Money: \$40,156.79

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006307A 92. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Darby, County of Delaware and State of Pennsylvania, and known as Lot No. 40 on a survey and plan made of Briarcliffe Section of Westbrook Park, Plan No. 8-C-4 made by Damon and Foster, Civil Engineers, Sharon Hill, PA on 4/25/1955 which plan is recorded in the Office for the Recording of Deeds in and for Delaware County at Media on 5/6/1955 in Plan case 11, page 14.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway as shown on aforesaid plan as and for a driveway, passageway and water-course in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof at all times hereafter, forever. SUBJECT, however to the proportionate part of the expense of keeping said driveway in good order and repair.

TITLE to said premises vested in Christina Lewis by Deed from Timothy S. Fullmer dated 4/15/2002 and recorded on 4/17/2002 in the Delaware County Recorder of Deeds in Book 2415, page 33.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Christina Lewis.

Hand Money \$7,427.38

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 011711 93. 2014**

**MORTGAGE FORECLOSURE**

Property in the Township of Folcroft, County of Delaware, State of Pennsylvania on the Southwesterly side of Folcroft Avenue.

BEING Folio No. 20-00-00692-00.

Being Premises: 64 Folcroft Avenue, Folcroft, Pennsylvania 19032.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Catherine Sawyer.

Hand Money \$12,976.27

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

**MARY McFALL HOPPER, Sheriff**

**No. 4537 94. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Lansdowne, County of Delaware, State of Pennsylvania on the Southwestwardly side of Cooper Avenue.

BEING Folio No. 23-00-00653-00.

BEING Premises: 266 Cooper Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gary F. Booth and Richard F. Grocett.

Hand Money: \$24,244.46

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

**MARY McFALL HOPPER, Sheriff**

**No. 5584 95. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, State of Pennsylvania on the Southerly corner of Lynn Boulevard.

BEING Folio No. 16-07-00554-00.

Being Premises: 201 South Lynn Boulevard, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jeffrey O'Leary and Adrienne Corr.

Hand Money \$18,405.70

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

**MARY McFALL HOPPER, Sheriff**

**No. 2029 96. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Nether Providence, County of Delaware, State of Pennsylvania on the Southwesterly side of Ronaldson Street.

BEING Folio No. 34-00-02331-00.

BEING Premises: 121 Ronaldson Street, Media, Pennsylvania 19063.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer L. Rowley.

Hand Money: \$10,732.38

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

**MARY McFALL HOPPER, Sheriff**

**No. 000346 97. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, State of Pennsylvania on the Southwesterly side of 7th Avenue.

BEING Folio No. 38-02-01752-00.

BEING Premises: 1304 7th Avenue, Swarthmore, Pennsylvania 19081.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lisa M. Peters, Administratrix of the Estate of John R. Mills, Jr., deceased mortgagor and real owner.

Hand Money: \$16,642.66

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

**MARY McFALL HOPPER, Sheriff**

**No. 003531 98. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 100



BEING Premises: 2244 South Harwood Avenue a/k/a, 2244 Harwood Avenue, Upper Darby, PA 19082-5406.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert Passmore, Jr. a/k/a Robert J. Passmore, Jr.

Hand Money: \$9,912.47

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002212 99. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, State of Pennsylvania on the Southeastwardly side of Windsor Avenue.

BEING Folio No. 16-08-03021-00.

Being Premises: 2210 Windsor Avenue, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christine Hinkle and Cihan Calkap.

Hand Money \$12,690.32

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

**MARY McFALL HOPPER, Sheriff**

**No. 3504A 100. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 145

BEING Premises: 28 North Wells Avenue, Glenolden, PA 19036-1304.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David H. Ewing and Kimberly J. Ewing.

Hand Money: \$17,418.27

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002194 101. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 100

BEING Premises: 160 Westdale Road, Upper Darby, PA 19082-1421.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Rhonda C. Hamilton.

Hand Money: \$18,374.40

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2952 102. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Lansdowne, County of Delaware, State of PA on the Southeasterly side of Marshall Road.

Front: Irregular Depth: Irregular

BEING Premises: 168 E. Marshall Road, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: Aldo Calle and Maria V. Calle.

Hand Money: \$3,000.00

Stephen M. Hladik, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 000898 103. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$300,322.11

Property in the Township of Aston, County of Delaware, Commonwealth of PA.

Front: irregular Depth: irregular

BEING Premises: 844 Lamp Post Lane, Aston, PA 19014.

Folio Number: 02-00-01362-30.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Matthew Blake and Danielle Carr a/k/a Danielle Blake.

Hand Money: \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3106 104. 2015**

**MORTGAGE FORECLOSURE**

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

41 x 92.53 x 47 x 61

BEING Premises: 101 East Oak Lane, Glenolden PA 19036-1414.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mark J. Stackhouse.

Hand Money: \$5,488.33

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 16859A 105. 2009**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 839 Eaton Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Andrea L. McHale.

Hand Money: \$11,506.85

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3002 106. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Sharon Hill, County of Delaware, State of Pennsylvania on the Northeasterly side of Ridley Avenue.

BEING Folio No. 41-00-01872-00.

Being Premises: 77 Ridley Avenue, Sharon Hill, Pennsylvania 19079.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Monique Brown and Barbara Merkerson-Brown.

Hand Money \$13,728.87

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

**MARY McFALL HOPPER, Sheriff**

**No. 003092 107. 2014**

**MORTGAGE FORECLOSURE**

Property in the Springfield Township, County of Delaware, Commonwealth of PA on the Southwesterly side of Hawarden Road.

Front: IRR Depth: IRR

BEING Premises: 510 Hawarden Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Mark J. Wertman and Carolann M. Wertman.

Hand Money: \$20,690.37

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3050 108. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 111

BEING Premises: 962 MacDade Boulevard, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joyce R. Murray.

Hand Money: \$12,855.63

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8842A 110. 2012**

**MORTGAGE FORECLOSURE**

Property in the Marple Township, County of Delaware, Commonwealth of PA at a point in the bed of Forest Lane a corner of Lot 12 on said plan.

Front: IRR Depth: IRR

Being Premises: 4 Forest Lane Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Catherine A. O'Kane and Kevin G. O'Kane.

Hand Money \$92,162.41

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5441 111. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 115.41

Being Premises: 609 Andrews Avenue, Collingdale, PA 19023-3421.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Troy Wilkins.

Hand Money \$11,358.89

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006478 112. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Darby, County of Delaware and State of Pennsylvania, and described according to a survey thereof made by Damon and Foster, Civil Engineers, Sharon Hill, PA, on July 3, 1953, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Colwyn Avenue (50 feet wide) at the distance of 25 feet measured South 65 degrees 54 minutes East along the said side of Colwyn Avenue from its intersection with the Southeasterly side of 7th Street (50 feet wide) (both lines produced); thence extending from said beginning point on a line curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southeasterly side of 7th Street, aforesaid; thence extending along the same North 22 degrees 6 minutes East 70.60 feet to a point; thence extending South 67 degrees 55 minutes East 26.5 feet to a point; thence extending South 22 degrees 6 minutes West crossing the bed of a certain 10 feet wide driveway which extends Southeastwardly from 7th Street to 6th Street and passing partly through the party wall between these premises and the premises adjoining to the Southeast, 95.61 feet to a point on the Northeasterly side of Colwyn Avenue, aforesaid; thence extending along the same North 67 degrees 54 minutes West 1.5 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

633 Colwyn Avenue, Darby, PA 19023.

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 at all times hereafter, forever.

