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**ATTENTION ALL ATTORNEYS!!  
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2016 High School Mock Trial Competition  
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# 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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**CALENDARS:****DELAWARE COUNTY BAR ASSOCIATION  
MARK YOUR CALENDARS!****All Events Will Be Held at the DCBA Unless Otherwise Noted****FEBRUARY:**

- Feb 3 FLS – Meeting – 3:30 p.m.  
 Feb 4 YLS – Meeting – 12:30 p.m.  
 Feb 9 Executive Committee – Luncheon Meeting –  
 12:15 p.m.  
 Feb 10 PBI – CLE Seminar – “Practicing Law in the  
 Cloud” – Breakfast Included – Registration  
 – 8:30 a.m. – Seminar – 9:00 a.m. –  
 12:15 p.m.  
 Feb 15 DCBA CLOSED – Presidents’ Day Observed  
 Feb 17 Board of Directors – Meeting – 4:00 p.m.  
 Feb 18 ADR Voluntary Settlement Program – 9:30 a.m.  
 – 12:30 p.m.  
 Feb 22 FLS – CLE Seminar – “Nuts and Bolts of  
 QDROs” – Registration – 1:30 p.m. –  
 Seminar – 2:00 p.m. – 4:00 p.m.

**MARCH:**

- Mar 2 PBI – CLE Seminar – “Food Safety &  
 Marketing” – Breakfast Included –  
 Registration – 8:30 a.m. – Seminar –  
 9:00 a.m. – 12:15 p.m.  
 Mar 2 FLS – Meeting – 3:30 p.m.  
 Mar 3 YLS – Meeting – 12:30 p.m.  
 Mar 8 Executive Committee – Luncheon Meeting –  
 12:15 p.m.  
 Mar 9 Round Table Coffee Hour With Judge Kenney  
 – Registration – 7:45 a.m. – Seminar –  
 8:00 a.m. – 9:00 a.m.  
 Mar 14 PBI – CLE Seminar – “Identity Theft” –  
 Breakfast Included – Registration –  
 8:30 a.m. – Seminar – 9:00 a.m. – 1:15 p.m.  
 Mar 15 Membership Committee – Meeting – 3:00 p.m.  
 Mar 16 Board of Directors – Meeting – 4:00 p.m.  
 Mar 17 ADR Voluntary Settlement Program – 9:30 a.m.  
 – 12:30 p.m.  
 Mar 17 PBI – CLE Seminar – “Fixing a Broken Trust” –  
 Lunch Included – Registration – 11:30 a.m.  
 – Seminar – 12:00 Noon – 3:15 p.m.

**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 14, 2016 Identity Theft (Breakfast Included)**

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

Place: Delaware County Bar Association Building

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

Credits: 4 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

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.**

**CONSTITUTIONAL & REGULATORY LAW COMMITTEE**

**“FREEDOM OF SPEECH ON UNIVERSITY & COLLEGE CAMPUSES”**

**DATE:** Friday, February 19, 2016  
**LOCATION:** DCBA Building Auditorium  
**REGISTRATION & LUNCH:** 12:00 Noon – 12:30 p.m.  
 12:30 p.m. – 1:30 p.m.  
**SEMINAR:** 1.0 SUBSTANTIVE LAW CREDIT HOUR  
**CLE CREDITS:** \$35.00 DCBA Members  
 \$45.00 Non-Member Attorneys  
**COST:** \$15.00 NO CLE CREDIT

***Bring Your Own Brown Bag Lunch & Beverage.***

**SPEAKER:** William Creeley, Esquire, Vice President of Legal and Public Advocacy, FIRE

The Foundation for Individual Rights in Education was founded in 1999 by University of Pennsylvania professor Alan Charles Kors and Boston civil liberties attorney Harvey Silverglate, after the overwhelming success of their 1998 book, *The Shadow University: The Betrayal of Liberty on America’s Campuses*. The mission of FIRE is to defend and sustain individual rights at America’s colleges and universities. These rights include freedom of speech, legal equality, due process, religious liberty and sanctity of conscience. FIRE’s core mission is to protect the unprotected and to educate the public and communities of concerned Americans about the threats to these rights on our campuses and about the means to preserve them.

For inquiries about Committee participation contact William Adair Bonner, Esq., (610) 566-2703.

**CONSTITUTIONAL & REGULATORY LAW COMMITTEE – CLE SEMINAR – FEBRUARY 19, 2016**

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

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

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

Jan. 29; Feb. 5, 12

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**FAMILY LAW SECTION – CLE SEMINAR**

**“NUTS AND BOLTS OF QDROs”**

**DATE:** Monday, February 22, 2016  
**LOCATION:** DCBA Building  
**REGISTRATION:** 1:30 p.m. – 2:00 p.m.  
**SEMINAR:** 2:00 p.m. – 4:00 p.m.  
**CLE CREDITS:** 2.0 Substantive Law CLE Credit Hours  
**COST:** \$70.00 DCBA Members  
 \$90.00 Non-Member Attorneys  
 \$15.00 (NO CLE CREDIT)

Mark Altschuler, a credentialed actuary with Pension Analysis Consultants, Inc., will be the presenter for a Family Law CLE dealing with qualified domestic relations orders (QDROs). The subject matter will include a discussion of the valuation of defined benefit plans, 401(k) plans, executive plans and stock options as well as application of the coverture fraction to determine the marital value of the plans.

Techniques of offsetting will be discussed as well as the necessary adjustments to be made where a spouse does not participate in the social security system.

Course Planner: Patricia Hughes Donnelly, Esquire.

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

-----  
**FAMILY LAW SECTION – CLE SEMINAR – FEBRUARY 22, 2016**

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

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

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

Jan. 8—Feb. 19



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**ALTERNATIVE DISPUTE RESOLUTION  
VOLUNTARY SETTLEMENT PROGRAM****2016 PROGRAM DATES**

**Dates:** February 18, 2016; March 17, 2016; April 21, 2016;  
May 19, 2016; and June 16, 2016  
**Time:** 9:30 A.M. to 12:30 P.M.  
**Place:** Delaware County Bar Association  
**Cost:** Free

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

**On February 18, 2016; March 17, 2016; April 21, 2016; May 19, 2016; and June 16, 2016, the parties and their counsel may appear before two (2) settlement facilitators—generally one from the Plaintiff’s Bar and one from the Defense Bar; they will jointly conference the cases and attempt settlement or give a neutral evaluation. It is anticipated that such input will assist the parties in further negotiations or help them settle their cases. Any recommendation is advisory only, and is provided as a voluntary service to the Delaware County Bar Association members, or other parties who have cases before our Delaware County Courts.**

**Please call Andrew D’Amico, Esquire at (610) 565-6700 to place your case on the list for February 18, 2016; March 17, 2016; April 21, 2016; May 19, 2016; and June 16, 2016. Sign up will be limited for these morning sessions and will be on a first come, first served basis.**

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

Jan. 22, 29; Feb. 5

Spanish and European Language Services  
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**Dr. Peter Brampton Koelle**

J.D. Temple University, Ph.D University of Pennsylvania  
610-328-3215, peterbramptonkoelle@gmail.com  
<http://www.google.com/profiles/peterbramptonkoelle>

**DELAWARE COUNTY ATTORNEY/CPA FORUM**

December 18, 2015

Members &amp; Friends:

As we plan for a new year of activities, I would like to update you on the latest developments:

- The annual dues notice for the 2016 calendar year is attached for your completion. We ask that you submit your payment by **February 29, 2016**.
- We will have six breakfast meetings, two lunch meetings (one in June and our annual meeting in December). The breakfast meetings will be held at **DiFabio's Market & Tap, located at 1243 N. Providence Road (formerly The Rose Tree Inn)**. Buffet breakfast registration will begin at **7:30 a.m.**, with the discussion/presentation to begin by **8:10 a.m.**
- The following dates, speakers and tentative topics have been established for our 2016 meetings:

<b>February 10</b>	<b>Taxaholics Anonymous—Issues for 2016 Tax Filing Season</b> <b>Jonathan Sokoloff, Esq. &amp; Andrew Brenner, CPA</b>
<b>May 4</b>	<b>Cyber Fraud Overview &amp; Executive Impersonation</b> <b>M&amp;T Bank</b>
<b>June 1 (lunch)</b>	<b>Current Issues With the IRS</b> <b>Richard Furlong, Jr.</b>

- Lunch meetings will be also be held at DiFabio's Market & Tap. More on this later.
- There will be no meeting in March or April this year.
- We anticipate that all of the programs will qualify for 1 hour of CPE credit for accountants and 1 hour of CLE credit for attorneys.
- Our programs are approved by the Pennsylvania State BPOA for CPE credits and the Pennsylvania CLE Board for CLE credits. Those attending the sessions can apply for their CLE Certificate at a cost of \$1.50 for one credit hour.
- Finally, all meeting notices, and other forms are sent via e-mail rather than regular mail. If you have not already done so, please provide us with any changes to your e-mail address on your dues notice.

We have put together a dynamic series of events this year, including a partnership event with the PICPA, an economic update in November, as well as our annual events with the IRS and Grant Thornton.

Expanding our membership is our primary goal. We work closely with the Delaware County Bar Association, Accounting and Law Committee, and welcome attendance and participation from the estate planning, financial and banking community. Please encourage others to attend meetings and hopefully join our group.

We look forward to seeing you at the next meeting.

Robert A. McCullough, CPA, CFP®



**DELAWARE COUNTY ATTORNEY/CPA FORUM  
2016 ANNUAL DUES NOTICE**

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

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

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

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\_\_\_\_\_

\_\_\_\_\_

TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

PLEASE CHECK ONE:

ATTORNEY ( )

CPA ( )

BANKING/FINANCE ( )

COST: \$35.00

**DUE BY: February 29, 2016**

PLEASE ENCLOSE CHECK AND MAIL TO:

Delaware County Attorney/CPA Forum  
c/o Jeannie Pohanish  
Brinker, Simpson and Company, LLC  
940 West Sproul Road, Suite 101  
Springfield, PA 19064

### 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

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# **Office Medical Emergencies**

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in cooperation with

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### **Office Medical Emergencies: Are you prepared?**

**Date:** February 11, 2016

**Time:** 12- 2PM

**Tuition:** \$59/person

**Location:** Bar Association Conference Room  
Front & Lemon Sts. Media, PA

**Pre-registration is required.**

**For information or to Register Call Bill Baldwin at the Bar Association, 610-566-6625, x226**

Through special arrangement with the Initial Life Support Federation, discounted Automated External Defibrillators (AEDs) are available for purchase by interested Bar Association members.

Jan. 22, 29; Feb. 5

**ATTENTION ALL ATTORNEYS!!!****2016 High School Mock Trial Competition Is Looking for YOU!**

The Delaware County Bar Association is seeking attorneys to sit as jurors who will observe, score, and provide feedback for the *2016 Young Lawyers' Section Mock Trial Competition*. This is a great opportunity to help students learn and better appreciate the law by conducting a trial in a real courtroom setting. Your involvement helps make the competition more meaningful for our students, who put a lot of time, effort and creativity into their trial preparation and performance.

- When:** Every Tuesday and Thursday afternoon from January 19, 2016 until mid-March, from 3:30 p.m. to 5:00 p.m.
- Where:** Media Courthouse
- To Sign Up:** Please contact Rachael L. Kemmey, Esq.  
(610) 891-4221  
Kemmeyr@co.delaware.pa.us

Please sign up and help the Young Lawyers' Section ensure a great program for our talented youth. Your time is *GREATLY* appreciated by the Young Lawyers' Section, and more importantly, by the students.