SUBJECT to a proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter, forever.

Folio No. 14-00-00408-17.

BEING the same which Daniel J. Layden, executor of the Estate of Robert Layden granted and conveyed unto Van M. Bond and Andretta Bond, by Deed dated February 22, 2007 and recorded March 8, 2007 in Delaware County Record Book 4047, page 951.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Van M. Bond and Andretta Bond.

Hand Money \$4,868.03

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

**MARY McFALL HOPPER, Sheriff**

**No. 3681 113. 2015**

**MONEY JUDGMENT**

Real Property: 57-59 Long Lane, Upper Darby Township, Delaware County, PA 19082.

Tax Parcel No. 16-03-00966-00.

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 State of Pennsylvania, and described according to a survey and plan thereof made by G.D. Houtman, Civil Engineer on the 5th day of December A.D. 1945 as follows, to wit:

BEGINNING at a point on the Southeast side of Long Lane at the distance of 97.5 feet Northward from the North side of Chestnut Street; thence extending North 15 degrees 22 minutes East along the said Southeast side of Long Lane, 12.11 feet to a point, an angle on the said Southeast side of Long Lane; thence extending North 6 degrees 59 minutes East still along the said Southeast side of Long Lane, 20.65 feet to a point; thence extending South 74 degrees 38 minutes East passing through a party wall between these premises and the premises adjoining to the North 60.1 feet to a point; thence extending South 15 degrees 22 minutes West 32.5 feet to a point; thence extending North 74 degrees 38 minutes West passing through a party wall, 57 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain 8 feet wide private driveway as and for a driveway and passageway at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lot of ground adjoining to the North, fronting Ashby Road and entitled to the use thereof.

BEING No. 57 and 59 Long Lane.

BEING Folio No. 16-03-00966-00.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Jessica Carranza and Evaristo Espino Rojas.

Hand Money \$3,000.00

Weir & Partners, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3271 114. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN brick dwelling and lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Borough of Upland, County of Delaware and State of Pennsylvania, bounded and described according to a Survey thereof made by Chester F. Baker, Surveyor, on the 22nd day of October, A.D. 1920, as follows, to wit:

BEGINNING at a point on the North-easterly side of 9th Street at the distance of 137.15 feet Northwestwardly from the Northerly corner of the said 9th Street and Church Street; thence extending along the Northeasterly side of 9th Street, North 89 degrees 13 minutes West, 15.48 feet to a point, a corner of lands now or late of Robert Newton, deceased; thence by said Newton lands and passing along the Southeasterly face of the wall of the building on said Newton lands, North 32 degrees 47 minutes, East, 92 feet to a point in line of lands now or late of the Methodist Episcopal Church of the Borough of Upland; thence by the last mentioned lands, South 57 degrees 13 minutes East, 15.48 feet to a point, a corner of other lands of the said The Methodist Episcopal Church of the Borough of Upland conveyed unto John Perman; thence by the last mentioned lands and passing through the middle of the party wall between the said dwelling and the dwelling adjoining on the Southeast, South 32 degrees 47 minutes West, 92 feet to the place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeffrey David Martin, Sr.

Hand Money: \$6,525.87

Law Office of Gregory Javardian, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 6223 115. 2014

No. 12770A 116. 2013

**MORTGAGE FORECLOSURE**

**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 bounded and described according to a plan of Drexel Park Gardens, known as Plan No. 5 made by Damon Foster, Civil Engineers, Sharon Hill, PA October 19, 1942, as follows, to wit:

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 and described according to a Plan of Portion of Derwood Park for Floyd B. Mousley by Damon and Foster, Civil Engineers, under date of July 2, 1951 and last revised December 15, 1952 and described as follows, to wit:

BEGINNING at a point on the South-easterly side of Bond Avenue (40 feet wide) at the distance of 27.63 feet measured Southwestwardly along the said side of Bond Avenue from a point of curve which point of curve is measured on a radius round corner whose radius is 15 feet the arc distance of 20.48 feet from a point of tangent on the Southwesterly side of Lansdowne Avenue (as laid out 70 feet wide).

BEGINNING at a point on the North-easterly side of Crum Creek Drive (fifty feet wide) at the distance of fifty-four feet measured North forty-three degrees eight minutes forty-five seconds West along the said side of Crum Creek Drive from a point a corner formed by its intersection with the center line of Dorrett Street (fifty feet wide) (if extended); thence extending North forty-three degrees eight minutes forty-five seconds West along the said side of Crum Creek Drive twenty-seven feet to a point; thence leaving the same and extending North forty-six degrees fifty-one minutes fifteen seconds East passing partly through the center of party wall dividing these premises from the premises adjoining to the Northwest one hundred seventeen and five tenths feet to a point; thence South fifty-eight degrees forty minutes ten seconds East twenty-eight and two one-hundredths feet to a point; thence extending South forty-six degrees fifty-one minutes fifteen seconds West one hundred twenty-five feet to the Northeastly side of Crum Creek Drive being the first mentioned point and place of beginning.

CONTAINING in front or breadth South 66 degrees 56 minutes 41 seconds West along the said side of Bond Avenue 16 feet and extending of that width in length or depth South 23 degrees 3 minutes 19 seconds East between parallel lines at right angles 95 feet to the middle of a 15 feet wide driveway which extends Northeastwardly into Lansdowne Avenue and Southwestwardly into Argyle Road the Northeastly and Southwesterly lines thereof extending partly through the walls separating the premises from premises adjoining to the Northeast and Southwest respectively.

BEING Lot No. 84 on said Plan. House No. 218 Crum Creek Drive.

IMPROVEMENTS CONSIST OF: residential property.

TOGETHER with the free and common use, right, liberty and privilege of a certain fourteen feet wide driveway which is equally laid out and open over these premises and the premises adjoining to the Southeast side of driveway extending from a depth of twenty feet Northeast from the Northwesterly side of Crum Creek Drive and to be used as and for a driveway, passageway and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of these premises and the premises adjoining to the Southeast; SUBJECT, however to the proportionate part of the expense of maintaining and keeping the same in good order and repair.

SOLD AS THE PROPERTY OF: John Defeo and Jennifer A. Defeo a/k/a Jennifer Defeo and Mark Galassi.

Hand Money \$13,926.81

Jill Manuel-Coughlin, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

BEING Folio No. 38-02-00524-00.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Vanessa Rose Keegan.