Jan. 15—Mar. 11

**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.



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## LAWYER ADVERTISING

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

**GLADYS I. ASHBRIDGE, dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
Extr.: Robert D. Ashbridge c/o Brian D. Gondek, Esquire, P.O. Box 571, Pilgrim Gardens, PA 19026.  
**BRIAN D. GONDEK, ATTY.**  
The Law Office of  
Brian D. Gondek, P.C.  
P.O. Box 571  
Pilgrim Gardens, PA 19026

**MARY T. BURKE, dec'd.**

Late of the Township of Marple, Delaware County, PA.  
Extr.: John J. Burke c/o John N. Del Collo, Esquire, 6 East Hinckley Avenue, Suite 201, Ridley Park, PA 19078.  
**JOHN N. DEL COLLO, ATTY.**  
6 East Hinckley Avenue  
Suite 201  
Ridley Park, PA 19078

**PAULINE M. BYRE, dec'd.**

Late of the Township of Nether Providence, Delaware County, PA.  
Extr.: David Sciochetti c/o Dana M. Breslin, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.  
**DANA M. BRESLIN, ATTY.**  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**RALPH J. CERICOLA, SR., dec'd.**

Late of the Township of Springfield, Delaware County, PA.  
Extr.: Cynthia L. Cericola 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

**ANNE D. CONNOR, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Dennis Joseph Connor c/o Francis X. Redding, Esquire, 1414 Bywood Ave., Upper Darby, PA 19082.  
**FRANCIS X. REDDING, ATTY.**  
1414 Bywood Ave.  
Upper Darby, PA 19082

**NICOLA D'AMICO, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extr.: Donald W. Samples, 22 Dartmouth Lane, Haverford, PA 19041.

**JEANNETTE DERGHAZARIAN, dec'd.**

Late of the Township of Edgmont, Delaware County, PA.  
Extrs.: Nirvana Kacala and Missak Sisserian c/o Kathryn L. Labrum, Esquire, 300 W. State St., Ste. 205, Media, PA 19063-2800.  
**KATHYRN L. LABRUM, ATTY.**  
Donaghue & Labrum, LLP  
300 W. State St.  
Ste. 205  
Media, PA 19063-2800

**NATT M. EMERY, III a/k/a NATT M. EMERY a/k/a NATT EMERY and NATT EMERY, III, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extr.: Susan L. Willoughby c/o Benjamin C. Frick, Esquire, 919 Conestoga Rd., Ste. 2-309, Bryn Mawr, PA 19010-1353.  
**BENJAMIN C. FRICK, ATTY.**  
Rosemont Business Campus  
919 Conestoga Rd.  
Ste. 2-309  
Bryn Mawr, PA 19010-1353

**WILLIAM J. GIAMPALMI a/k/a WILLIAM GIAMPALMI a/k/a WILLIE GIAMPALMI and WILLIE J. GIAMPALMI, dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
Extr.: Gina A. Mesko.  
**JANICE M. SAWICKI, ATTY.**  
Attorney at Law  
15 East Second Street  
P.O. Box 202  
Media, PA 19063

**EVELYN B. JACOBS, dec'd.**

Late of the Township of Tincicum, Delaware County, PA.  
Extrs.: Edward M. Jacobs and Drew S. Jacobs c/o Dana M. Breslin, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.

DANA M. BRESLIN, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**EDWARD R. JOHNSON a/k/a ED  
JOHNSON and E.R. JOHNSON,**  
dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extr.: Raymond Scott Johnson, 404  
Private Rd., Woodlyn, PA 19094.

**CONCETTA LaMORTE a/k/a CONNIE  
LaMORTE,** dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Mark Anthony DeVito c/o David  
R. Black, Esquire, 327 W. Front Street,  
Media, PA 19063.  
DAVID R. BLACK, ATTY.  
327 W. Front Street  
Media, PA 19063

**KAREN S. NAYLOR a/k/a KAREN E.  
NAYLOR,** dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extrs.: Sean M. Naylor and Eric C.  
Naylor, 213 Walnut Place, Havertown,  
PA 19083.

MATTHEW D. GILBERT, ATTY.  
789 E. Lancaster Ave.  
#220  
Villanova, PA 19085

**PETER F. PIERANGELI, SR.,** dec'd.  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extrs.: Maria Murphy and Paul  
Pierangeli c/o Justin H. Brown,  
Esquire, Four Penn Center, 1600 JFK  
Blvd., 2<sup>nd</sup> Fl., Philadelphia, PA 19103.  
JUSTIN H. BROWN, ATTY.  
Flaster Greenberg P.C.  
Four Penn Center  
1600 JFK Blvd.  
2<sup>nd</sup> Fl.  
Philadelphia, PA 19103

**LAWRENCE PRENDERGAST  
a/k/a LAWRENCE EUGENE  
PRENDERGAST,** dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Theresa M. Osten-Sacken c/o  
Matthew L. Conley, Esquire, 300 N.  
Pottstown Pike, Suite 220, Exton, PA  
19341.  
MATTHEW L. CONLEY, ATTY.  
300 N. Pottstown Pike  
Suite 220  
Exton, PA 19341

**FRANCES L. STEPHENSON,** dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extrs.: Donna L. Hancock and Ralph  
Samuel Hancock, Jr. c/o Dana M.  
Breslin, Esquire, 3305 Edgmont  
Avenue, Brookhaven, PA 19015.  
DANA M. BRESLIN, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**MARIE LILLIAN GERMAINE  
TAILLON a/k/a LILLIAN G.  
TAILLON and LILLIAN TAILLON,**  
dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Ralph B. Taylor, 14 Colfax Rd.,  
Havertown, PA 19083.

**MARY P. TUCCI a/k/a MARY H.  
TUCCI,** dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Mark R. Tucci c/o Daniel A.  
Czaplicki, Esquire, 400 Maryland Dr.,  
P.O. Box 7544, Ft. Washington, PA  
19034-7544.