Hand Money \$16,250.31

Jill M. Coughlin, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 006738A 117. 2013**

**MORTGAGE FORECLOSURE**

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

Dimensions: 58 x 150 x 151 x 79

BEING Premises: 2205 Weir Road, Aston, PA 19014-1640.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel W. Johnson and Bille M. Johnson a/k/a Billie M. Johnson.

Hand Money: \$27,387.54

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002211 118. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, Situate in the Township of Haverford, County of Delaware and State of Pennsylvania, and described according to a map of property of the Inverness Corporation, said plan made by Yerkes Engineering Co., Civil Engineers and Surveyors, dated 2/3/1964 and last revised 3/31/1965 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Marple Road, said side of Marple Road being at the distance or 25 feet Southeast of the title line thereof; said point being measured by the 3 following courses and distances from the point by the intersection of the title line in the bed of Marple Road and the title line in the bed of Darby Road; (1 ) along the title line through the bed of Marple Road Southwestwardly 313.37 feet to a point, a corner of land now or late of John G. Gardner; (2) South 22 degrees, 33 minutes 30 seconds East partly crossing Marple Road 25 feet to a point on the Southeasterly side of Marple Road and (3) South 66 degrees, 26 minutes 25 seconds West along the Southeasterly side of Marple Road 300.87 feet to the point of beginning; thence extending from said point of beginning point Lot No. 4, South 23 degrees, 33 minutes, 35 seconds East, 205.53 feet to a point in line of Lot No. 5; thence partly along Lots Nos. 5 and 2, South 66 degrees, 26 minutes 25 seconds West, 132.64 feet to a point, a corner of Lot No. 2; thence extending along Lot No. 2 the 7 following courses and distances; (1) North 56 degrees, 54 minutes West, 27.90 feet to a point; (2) South 66 degrees, 01 minute West, 20.35 feet to a point; (3) South 48 degrees, 22 minutes West 72.20 feet to a point, (4) South 66 degrees, 58 minutes West, 43.50 feet to a point; (5) North 25 degrees, 06 minutes, 30 seconds West, 94 feet to a point, (6) North 42 degrees, 51 minutes, 40 seconds East, 150.95 feet to a point and (7) North 23 degrees, 33 minutes, 35 seconds West, 60 feet to a point on the Southeasterly side of Marple Road aforesaid; thence extending North 66 degrees, 26 minutes, 25 seconds East, along the said side of Marple Road 144.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on the above mentioned plan.

ALSO BEING 33 Marple Road.

BEING the same premises which Joan C. Mazzotti and Michael C. Kelly, by Indenture dated May 9, 2003 and recorded in the Recorder of Deeds in and for the County of Delaware, aforesaid, in Record Book 2794 page 1399 &c., granted and conveyed unto Brendan J. Barry and Marina A. Barry, husband and wife, in fee.

BEING Folio No. 22-04-00483-04.



For information purposes only - property a/k/a 33 Marple Road, Haverford, PA 19041.

TITLE to said premises is vested in Brendan J. Barry and Marina A. Barry, his wife by Deed from Joan C. Mazzotti and Michael C. Kelly dated 5/9/200 , recorded 6/2/2003 in Book 2794, page 1399.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Brendan J. Barry and Marina A. Barry.

Hand Money \$85,954.63

Parker McCay, P.A.  
Richard J. Nalbandian, III, Esquire,  
Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2843 119. 2015**

**MORTGAGE FORECLOSURE**

ALL THOSE TWO CERTAIN lots or pieces of ground, Situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being known as Lots Numbered 160 and 200 Block 7 on a certain revised recorded "Plan of Kirklyn's New Development", made by Robert P. Creem, Civil Engineer, Swarthmore, Pennsylvania, and more particularly described as follows, to wit:

BEGINNING at a point a corner formed by the intersection of the Southeasterly side of Kirklyn Avenue (formerly Kirkland Avenue) and the Southwesterly side of Magnolia Terrace extending along the said side of Magnolia Terrace South 28 degrees 45 minutes East 77.5 feet to a point; thence South 61 degrees 15 minutes West 125 feet to a point; thence North 28 degrees 45 minutes West 12 feet more or less to a point in the Southeasterly side of Kirklyn Avenue; thence along Kirklyn Avenue North 38 degrees 57 minutes East 140.7 feet to the first mentioned point and place of BEGINNING.

FOLIO No. 16-08-02042-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kineret C. Myers.

Hand Money: \$22,453.27

Amanda L. Rauer, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 010286A 120. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware, Commonwealth of PA on the Southwest side of Yeadon Avenue.

Front: IRR Depth: IRR

Being Premises: 1038 Yeadon Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Edith Collins Spence, Solely in her capacity as Administratrix of the Estate of William T. Spence and Frankie Grier, Executor of the Estate of William Spence.

Hand Money \$3,000.00

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9225 121. 2014**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

Being Premises: 927 Lawnton Terrace, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: Patricia A. Cleary.

Hand Money \$3,000.00

Stephen M. Hladik, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 9519E 122. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 161 Depth: 143

BEING Premises: 84 Yale Avenue Swarthmore, PA 19081-1607.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph E. Marley, III.

Hand Money: \$160,407.17

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4097A 123. 2012**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO No. 16-11-01007-00

Property: 644 Ferne Boulevard, Drexel Hill, PA 19026.

BEING the same premises which Raymond K. Graff and Carol M. Graff, husband and wife, by Deed dated July 31, 2006 and recorded August 8, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 3874, page 2260, granted and conveyed unto Saveth Son.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Saveth Son.

Hand Money: \$23,476.76

Kimberly A. Bonner, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4348 124. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 110

BEING Premises: 131 Marie Circle, Aston, PA 19014-2269.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Rosetta A. Harris and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Rosetta A. Harris, deceased.

Hand Money: \$25,497.72

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5552 125. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 242 Barclay Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Alessandro Godinho.

Hand Money: \$11,876.34

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 011028 126. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate near Ardmore in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a certain survey and plan made for W.E. Holloway by Over and Tingley, Civil Engineers, Oakmont, PA, on 1/6/1925 as follows:

BEGINNING at a point on the North-easterly side of Belmont Avenue (50 feet wide) at the distance of 240 feet measured North 53 degrees, 10 minutes West, along the said side of Belmont Avenue from its intersection with the Northwesterly side of Point Reading Road (40 feet wide) thence continuing along the said side of Belmont Avenue, North 53 degrees 10 minutes West, 25 feet to a point; thence extending North 36 degrees, 49 minutes East, 100 feet to a point; thence extending South 53 degrees, 11 minutes East, 25 feet to a point; thence extending South 36 degrees, 49 minutes West, passing through the center of a party wall between these premises and the premises adjoining on the Southeast, 100 feet to the first mentioned point and place of beginning.

BEING known as No. 2715 Belmont Avenue.

BEING Folio No. 22-06-00281-00.

BEING the same premises which Christine M. Rosser granted and conveyed unto Ron Rose and Kim Rose, husband and wife, by Deed dated September 28, 2006 and recorded October 5, 2006 in Delaware County Record Book 3925, page 1197.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Ron Rose and Kim Rose.