DANIEL A. CZAPLICKI, ATTY.  
Timoney Knox, LLP  
400 Maryland Dr.  
P.O. Box 7544  
Ft. Washington, PA 19034-7544

**CAROL A. VAN HOUTEN,** dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Co-Admrs.: George J. VanHouten, III  
and Julia VanHouten c/o Andrew C.  
Laird, Esquire, 360 West Main Street,  
Trappe, PA 19426.  
ANDREW C. LAIRD, ATTY.  
King Laird, P.C.  
360 West Main Street  
Trappe, PA 19426

**GERTRUDE M. ZAHN,** dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Frances D. Schapperle c/o  
Joseph P. O'Brien, Esquire, P.O. Box  
626, Media, PA 19063.  
JOSEPH P. O'BRIEN, ATTY.  
KAO Law Associates  
P.O. Box 626  
Media, PA 19063

**SECOND PUBLICATION**

**MAFALDA BASILIO a/k/a MAFALDA M. BASILIO, dec'd.**

Late of the Borough of Lansdowne, Delaware County, PA.  
Extr.: Christina B. Ankney.  
JANICE M. SAWICKI, ATTY.  
Attorney at Law  
15 East Second Street  
P.O. Box 202  
Media, PA 19063

**HELENE M. BLANK, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Extr.: Kathryn Rose Myers c/o Dana M. Breslin, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.  
DANA M. BRESLIN, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**EDNA G. BOSLET a/k/a EDNA B. BOSLET, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extr.: Lois R. Quartararo (Named in Will As Lois Cohen Quartararo) and Denise A. Lavallee c/o Paul Gordon Hughes, Esquire, 17 Veterans Square, P.O. Box 604, Media, PA 19063.  
PAUL GORDON HUGHES, ATTY.  
Pierce & Hughes, P.C.  
17 Veterans Square  
P.O. Box 604  
Media, PA 19063

**FRED J. GALGANI, SR., dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
Extr.: Michael Galgani and Steven Galgani c/o Gerald R. Clarke, Esquire, 119 S. Easton Road, Suite 207, Glenside, PA 19038.  
GERALD R. CLARKE, ATTY.  
119 S. Easton Road  
Suite 207  
Glenside, PA 19038

**CLIFFORD C. GOEHRING, dec'd.**

Late of the Township of Newtown, Delaware County, PA.  
Extr.: Charles F. Goehring c/o Jill R. Fowler, Esquire, 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950.  
JILL R. FOWLER, ATTY.  
Heckscher, Teillon, Terrill & Sager, P.C.  
100 Four Falls  
Ste. 300  
West Conshohocken, PA 19428-2950

**MARY A. HIGGINS, dec'd.**

Late of the Township of Springfield, Delaware County, PA.  
Extr.: James F. Higgins, Jr., 5370 Garland Way, Littleton, CO 80123.  
LINDA M. ANDERSON, ATTY.  
Anderson Elder Law  
206 Old State Rd.  
Media, PA 19063

**WILLIAM KOOISTRA, dec'd.**

Late of the Township of Newtown, Delaware County, PA.  
Co-Extr.: Linda J. Hildebrandt and Nancy L. Kooistra c/o F. D. Hennessy, Jr., Esquire, P.O. Box 217, Lansdowne, PA 19050-0217.  
F. D. HENNESSY, JR., ATTY.  
Hennessy, Bullen, McElhenney & Landry  
P.O. Box 217  
Lansdowne, PA 19050-0217

**J. CURTIS LAMP, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
Extr.: Robert Ashley Lamp c/o Thomas J. Burke, Jr., Esquire, 15 Rittenhouse Place, Ardmore, PA 19003.  
THOMAS J. BURKE, JR., ATTY.  
Haws & Burke  
15 Rittenhouse Place  
Ardmore, PA 19003

**JANE G. LATCH, dec'd.**

Late of the Township of Nether Providence, Delaware County, PA.  
Admrs.: Gregory G. Latch, Jr., Jason Gabriel Latch and Joseph R. Latch, 712 Mourning Dove Rd., Audubon, PA 19403.  
PHILIP G. CURTIN, ATTY.  
Philips, Curtin & DiGiacomo  
1231 Lancaster Ave.  
Berwyn, PA 19312-1244

**JOSEPH V. MAIORANA, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
Admr.: Robert V. Maiorana, 830 Conestoga Rd., Bryn Mawr, PA 19010.

**AGNES P. McCAFFERTY, dec'd.**

Late of the Township of Newtown, Delaware County, PA.  
Extr.: Mary Agnes Gifford c/o Gregory R. Gifford, Esquire, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.  
GREGORY R. GIFFORD, ATTY.  
Rubin, Glickman, Steinberg & Gifford  
2605 N. Broad Street  
P.O. Box 1277  
Lansdale, PA 19446



**LORRAINE J. McCURRY a/k/a LORRAINE McCURRY and LORRAINE JOAN McCURRY, dec'd.**  
Late of the City of Chester, Delaware County, PA.  
Extr.: John W. McCurry, 33 Marble Court, Collegeville, PA 19426.  
**MARIA A. DARPINO, ATTY.**  
Levandowski & Darpino, LLC  
17 Mifflin Ave.  
Ste. 202  
Havertown, PA 19083

**LORETTA CARROLL MURRAY a/k/a LORETTA MURRAY and LORETTA K. MURRAY, dec'd.**  
Late of the Borough of Brookhaven, Delaware County, PA.  
Extr.: Patricia Murray Lefkof (Named in Will As Patricia M. Lefkof) c/o Elizabeth Z. Milne, Esquire, 171 W. Lancaster Ave., Ste. 100, Paoli, PA 19301-1775.  
**ELIZABETH Z. MILNE, ATTY.**  
Connor, Weber & Oberlies, P.C.  
171 W. Lancaster Ave.  
Ste. 100  
Paoli, PA 19301-1775

**JAMES H. RUDOLPH, dec'd.**  
Late of the Township of Ridley, Delaware County, PA.  
Extr.: Matthew H. Chapman c/o Kyle A. Burch, Esquire, 22 Old State Road, Media, PA 19063-1442.  
**KYLE A. BURCH, ATTY.**  
22 Old State Road  
Media, PA 19063-1442

**MARY J. SABLIAN a/k/a MARY SABLIAN, dec'd.**  
Late of the Borough of Brookhaven, Delaware County, PA.  
Extr.: Robert Anthony Sablian (Named in Will As Robert A. Sablian).  
**JANICE M. SAWICKI, ATTY.**  
Attorney at Law  
15 East Second Street  
P.O. Box 202  
Media, PA 19063

**MARION J. SMITH a/k/a MARION JANE SMITH, dec'd.**  
Late of the Township of Haverford, Delaware County, PA.  
Extrs.: Paul C. Smith and PNC Bank c/o Heather Dorr, VP, 1600 Market St., 7<sup>th</sup> Fl., Philadelphia, PA 19103.  
**AMANDA DICHELLO, ATTY.**  
Saul Ewing LLP  
Centre Square West  
1500 Market St.  
39<sup>th</sup> Fl.  
Philadelphia, PA 19102-2186

**LUCIA ELEANOR VALZ, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Kent D. Simmons 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

**BRIGITTE VILLARI, dec'd.**  
Late of the Township of Haverford, Delaware County, PA.  
Extr.: JoAnn B. Morrow, 945 Hulmeville Road, Langhorne, PA 19047.

**REV. PAUL A. WIEDMANN a/k/a PAUL A. WIEDMANN, dec'd.**  
Late of the Township of Darby, Delaware County, PA.  
Extr.: Denise E. Every, 3712 Christopher Day Rd., Doylestown, PA 18902.

**PETER R. WOLFF, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Kristine Pike Wolff.  
**TIMOTHY F. SULLIVAN, ATTY.**  
216 South Orange Street  
Media, PA 19063

**JOSEPHINE A. ZARRO, dec'd.**  
Late of the Township of Ridley, Delaware County, PA.  
Extr.: Peter J. Zarro c/o Marnie L. Burk, Esquire, 301 E. MacDade Blvd., Folsom, PA 19033.  
**MARNIE L. BURK, ATTY.**  
Law Offices of Marnie L. Burk  
301 E. MacDade Blvd.  
Folsom, PA 19033

**IRENE F. ZINNI a/k/a IRENE FRANCIS ZINNI and IRENE FRANCES ZINNI, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Philip Joseph McKeon, Jr. c/o J. Scott Watson, Esquire, 24 Regency Plaza, Glen Mills, PA 19342.  
**J. SCOTT WATSON, ATTY.**  
24 Regency Plaza  
Glen Mills, PA 19342

**THIRD AND FINAL PUBLICATION**  
**ELIZABETH N. ALLEN a/k/a ELIZABETH NOLD ALLEN, dec'd.**  
Late of the Township of Radnor, Delaware County, PA.  
Extr.: Paul N. Allen c/o Nina B. Stryker, Esquire, One Penn Center, 1617 JFK Blvd., 19<sup>th</sup> Fl., Philadelphia, PA 19103-1895.

NINA B. STRYKER, ATTY.  
Obermayer Rebmann Maxwell &  
Hippel LLP  
One Penn Center  
1617 JFK Blvd.  
19<sup>th</sup> Fl.  
Philadelphia, PA 19103-1895

**JOAN BEELE a/k/a JOAN KELLY BEELE**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Co-Extrs.: Kathryn Lannan and David  
J. Beele, Jr. 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

**MARY E. BRZEZICKI**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Stan Brzezicki c/o Mark S.  
Pinnie, Esquire, 218 West Front  
Street, Media, PA 19063.  
MARK S. PINNIE, ATTY.  
Barnard, Mezzanotte, Pinnie and  
Sealaus, LLP  
218 West Front Street  
Media, PA 19063

**PASQUALE J. CONDY**, dec'd.  
Late of the Borough of Darby,  
Delaware County, PA.  
Extr.: Linda Ehrstine c/o Dana M.  
Breslin, Esquire, 3305 Edgmont  
Avenue, Brookhaven, PA 19015.  
DANA M. BRESLIN, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**DENNIS COSTELLO**, dec'd.  
Late of the Borough of Upland,  
Delaware County, PA.  
Extr.: Jonathan Costello, 1124 Church  
Street, Upland, PA 19015.  
CHRISTOPHER M. MURPHY, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**ANNA K. ELLIXSON a/k/a NANCY ELLIXSON**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Barbara E. Ellixson c/o Thomas  
K. Ellixson, Esquire, 42 E. 2nd Street,  
Media, PA 19063.  
THOMAS K. ELLIXSON, ATTY.  
42 E. 2nd Street  
Media, PA 19063

**NATHAN FREEDMAN**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Anthony Louis Freedman c/o  
Louis F. Ballezzi, Esquire, 20 W. Third  
St., Media, PA 19063.  
LOUIS F. BALLEZZI, ATTY.  
20 W. Third St.  
Media, PA 19063

**FLEURETTE M. HARLEY a/k/a FLEURETTE MARIE HARLEY**,  
dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extrs.: Deborah A. Harley and William  
M. Harley, Jr. c/o Edward Gerard  
Conroy, Esquire, P.O. Box 885, West  
Chester, PA 19381-0885.  
EDWARD GERARD CONROY, ATTY.  
P.O. Box 885  
West Chester, PA 19381-0885

**BERYL L. HARRISON**, dec'd.  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: Eleanore Dower c/o John S.  
Custer, III, Esquire, 7 Saint Albans  
Circle, Newtown Square, PA 19073.  
JOHN S. CUSTER, III, ATTY.  
Custer & Custer  
7 Saint Albans Circle  
Newtown Square, PA 19073