Hand Money \$25,452.90

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

**MARY McFALL HOPPER, Sheriff**

**No. 3789A 127. 2014**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$110,335.63

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

Front: Irregular Depth: Irregular

BEING Premises: 121 West Broadway Avenue, Clifton Heights, PA 19018.

Folio Number: 10-00-00636-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel P. Cutilli, Sr. and Daniel P. Cutilli, Jr.

Hand Money: \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2631A 128. 2013**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 209 Margate Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nathaniel C. Wrotto.

Hand Money: \$5,306.21

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006134 129. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 90 Depth: 100

BEING Premises: 1033 Ormond Avenue, Drexel Hill, PA 19026-2617.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jennifer M. Sonntag and Alfred C. Graeber, III.

Hand Money: \$27,051.38

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008608 130. 2014**

**MORTGAGE FORECLOSURE**

Property in the Lansdowne Borough, County of Delaware, Commonwealth of PA on the South side of Baltimore Avenue.

Front: IRR Depth: IRR

BEING Premises: 172 West Baltimore Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kelli Artis.

Hand Money: \$15,690.52

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5294 131. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Marple, County of Delaware and Commonwealth of Pennsylvania, and described according to a plan thereof known as "Lawrence Park" Section Number 2-A, made by Damon and Foster, Civil Engineers, dated January 26th 1956 and last revised August 2nd, 1956, as follows, to wit:

BEGINNING at a point on the South-easterly side of North Central Boulevard (sixty feet wide) said point being the five following courses and distances from a point of reverse curve on the Southwesterly side of Cheshire Circle (fifty feet wide) (1) measured on the arc of a circle curving to the left having a radius of twenty-five feet and the arc distance of thirty-nine and twenty-seven one-hundredths feet to a point of tangent on the Southeasterly side of North Central Boulevard (2) South forty-seven degrees thirty-seven minutes thirteen seconds West measured along the said side of North Central one hundred forty-seven feet to a point of curve in the same (3) Southwestwardly measured still along the said side of North Central Boulevard on the arc of a circle curving to the right having a radius of seven hundred fifty-eight and eighty-seven one-hundredths feet the arc distance of one hundred ninety and fifty-seven one-hundredths feet to a point of tangent in the same (4) South sixty-two degrees no minutes thirty seconds West measured still along the said side of North Central Boulevard five hundred sixty-two feet to a point of curve in the same and (5) Southwestwardly measured still along the said side of North Central Boulevard on the arc of a circle curving to the left having a radius of six hundred five feet the arc distance of ninety-seven and twenty-four on- hundredths feet to the point of beginning; thence extending from said point of beginning South thirty-seven degrees twelve minutes two seconds East one hundred twenty feet to a point; thence extending Southwestwardly measured along the arc of circle curving to the left having a radius of four hundred eighty-five feet the arc distance of fifty-seven and sixty-four one-hundredths feet to a point; thence extending North forty-four degrees no minutes thirty-four seconds West one hundred feet to a point on the Southeasterly side of North Central Boulevard aforesaid; thence extending Northeastwardly measured along the said side of North Central Boulevard on the arc of a circle curving to the right having a radius of six hundred five feet the arc distance of seventy-one and ninety one-hundredths feet to the first mentioned point and place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert G. Gagliardi.

Hand Money \$27,534.37

Jill M Coughlin, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6908 132. 2015**

**MONEY JUDGMENT**

Property in the Borough of Sharon Hill, County of Delaware, State of Pennsylvania on the Northeasterly corner of Chester Pike and Barker Avenue.

BEING Folio Number: 41-00-00315-00.

BEING Premises: 938 Chester Pike, Sharon Hill, Pennsylvania 19079.

IMPROVEMENTS CONSIST OF: commercial/office building.

SOLD AS THE PROPERTY OF: Angela Asamoia and Godson Asamoia.

Hand Money \$3,000.00

Bock and Finkelman, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4511 133. 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, County of Delaware and State of Pennsylvania, bounded and described according to a plan of property for Marshall Construction Company made by Damon and Foster, Civil Engineers of Sharon Hill, Pennsylvania on November 30, 1948 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Marshall Road (50 feet wide) at the distance of 124.03 feet, measured North 66 degrees 29 minutes 45 seconds West, along the said side of Marshall Road from the Northwesterly side of Heather Road (40 feet wide).

CONTAINING in front or breadth on the said Marshall Road 20 feet and extending of that width in length or depth between parallel lines on a course South 23 degrees 30 minutes 15 seconds West, 95 feet to the center line of a 10 feet wide driveway leading Northwestwardly and Southeastwardly into and from Heather Road.

UNDER AND SUBJECT, never-the-less, to the free and common use, right, liberty and privilege as and for a foot passageway, a certain 4 feet wide concrete footway, as now laid out and running Northwestwardly and Southeastwardly from and into Heather Road across the terraces on front of the premises bounding known as Nos. 6830 to 6858, inclusive, Marshall Road and joining at its Westerly end with said Marshall Road, in common with and for any purpose connected with the use and enjoyment of the owners and/or occupiers of any of the above mentioned buildings, at all times hereafter, forever.

TOGETHER with the free and common use, right, liberty and privilege of: (1) the aforesaid driveway, passageway and watercourse, and (2) the herein before described 4 feet wide concrete footway as and for a foot passageway, at all times hereafter, forever, in common with the tenants, owners and occupiers of the other lots of ground bounding thereon having the use thereof, or to any other property to which the use of the said driveway and passageway be extended by the said Marshall Construction Company.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sharif Ahmed.

Hand Money \$15,520.88

Law Office of Gregory Javardian, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 010412A 135. 2014**

**MORTGAGE FORECLOSURE**

Property in the Borough of Clifton Heights, County of Delaware, Commonwealth of PA on the Northwesterly side of Broadway Avenue.

Front: IRR Depth: IRR

Being Premises: 527 East Broadway Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Sean St George.

Hand Money \$9,666.61

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009319 136. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN parcel of ground with the buildings and IMPROVEMENTS thereon to be erected, Situate in the Township of a Middletown, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for George and Carrie Bowers "Carrie Glenn" prepared by G.D. Houtman & Son, Inc., Civil Engineers and Land Surveyors dated December 23, 1987 and last revised February 1, 1988 and recorded in the Recorder of Deeds Office of Delaware County in Volume 15 page 398 on March 8, 1988, to wit:

BEGINNING at a point on the center line of Bowers Lane cul-de-sac a corner of Lot No. 2; thence extending from said point of beginning and along Lot No. 2 the two following courses and distances: (1) North 38 degrees 37 minutes 10 seconds West 60 feet to a point on the Northwest side of Bowers Lane cul-de-sac; (2) North 10 degrees 14 minutes 00 seconds East 432.01 feet to a point in line of lands of Spring Oaks Estates; thence extending along same South 78 degrees 18 minutes 00 seconds East 253.58 feet to a point on the Northwest side of water main easement as shown on said plan; thence extending along same the two following courses and distances: (1) South 11 degrees 42 minutes 00 seconds West 197.92 feet to a point; (2) South 53 degrees 55 minutes 00 seconds West 286.76 feet to a point on the Northeast side of the cul-de-sac of Bowers Lane; thence extending South 15 degrees 12 minutes 15 seconds West 50 feet to a point in the center line of the cul-de-sac of Bowers Lane being the first mentioned point and place of beginning.