**HELEN C. HEGGESTAD**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Judith Heggstad c/o Laurene  
A. Gunther, Esquire, 1608 Walnut St.,  
Ste. 900, Philadelphia, PA 19103.  
LAURENE A. GUNTHER, ATTY.  
Alexander & Pelli, LLC  
1608 Walnut St.  
Ste. 900  
Philadelphia, PA 19103

**ELLEN T. HEISER a/k/a ELLEN HEISER**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Mary E. Daniels (Named in Will  
As Mary Daniels) c/o Duke Schneider,  
Esquire, 17 W. Miner St., West  
Chester, PA 19382.  
DUKE SCHNEIDER, ATTY.  
MacElree Harvey, Ltd.  
17 W. Miner St.  
West Chester, PA 19382

**CATHERINE D. KRAFT, dec'd.**

Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Charles A. Watson c/o Stephen  
D. Molineux, Esquire, 227 MacDade  
Boulevard, Collingdale, PA 19023.  
**STEPHEN D. MOLINEUX, ATTY.**  
227 MacDade Boulevard  
Collingdale, PA 19023

**CONCETTA LaMORTE a/k/a CONNIE  
LaMORTE, dec'd.**

Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Mark Anthony DeVito c/o David  
R. Black, Esquire, 327 W. Front Street,  
Media, PA 19063.  
**DAVID R. BLACK, ATTY.**  
327 W. Front Street  
Media, PA 19063

**CARMEN J. MARCHESANI, dec'd.**

Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Cynthia A. Marchesani, 1441  
Taylor St., Apt. 102, San Francisco, CA  
94133.  
**MICHAEL T. MURPHY, ATTY.**  
Murphy and Murphy  
801 Old Lancaster Rd.  
Bryn Mawr, PA 19010

**MIHOVIL M. MATAVIC, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Michael L. Maticic c/o Carol R.  
Livingood, Esquire, 130 W. Lancaster  
Ave., P.O. Box 191, Wayne, PA 19087-  
0191.  
**CAROL R. LIVINGOOD, ATTY.**  
Davis Bennett Spiess & Livingood LLC  
130 W. Lancaster Ave.  
P.O. Box 191  
Wayne, PA 19087-0191

**ANGELINE L. McNELLY, dec'd.**

Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extr.: Michael J. McNelly 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

**STEPHEN R. MERRITT a/k/a**

**STEPHEN MERRITT, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Extrs.: Keith Hardy-Merritt and Erin  
Hardy-Merritt c/o John R. Latourette,  
Esquire, 1500 Market Street, Suite  
3500E, Philadelphia, PA 19102.  
**JOHN R. LATOURETTE, ATTY.**  
1500 Market Street  
Suite 3500E  
Philadelphia, PA 19102

**SAMUEL P. MESSINA, JR., dec'd.**

Late of the Township of Tinicum,  
Delaware County, PA.  
Co-Extrs.: Samuel J. Messina and  
Patricia Ann McLaughlin c/o Teresa A.  
Miller, Esquire, 8 West Front Street,  
Media, PA 19063.  
**TERESA A. MILLER, ATTY.**  
8 West Front Street  
Media, PA 19063

**THOMAS J. MININNO, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Anna C. Mininno c/o Robert L.  
Gorman, Esquire, 901 Spruce Street,  
Philadelphia, PA 19107.  
**ROBERT L. GORMAN, ATTY.**  
Gorman & Gorman, P.C.  
901 Spruce Street  
Philadelphia, PA 19107

**NORBERT W. NAYLOR, dec'd.**

Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Lindsay M. Naylor c/o Lawrence  
G. Strohm, Jr., Esquire, 216 South  
Orange Street, Media, PA 19063.  
**LAWRENCE G. STROHM, JR., ATTY.**  
Law Office of Lawrence G. Strohm, Jr.  
216 South Orange Street  
Media, PA 19063

**GERALDINE N. NUCHO, dec'd.**

Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extr.: Samy S. Nucho, 601 E. Ridley  
Ave., Ridley Park, PA 19078.

**MARIE A. PIERCE, dec'd.**

Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extr.: Frances A. Moore c/o John Jay  
Wills, Esquire, 4124 Chichester Ave.,  
Boothwyn, PA 19061.  
**JOHN JAY WILLS, ATTY.**  
4124 Chichester Ave.  
Boothwyn, PA 19061

**MARIE ROSE RYAN a/k/a MARIE ROSE GREY, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extr.: Ella Meloni, 1625 Christine Lane, West Chester, PA 19380.  
BARBARA SMITH, ATTY.  
11 East Airy Street  
Norristown, PA 19401

**ROSEMARY RITA SERAFINO, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Extr.: Nicholas P. Serafino c/o Lyn B. Schoenfeld, Esquire, 25 W. Second St., P.O. Box 900, Media, PA 19063.  
LYN B. SCHOENFELD, ATTY.  
Schoenfeld, Surkin, Chupein & DeMis, P.C.  
25 W. Second St.  
P.O. Box 900  
Media, PA 19063

**JOHN STOCCARDO, dec'd.**

Late of the Borough of Brookhaven, Delaware County, PA.  
Admxs.: Barbara Miller and Jean DiStefano c/o Marc S. Stolee, Esquire, 132 Mill Street, Bristol, PA 19007.  
MARC S. STOLEE, ATTY.  
132 Mill Street  
Bristol, PA 19007

**JANE M. THEILACKER, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Trustee: Joan P. Theilacker c/o Tatyana V. Gleyzer, Esquire, 1701 Walnut Street, 6<sup>th</sup> Floor, 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

**ANNE M. WILSON, dec'd.**

Late of the Township of Middletown, Delaware County, PA.  
Extr.: Gary E. Wilson.  
JANICE M. SAWICKI, ATTY.  
15 East Second Street  
P.O. Box 202  
Media, PA 19063

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2015-008967

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 **Yanina Gonzalez** to **Yanina Ann Azpiri**.

The Court has fixed February 8, 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.

EDWARD R. WEISS, Solicitor  
Brownstein Vitale & Weiss, P.C.  
1500 JFK Blvd.  
Suite 1020  
Philadelphia, PA 19102  
(215) 751-1600  
(215) 751-1660 (fax)  
erweiss@bvwlawyers.com  
www.bvwlawyers.com

Jan. 22, 29

**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.

**104 FOX INC.**

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

LUNDY BELDECOS & MILBY, PC,  
Solicitors  
450 N. Narberth Ave.  
Suite 200  
Narberth, PA 19072

Jan. 29

**Eagle Automotive Center, Inc**

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

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

Jan. 29

**Eagle Logistics, Inc**

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

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

Jan. 29

**ECS US, Inc**

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

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

Jan. 29

**CHARTER APPLICATION  
PROFESSIONAL**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for

**James F. Proud, Esq., P.C.**

a corporation organized under the Professional Corporation Law of 1988.

DONALD J. WEISS, Solicitor  
6 Hilloch Lane  
Chadds Ford, PA 19317

Jan. 29

**CLASSIFIED ADS**

**Law Library for Sale**

Law Offices of Sand Gibbs, LLP has determined to downsize its law library. Please call for a list of books available.

JEFFREY SHERMAN, Solicitor  
(610) 359-1999

Jan. 22, 29

**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Delmac of Valley Forge, Inc.; Delmac of Broomall, Inc.; Delmac of Manoa, Inc.; Delmac of Drexel Hill, Inc.; Delmac of Clifton Heights, Inc.; Delmac of Pilgrim Gardens, Inc.; Delmac of Newtown Square, Inc.**, with their registered offices at 18 Clover Lane, Newtown Square, PA 19073, Pennsylvania business corporations, that the shareholders have approved a proposal that the corporations dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporations so that their corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

STEPHEN H. PALMER, Solicitor  
Palmer & Gray LLP  
5 Great Valley Parkway  
Suite 234  
Malvern, PA 19355

Jan. 29; Feb. 5

**FICTITIOUS NAME**

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

**Koukla Blowdry Bar**

with its principal place of business at 602 Old Lancaster Rd., Bryn Mawr, PA 19010.

The name(s) and address(es) of the entity owning or interested in said business is (are): Koukla DryBar, LLC, 51 Pine Tree Drive, Broomall, PA 19008.

The application has been/will be filed on or after August 17, 2015.

Jan. 29

**Koukla by Maria**

with its principal place of business at 602 Old Lancaster Rd., Bryn Mawr, PA 19010.

The name(s) and address(es) of the entity owning or interested in said business is (are): MP Hair & Makeup LLC, 51 Pine Tree Drive, Broomall, PA 19008.

The application has been/will be filed on or after August 17, 2015.

Jan. 29

**SERVICE BY PUBLICATION**

DELAWARE COUNTY  
COURT OF COMMON PLEAS  
NUMBER: 2015-8720

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

Suzanna A. Shannon, Known Surviving  
Heir of Marie H. Arbogast, Kaitlin R.  
Arbogast, Known Surviving Heir of Marie  
H. Arbogast, Anne M. Arbogast, Known  
Surviving Heir of Marie H. Arbogast,  
Ronald A. Arbogast, II, Known Surviving  
Heir of Marie H. Arbogast and Unknown  
Surviving Heirs of Marie H. Arbogast,  
Defendants

TO: Unknown Surviving Heirs of  
Marie H. Arbogast

Premises subject to foreclosure: 200  
West Hillcrest Avenue, Havertown, Penn-  
sylvania 19083.

**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. 29

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 0022 OF 2015

NOTICE OF HEARING

TO: Christopher Felton

NOTICE IS HEREBY GIVEN THAT a Petition for Goal Change to Adoption/Termination of Parental Rights has been filed by Children and Youth Services of Delaware County seeking the termination of the parental rights of the father of Ashley G. (bd. 11/22/06).

A Hearing with respect to said Petition is scheduled for February 12, 2016 before the Honorable Nathaniel C. Nichols and will be held at 9:00 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. 29; Feb. 5, 12

**SERVICE BY PUBLICATION**

**NOTICE OF HEARING**

**APPOINTMENT OF DEPUTY CONSTABLE**

MISC. DOCKET NO. 3383-15

IN RE: Petition of Constable Gerald J. Bosch for Appointment of Eric S. Gensemer As Deputy Constable for Glenolden Borough, Delaware County, Pennsylvania

NOTICE IS HEREBY GIVEN THAT on December 22, 2015, the Petition of Constable Gerald J. Bosch was filed with the Office of Judicial Support of Delaware County, Pennsylvania, praying a decree be made appointing Eric S. Gensemer as Deputy Constable for Constable Gerald J. Bosch for Glenolden Borough, Delaware County, Pennsylvania, under authority of 44 Pa. C.S. Section 7122.

A hearing on said Petition will be held on February 8, 2016, at 9:00 a.m., Delaware County Courthouse, Courtroom "TBA," Media, Delaware County, Pennsylvania, at which time and place all interested and concerned persons may appear and show cause, if any there may be, why the prayer of said Petition should not be granted.

ANNA-MARIE MURPHY, ESQUIRE  
Murphy & D'Agostino, P.C.  
Attorneys for Petitioner  
230 N. Monroe Street  
Media, PA 19063  
(610) 874-7118

Jan. 29; Feb. 5

**SERVICE BY PUBLICATION**

**NOTICE OF HEARING**

**APPOINTMENT OF DEPUTY CONSTABLE**

MISC. DOCKET NO. 3381-15

IN RE: Petition of Constable Fortunato J. Contino, Jr. for Appointment of Michael F. Garvin As Deputy Constable for the Township of Ridley, Delaware County, Pennsylvania

NOTICE IS HEREBY GIVEN THAT on December 22, 2015, the Petition of Constable Fortunato J. Contino, Jr. was filed with the Office of Judicial Support of Delaware County, Pennsylvania, praying a decree be made appointing Michael F. Garvin as Deputy Constable for Constable Fortunato J. Contino, Jr. for the Township of Ridley, Delaware County, Pennsylvania, under authority of 44 Pa. C.S. Section 7122.