BEING Lot No. 3 on said Plan.

CONTAINING 1915 acres of land

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeffrey G. D'Antonio and Suzanne D'Antonio.

Hand Money \$76,818.53

Jill M. Coughlin, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 004204A 137. 2014**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 3304 State Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Denise M. Nejame.

Hand Money: \$17,583.15

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5661 138. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Thornbury, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a plan of property for Lawrence Derry, made by G.D. Houtman and Son, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated June 3, 1968 and last revised August 12, 1968, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Derry Drive (60 feet wide), which point is 230 feet measured South 64 degrees 25 minutes West, along the said side of Derry Drive from the point of intersection of the title line of Cheyney Road with the said side of Derry Drive; thence from the said point of beginning and extending along the said side of Derry Drive, South 64 degrees 25 minutes West, 240.0 feet to a point of curve; thence extending Northwestwardly along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Northeasterly side of Isabel Lane; thence along the said side or Isabel Lane, extending North 25 degrees 35 minutes West, 301.26 feet to a point, a corner of Lot No. 15, on said plan; thence leaving the said side of Isabel Lane and extending along the said Lot No. 15, North 64 degrees 25 minutes East, 265.00 feet to a point on a line of Lot No. 17 on said plan; thence extending along said Lot No. 17, South 25 degrees 35 minutes East, 329.26 feet to a point on the Northwesterly side of Derry Drive, the first mentioned point and place of beginning.



BEING known and designated as Lot No. 16 on said plan.

BEING the same premises which Mary J. Green by Deed dated 09/16/2008 and recorded 09/23/2008 in Delaware County in Volume 4434 page 651 conveyed unto Mary J. Green and Michael Green, as joint tenants with right of survivorship, in fee.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mary J. Green and Michael Green.

Hand Money \$8,800.00

Pressman & Doyle, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6612            139.            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 State of Pennsylvania, and described according to a plan of "Derwood Park" for Floyd Mousley by Damon and Foster, Civil Engineers, under dated of 8/24/1953 as follows:

BEGINNING at a point on the Northwesterly side of Toth Drive (50 feet wide) at the distance of 171.49 feet measured South 46 degrees 51 minutes 15 seconds West from the point of intersection of the Northwesterly side of Toth Drive, if same were extending to intersect with the Southwesterly side of Crum Creek Drive (50 feet wide) (if extended);

CONTAINING in front or breadth extending along the Northwesterly side of Toth Drive South 46 degrees 51 minutes 15 seconds West, 27 feet and extending of that width in length or depth between parallel lines at right angles to Toth Drive having bearings North 43 degrees 8 minutes 45 seconds West, 100 feet. The Northeast line thereof running partly through the center of the party wall of the buildings erected on these premises and the building erected on the premises adjoining to the Northeast and the Southwest line thereof passing partly through the center of common driveway laid out and open over these premises and the premises adjoining to the Southwest.

BEING Lot No. 215.

TOGETHER with the free and common use, right, liberty and privilege of a certain 14 feet wide driveway, which is equally laid out and open over these premises and the premises adjoining to the Southwest, said driveway extending for a depth of 20 feet Northwest from the Northwest side of Toth Drive to be used as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the premise and the premises adjoining to the Southwest.

SUBJECT, however, to the proportionate part of the expense of maintaining and keeping the same in good order and repair.

BEING the same premises which Floyd B. Mousely and Mary Elizabeth, his wife, by Deed dated 7/15/1954 and recorded 7/16/1954 in Delaware County in Deed 1697 page 474 conveyed unto Dominic E. Pinto and Rose Pinto his wife, as tenants by the entireties, in fee.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Heirs of Rose E. Pinto, a/k/a Rose Pinto, deceased.

Hand Money: \$8,800.00

Pressman & Doyle, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8499B 140. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 100

BEING Premises: 119 South Wells Avenue, Glenolden, PA 19036-1734.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William L. Hiddeman, Jr. and Susan J. Hiddeman.

Hand Money: \$12,111.40

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1888 141. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 45.89 Depth: 133.85

BEING Premises: 6920 Marshall Road, Upper Darby, PA 19082-4900.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Antoinette G. Revis.

Hand Money: \$7,387.22

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003075A 142. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 48 Depth: 68 x IRR Lot A

BEING Premises: 2135 Dutton Mill Road, Aston, PA 19014-2836.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shawwna-Lee B. Roberson a/k/a Shawwna Lee B. Roberson and Thelma Curleen Gibbs.

Hand Money: \$9,013.72

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6329A 143. 2012**

**MORTGAGE FORECLOSURE**

Property in the Yeadon Borough, County of Delaware, State of PA on the Southeast-erly side of Bonsall Avenue.

Front: Irregular Depth: Irregular

BEING Premises: 647 Penn Street, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Mario M. Henry and Gloria J. Turk.

Hand Money: \$16,489.22

Stephen M. Hladik, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 7134 144. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 150

BEING Premises: 533 11th Avenue, Prospect Park, PA 19076-1304.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mark W. Thompson and Margaret Thompson.

Hand Money: \$15,516.06

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3366 145. 2015**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 16-03-01622-00.

BEING Premises: 586 Snowden Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sophia Ann-Marie Scott.

Hand Money: \$21,348.58

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

**MARY McFALL HOPPER, Sheriff**

**No. 10618A 146. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 100

BEING Premises: 1113 Wilson Drive, Havertown, PA 19083-5216.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kenneth Klotz and Stephanie Althouse-Klotz.

Hand Money: \$17,053.83

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001080 147. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 31.4 Depth: 96.37

BEING Premises: 856 Eaton Road, Drexel Hill, PA 19026-1525.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Rachel G. Fonseca a/k/a Rachel Fonseca.

Hand Money: \$14,177.40

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2623 148. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 109

BEING Premises: 505 Felton Avenue, Darby, PA 19023-3434.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tina Marie Brown.

Hand Money: \$8,212.69

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 007012 149. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 114 Depth: 222

BEING Premises: 212 West 24th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dorothy J. O'Connell.

Hand Money: \$20,714.98

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1524 150. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 40 Depth: 120

BEING Premises: 518 Wilde Avenue, Drexel Hill, PA 19026-5246.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kyle Brown a/k/a Kyle M. Brown and Eileen Brown.

Hand Money: \$16,304.23

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6380 151. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 72 Depth: 138

BEING Premises: 658 Seneca Avenue, Norwood, PA 19074-1121.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joanne T. Kerwood.

Hand Money: \$12,007.51

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7585 153. 2015**

**MORTGAGE FORECLOSURE**

241 Shadeland Avenue  
Lansdowne, PA 19050

Property in the Borough of Lansdowne, County of Delaware, State of PA, Situate on the Northeasterly corner of Shadeland Avenue and Brighton Avenue.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Elzbieta Kielich a/k/a Elzbieta A. Kielich, Marek Kielich a/k/a Marek J. Kielich.

Hand Money: \$12,569.53

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003728 154. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 80 Hartley Road, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tracey N. Myles a/k/a Tracey N. Mamadou.

Hand Money: \$8,297.26

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008444 155. 2014**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

Being Premises: 121 E. Cooke Avenue, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: Steven Scully, Administrator of the Estate of Emma Scully, et al.

Hand Money \$6,828.95

Stephen M. Hladik, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4056A 156. 2012**

**MORTGAGE FORECLOSURE**

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

Dimensions: 29.5 x 102.5 x 88 x 36

BEING Premises: 646 Clymer Lane, Ridley Park, PA 19078-1303.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Salvatore A. Loro and Carolyn V. Loro.

Hand Money: \$18,658.66

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

Dec. 25; Jan. 1, 8

**Hoban-Smith v. Smith***Family Law – Divorce – Appeal from Petition for Reconsideration and Petition for Special Relief – Equitable Distribution*

A trial court may modify or rescind any order within thirty days after its entry if no appeal has been taken. If a notice of appeal has been filed, the trial court cannot take further action in the matter.

A trial court has the inherent power to amend its records, to correct mistakes of the clerk or other officer of the court, inadvertencies of counsel, or supply defects or omissions in the records, even after the lapse of the term.

The Trial Court held:

This matter stems from an appeal from this Court's Order granting Plaintiff's Petition for Special Relief and Order Denying Defendant's Petition for Reconsideration. The parties separated in 2014 and were divorced by a Divorce Decree in July, 2015. Prior to said decree, a Support Order was recommended requiring Appellant to pay 93% of all child support obligations including private school tuitions. Following the Divorce Decree, Appellee filed an Emergency Petition for Special Relief to Compel Appellant to pay the private school tuition of their daughter, which was granted. Appellant's Petition for Reconsideration followed, which was denied.

Despite the thirteen (13) alleged errors complained of on appeal, the sole issue before this Court was the payment of the private school tuition of the parties' daughter. Testimony before this Court revealed that during the course of the parties' marriage, they entered into a tuition contract with their daughter's school requiring quarterly tuition payments. Said tuition contract was agreed to while the parties were in an intact marriage. The parties Support Order was not retroactive and not in place until April 2015, almost one (1) year following the tuition contract. In his Petition for Reconsideration, Appellant sought an examination of Appellee's expenses and monthly bills in connection with payment of an outstanding tuition bill. Appellant was ordered by this Court to pay said tuition as a marital debt, incurred during the course of the marriage. The Court did not disturb the Support Order, but instead afforded Appellee, a stay at home mother, relief through an Equitable Distribution order that Appellee had not been provided for in the Support Order.

Appellant's arguments that this Court erred when correcting the characterization of the issues before it as "custody" as opposed to "divorce" are entirely without merit. Such claims are without merit as such changes were made to reflect the proper caption of the case, as permitted by law.

No. CP-23-CV-009409-2014

PA Superior Court Appeal Docket No. 3260 EDA 2015

*Jean Moskow, Esquire*, Attorney for the Plaintiff/Wife/Appellee

*Craig Huffman, Esquire*, Attorney for the Defendant/Husband/Appellant

Opinion by the Honorable Barry C. Dozor, filed December 9, 2015

**Opinion****NATURE AND HISTORY OF THE CASE:**

This Appeal is an Appeal from this Court's Order Granting Plaintiff's Petition for Special Relief issued on August 18, 2015 and the Order Denying Defendant's Petition for Reconsideration issued on October 21, 2015. After a review of all rel-

evant files and documents, this Court notes that a Divorce Decree was issued on July 21, 2015 by The Honorable Linda A. Cartisano.

By way of background, this Court notes that on April 13, 2015, a Support Order<sup>1</sup> was recommended by Master Donnelly. In the April 13, 2013 Support Order Husband was required to pay 93% of all child support obligations including 93% of all private school tuitions for both children. This Support Order was effective as of the date of the Hearing before Master Donnelly.

On August 5, 2015, Wife filed an Emergency Petition for Special Relief to compel Husband to pay the tuition for Minor Daughter to The Academy of Notre Dame de Namur. This Court held a Hearing on August 18, 2015. Following the Hearing, this Court issued an Order Granting Wife's Petition for Special Relief and requiring Husband to pay Minor Daughter's 2014-2015 tuition, including any fees, within ten (10) days with Husband receiving a dollar for dollar credit during Equitable Distribution. This Court also made no specific ruling or determination that Husband had not already paid or contributed to The Academy of Notre Dame de Namur for Minor Daughter for the same school year.

On August 24, 2015, Husband filed a Petition for Reconsideration of the Court's Order dated August 18, 2015 and a Statement of Newly Discovered Information. This Court held a Hearing held on Husband's Motion on September 24, 2015 and October 16, 2015; thereafter, on October 21, 2015, this Court issued an Order Denying Husband's Petition for Reconsideration.<sup>2</sup>

Husband filed the underlying Appeal on October 29, 2015. Husband filed this Appeal as a "Children's Fast Track Appeal" and as such filed his Concise Statement of Matters Complained of on Appeal Contemporaneously.

A quick review of the filed "Statement of Errors Complained of on the Appeal" demonstrates to the reader that the Statement of Errors is twelve pages long. An in depth review of this document reveals that the first four and a half pages, or paragraphs 1-29, are merely a recitation of the background of the parties' and the proceedings in the case. The next three pages of Appellant's Statement of Matters Complained of on Appeal detail thirteen (13) alleged errors contained in this Court's Order. This Court notes that this case was not overly complicated and only involved an Emergency issue of Equitable Distribution of the parties.

Appellant's Concise Statement of Matters Complained of on Appeal, alleges the following areas of error:

1. The Trial Court erred when it Ordered Defendant to pay the outstanding tuition and associated costs.
2. The Trial Court erred when it precluded Defendant from obtaining and reviewing Plaintiff's bank records in order to meaningfully cross examine Plaintiff.
3. The Trial Court erred when it precluded Defendant from obtaining information from Plaintiff as to what she allegedly spent the

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<sup>1</sup>Husband filed an Appeal of this Support Order which was scheduled before The Honorable Senior Judge Joseph P. Cronin, Jr.

<sup>2</sup>This Court notes that November 5, 2015, Wife filed a Motion to Vacate the October 21, 2015 Order and for Entry of a Corrective Order. A review of the docket indicated that this Court incorrectly captioned the October 21, 2015 Order "In Custody" and not "In Divorce;" therefore this Court Granted Wife's Motion to Vacate and issued an Amended Order on November 9, 2015 reflecting that this case was "In Divorce" not "In Custody."



- money on, which prevented Defendant from being able to conduct a meaningful cross examination.
4. The Trial Court erred by ordering Defendant to pay money without affording him Due Process of law.
  5. The Trial Court erred in finding that minor daughter would be prevented from attending school at Notre Dame, in that there was no testimony or documentary evidence that Notre Dame would remove minor daughter from the school if the tuition was not paid and no testimony or documentary evidence submitted that the school had even threatened such a consequence for Plaintiff's failure to pay the tuition.
  6. The Trial Court erred in that the Order from which this appeal is taken exceeded its jurisdiction under the Custody Act, specifically ordering a payment of tuition.
  7. The Trial Court exceeded its jurisdiction when it recharacterized this support matter, under which the initial Petition was filed, as a custody matter.
  8. The Trial Court erred by ordering relief in equitable distribution in what the court re-characterized as a custody matter, when the Petition was filed as a support matter.
  9. The Trial Court abused its discretion when it determined Plaintiff's testimony that she was unable to pay the tuition, even though she would not explain what she actually spent the tuition money on, was credible.
  10. The Trial Court erred when it ordered a non-party corporation to make a cash distribution to compensate for Plaintiff refusing to pay funds she received for tuition.
  11. The Trial Court erred when it pierced the corporate veil of the non-party corporation and, in effect, ordered it to make a distribution to Defendant.
  12. The Trial Court violated the coordinate jurisdiction rule by ruling on a matter pending before a different Judge (Judge Cronin).
  13. As the Trial Court has characterized Mother's Petition as being a custody matter, there are no outstanding custody issues and the matter is a final Order of Court.

**FACTS:**

The parties in this case were married and had been since July 9, 1994. The parties separated in October of 2014 and Wife filed her Complaint in Divorce on October 21, 2014, which contained a count of Equitable Distribution. The parties were divorced by a Divorce Decree issued on July 21, 2015.

The parties in this case have two Minor Children, a daughter (DOB 9/18/1998) and a son (DOB 4/30/2002). The parties' Minor Daughter currently attends The Academy of Notre Dame de Namur, annual tuition of approximately \$14,000. The parties' Minor Son currently attends St. Margaret School, as his sister did before him. This Court heard testimony that the annual tuition of St. Margaret's School is approximately \$3,600.

The sole issue before this Court was the payment of the tuition of Minor Daughter's School, The Academy of Notre Dame de Namur. The issue was before this Court as a result of an Emergency Petition filed by Wife under the Divorce caption in the above docket number. Wife was seeking payment of Minor Daughter's 2014-2015 tuition and attorney's fees. This Court heard testimony that the 2014-2015 school year was Minor Daughter's Sophomore year of High School and that she had attended The Academy of Notre Dame de Namur for her Freshman year and as of the date of the Hearing on Wife's Emergency Petition for Special Relief, Minor Daughter was scheduled to begin her Junior Year at The Academy of Notre Dame de Namur. This Court also heard testimony and received evidence that the parties, during the course of their marriage entered into a contract with The Academy of Notre Dame de Namur to pay the tuition for Minor Daughter's 2014-2015 tuition payments. *See* Plaintiff's Exhibit, P-6. The parties, on March 24, 2014 determined that the tuition payments for The Academy of Notre Dame de Namur would be paid quarterly, with the tuition therefore paid in four installments. The payments for the 2014-2015 school year for The Academy of Notre Dame de Namur were therefore due in June, September, December and March. This Court notes that the testimony presented to this Court was that the parties were in an intact marriage at the time the contract was entered into. This Court heard testimony from both parties that Husband was the sole wage earner, with Wife being a stay at home mother, and with Husband paying all the parties bills and expenses during the marriage. This Court heard credible testimony that Wife was unaware of the monthly expenses of the parties during their marriage as that was solely Husband's responsibility in their marriage. This Court heard credible testimony that the parties remained in an intact marriage until separation in October of 2014. Therefore, per the tuition payment plan established between the parties and The Academy of Notre Dame de Namur, at the time of separation, two separate payments of tuition would have been outstanding, one payment in December and one payment in March.

This Court heard the credible testimony of Wife and was presented with evidence that there parties have an outstanding tuition bill for the 2014-2015 school year at The Academy of Notre Dame de Namur for \$7,185. This Court also heard the credible testimony of Wife, that as she was a stay at home mother, and depended solely on the income and assistance of Husband after the parties separation, that Wife had an inability to pay the tuition owed for the 2014-2105 school year at The Academy of Notre Dame de Namur.

### **DISCUSSION:**

This Court has reviewed the thirteen allegations of errors raised by Husband in his Concise Statements of Matters Complained of on Appeal and this Court determines that the issues can be concisely addressed in two issues.

#### **I. THE COURT DID NOT ERR IN DETERMINING THAT HUSBAND WAS RESPONSIBLE FOR PAYING MINOR DAUGHTER'S TUITION.**

Appellant alleges that this Court erred in determining that Husband was required to pay the outstanding tuition and associated costs. Husband alleges that in rendering that determination, the Court erred when it precluded Defendant from obtaining and reviewing Wife's bank records, when it precluded examination of Wife to determine how she spend the money awarded in the Support Order and

by failing to provide Husband with Due Process. Additionally, Husband alleges that this Trial Court violated the coordinate jurisdiction rule by ruling on a matter pending before a different Judge Cronin. Finally, Husband alleges that this Trial Court erred when it ordered a non-party corporation, by piercing the corporate veil of a non-party corporation, to make cash distribution to compensate for Plaintiff refusing to pay funds she received for tuition.

This Court issued an Order that determined Husband was to pay a marital debt, which was incurred during the marriage by an agreement of both the parties. This Court heard credible testimony and received evidence that during the marriage, on March 24, 2104, the parties agreed to a payment plan with The Academy of Notre Dame de Namur wherein the parties agreed that for the 2014-2015 school year, they would jointly be responsible for a total of \$15,210. *See* Plaintiff's Exhibit, P-4. This Court also heard credible testimony that over half of that tuition payment to The Academy of Notre Dame de Namur had been paid and the balance outstanding was \$6,185. *See* Plaintiff's Exhibit, P-4. This Court also heard credible testimony and was provided evidence that Wife paid a \$1,000 payment to The Academy of Notre Dame de Namur in order to secure a seat for Minor Daughter for the 2015-2016 school year. *See* Plaintiff's Exhibit, P-5). This Court heard credible testimony that The Academy of Notre Dame de Namur used the one thousand dollar check issued by Wife not for her intended purpose of securing Minor Daughter's seat for the 2015-2016 school year but was rather apportioned to the outstanding 2014-2015 school year balance. The outstanding balance owned to The Academy of Notre Dame de Namur is \$7,185 for the 2014-2015 school year based upon the March 24, 2015 Enrollment Contract.

This Court notes that the outstanding Petitions filed by Wife was done so under the Divorce caption in this case and requested relief within the confines of equitable distribution. This Court held a hearing and determined that this case, although a support order was in place and was pending, that Wife was entitled to relief inequity. This Court in no way amended the outstanding support or interfered with the pending appeal of the Support Order. This Court notes that the Support Order was not retroactive and was active from April 15, 2015 forward; therefore, the current Support Order clearly did not account for the tuition bill of Minor Daughter which should have been paid in full by March 31, 2015. Therefore, it was not relevant to this Court's determination to have Wife testimony regarding her expenses and payments of monthly bills based upon the current outstanding Support Order. This Court did not abuse its discretion when it determined Wife's testimony that she was unable to pay the tuition. Additionally, this Court did not violate the coordinate jurisdiction rule as this Court did not disturb the outstanding Support Order nor did this Court disrupt the issue pending before Judge Cronin, which was an appeal of the Support Order taken by Husband. This Court issued an Order in Equitable Distribution to provide Wife with relief that she had not been provided in the Support Order due to the Order's effective date.

This Court is perplexed by Husband's allegation that this Court ordered a non-party corporation, by piercing the corporate veil of a non-party corporation, to make cash distribution to compensate for Plaintiff refusing to pay funds she received for tuition. There is no Court Order which required any corporation to pay any outstanding debt owed, specifically the 2014-2015 tuition to The Academy of

Notre Dame de Namur. As this Court's Order is silent to any corporation or piercing any corporate veil, this issue must be dismissed by any appellate court.

Finally, this Court determines that there was no error of the Trial Court in finding that Minor Daughter would be prevented from attending school at The Academy of Notre Dame de Namur. This Court heard credible testimony from Wife that she was in constant contact with The Academy of Notre Dame de Namur regarding Minor Daughter's delinquent tuition. This Court determined that Wife's testimony that Minor Daughter's removal from school was credible in that the private school of The Academy of Notre Dame de Namur, is not in the position of having young women enrolled in a school where the monetary obligations of the tuition are consistently late and not paid in full at the end of the school year. It was wholly reasonable for this Court to infer that Minor Daughter's enrollment would be in jeopardy; therefore, there is no error on the part of this Court.

## II. THE COURT PROPERLY CORRECTED THE UNDERLYING DENIAL OF HUSBAND'S MOTION FOR RECONSIDERATION.

Appellant's next allegations of errors involved the Court's Order and the correction of the Court's October 21, 2015 Order. Appellant alleges that the Court improperly characterized the issues before it as "Custody" issues and then erred again when the Court issued the Order correcting that characterization. This Court notes that this Court's October 21, 2015 was improper as it was improperly filed in custody, this Court exceeded the jurisdiction of the Custody Act, that the Court improperly ordered relief in equitable distribution in what the court re-characterized as a custody matter, when the Petition was filed as a support matter and the Trial Court has characterized Mother's Petition as being a custody matter, there are no outstanding custody issues

The statutes and case law are clear, a trial court may modify or rescind any order within thirty days after its entry, if no appeal has been taken. **42 Pa.C.S.A. §5505**. If a notice of appeal has been filed, by either party, the trial court cannot take further action in the matter. **Pa.R.A.P. 1701(a)**. However, a trial court has the inherent power "to amend its records, to correct mistakes of the clerk or other officer of the court, inadvertencies of counsel, or supply defects or omissions in the record, even after the lapse of the term." *Commonwealth v. Cole*, 437 Pa. 288, 263 A.2d 339, 341 (1970). This power of the trial court to amend the record is reflected in Rule 1701(b)(1) of the Rules of Appellate Procedure. See *Manack v. Sandlin*, 2002 PA Super 328, ¶14, 812 A.2d 676, 680 (2002). Pennsylvania Rule of Appeal Procedure, subsection (b) specifically states the following:

**Authority of a trial court or agency after appeal.** After an appeal is taken or review of a quasijudicial order is sought, the trial court or other government unit may:

- (1) Take such action as may be necessary to preserve the status quo, correct formal errors in papers relating to the matter, cause the record to be transcribed, approved, filed and transmitted, grant leave to appeal in forma pauperis, grant supersedeas, and take other action permitted or required by these rules or otherwise ancillary to the appeal or petition for review proceeding.

In the case *sub judice*, Appellee filed on November 5, 2015, a “Motion to Vacate October 21, 2015 Order and For Entry of a Corrective Order.” This Court notes that upon review of the Motion filed by Appellee and the Court’s October 21, 2015 Order, this Court issued the Amended Order, on November 9, 2015, within thirty days of the date of the prior Order.

This Court notes that the Supreme Court has permitted the entry of a corrective order more than thirty days after the filing of the original and after the filing of a notice of appeal. See *Manack v. Sandlin*, 2002 PA Super at 15, 812 A.2d at 680-81; *Cole*, 263 A.2d at 341. The Supreme Court in *Cole*, determined that a trial court had the inherent authority to correct an order and issuing the ruling, the Supreme Court reasoned that, “[t]he 1959 statute was never intended to eliminate the inherent power of a court to correct obvious and patent mistakes in its orders, judgments and decrees.” *Manack v. Sandlin*, 2002 PA Super at 15, 812 A.2d at 680-81 quoting *Cole*, 263 A.2d at 341.

In the case law following *Cole*, the Supreme Court has determined that even when there has been an appeal filed, that appellate filing “does not divest the trial court of its inherent power to correct obvious and patent mistakes in its orders.” *Commonwealth v. Klein*, 566 Pa. 396, 781 A.2d 1133, 1135 (2001); *Manack v. Sandlin*, 2002 PA Super at 16, 812 A.2d at 681.

This Court determines that the November 9, 2015 Order was entered to “correct” a “formal error.” This Court’s clear intention was to issue an Order on October 21, 2015 that Denied Husband’s Motion for Reconsideration and upheld the August 18, 2015 Order which provided Wife with the relief requested which was payment of Minor Daughter’s tuition. Appellant himself acknowledged in his allegations of error in the Concise Statement of Matters Complained of on Appeal, “[a]s the Trial Court has characterized Mother’s Petition as being a custody matter, there are no outstanding custody issues ....” This Court is perplexed that Appellant acknowledges that there were no outstanding custody matters how it was in error for this Court to correct what was clearly a scrivener’s error in captioning the case “In Custody”. This Court notes that the caption “In Custody” was a clear scrivener’s error, as the Court did not put the “Notice” at the bottom of the Order which is required in every custody Order to put the parties on notice of the rules and regulations regarding relocation.

Therefore, pursuant to the holdings in *Manack, Cole and Klein*, this Trial Court was within its authority to enter the Amended Order dated November 9, 2015, whereby the Order Denying Defendant’s Petition for Reconsideration dated October 21, 2015 was clarified and corrected to reflect the case was filed under the Divorce caption and not the Custody caption, this Court finds Appellant’s arguments are without merit.

### **CONCLUSION:**

For all of the foregoing reasons, this Court’s Order Granting Plaintiff’s Petition for Special Relief issued on August 18, 2015 and the Order Denying Defendant’s Petition for Reconsideration issued on October 21, 2015 should be AFFIRMED and this Appeal should be DISMISSED.

BY THE COURT:

/s/Barry C. Dozor

Barry C. Dozor, J.

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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 4, 2016**

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