A hearing on said Petition will be held on February 8, 2016, at 9:00 a.m., Delaware County Courthouse, Courtroom "TBA," Media, Delaware County, Pennsylvania, at which time and place all interested and concerned persons may appear and show cause, if any there may be, why the prayer of said Petition should not be granted.

ANNA-MARIE MURPHY, ESQUIRE  
Murphy & D'Agostino, P.C.  
Attorneys for Petitioner  
230 N. Monroe Street  
Media, PA 19063  
(610) 874-7118

Jan. 29; Feb. 5

**SERVICE BY PUBLICATION**

**NOTICE OF HEARING**

**APPOINTMENT OF DEPUTY CONSTABLE**

MISC. DOCKET NO. 3379-15

IN RE: Petition of Constable Walter R. Omlor, Jr. for Appointment of Thomas M. Omlor As Deputy Constable for the Township of Upper Providence, Delaware County, Pennsylvania

NOTICE IS HEREBY GIVEN THAT on December 22, 2015, the Petition of Constable Walter R. Omlor, Jr. was filed with the Office of Judicial Support of Delaware County, Pennsylvania, praying a decree be made appointing Thomas M. Omlor as Deputy Constable for Constable Walter R. Omlor, Jr. for the Township of Upper Providence, Delaware County, Pennsylvania, under authority of 44 Pa. C.S. Section 7122.

A hearing on said Petition will be held on February 8, 2016, at 9:00 a.m., Delaware County Courthouse, Courtroom "TBA," Media, Delaware County, Pennsylvania, at which time and place all interested and concerned persons may appear and show cause, if any there may be, why the prayer of said Petition should not be granted.

ANNA-MARIE MURPHY, ESQUIRE  
Murphy & D'Agostino, P.C.  
Attorneys for Petitioner  
230 N. Monroe Street  
Media, PA 19063  
(610) 874-7118

Jan. 29; Feb. 5

**SERVICE BY PUBLICATION**

**NOTICE OF HEARING**

**APPOINTMENT OF  
DEPUTY CONSTABLE**

**MISC. DOCKET NO. 3382-15**

IN RE: Petition of Constable Carmen Damiani for Appointment of George D. Whartnaby and James M. Hoban As Deputy Constables for the Township of Upper Darby, Delaware County, Pennsylvania

NOTICE IS HEREBY GIVEN THAT on December 22, 2015, the Petition of Constable Carmen Damiani was filed with the Office of Judicial Support of Delaware County, Pennsylvania, praying a decree be made appointing George D. Whartnaby and James M. Hoban as Deputy Constables for Constable Carmen Damiani for the Township of Upper Darby, Delaware County, Pennsylvania, under authority of 44 Pa. C.S. Section 7122.

A hearing on said Petition will be held on February 8, 2016, at 9:00 a.m., Delaware County Courthouse, Courtroom "TBA," Media, Delaware County, Pennsylvania, at which time and place all interested and concerned persons may appear and show cause, if any there may be, why the prayer of said Petition should not be granted.

ANNA-MARIE MURPHY, ESQUIRE  
Murphy & D'Agostino, P.C.  
Attorneys for Petitioner  
230 N. Monroe Street  
Media, PA 19063  
(610) 874-7118

Jan. 29; Feb. 5

**SERVICE BY PUBLICATION**

**NOTICE OF HEARING**

**APPOINTMENT OF  
DEPUTY CONSTABLE**

**MISC. DOCKET NO. 3380-15**

IN RE: Petition of Constable Jason M. Haley for Appointment of James C. Fink As Deputy Constable for Aldan Borough, Delaware County, Pennsylvania

NOTICE IS HEREBY GIVEN THAT on December 22, 2015, the Petition of Constable Jason M. Haley was filed with the Office of Judicial Support of Delaware County, Pennsylvania, praying a decree be made appointing James C. Fink as Deputy Constable for Constable Jason M. Haley for Aldan Borough, Delaware County, Pennsylvania, under authority of 44 Pa. C.S. Section 7122.

A hearing on said Petition will be held on February 8, 2016, at 9:00 a.m., Delaware County Courthouse, Courtroom "TBA," Media, Delaware County, Pennsylvania, at which time and place all interested and concerned persons may appear and show cause, if any there may be, why the prayer of said Petition should not be granted.

ANNA-MARIE MURPHY, ESQUIRE  
Murphy & D'Agostino, P.C.  
Attorneys for Petitioner  
230 N. Monroe Street  
Media, PA 19063  
(610) 874-7118

Jan. 29; Feb. 5



**SERVICE BY PUBLICATION**

DELAWARE COUNTY  
COURT OF COMMON PLEAS  
NUMBER: 2015-8890

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

CIT Bank, N.A., Plaintiff

v.

Angela Kokol, Known Surviving Heir of  
Thelma O. Flocco, Frances Berkowitz,  
Known Surviving Heir of Thelma  
O. Flocco, Brenda Flocco, Known  
Surviving Heir of Thelma O. Flocco,  
Marian Denham, Known Surviving  
Heir of Thelma O. Flocco and Unknown  
Surviving Heirs of Thelma O. Flocco,  
Defendants

TO: Unknown Surviving Heirs of  
Thelma O. Flocco

Premises subject to foreclosure: 404 W.  
Grays Avenue, Glenolden, Pennsylvania  
19036.

**NOTICE**

If you wish to defend, you must enter  
a written appearance personally or by at-  
torney 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 im-  
portant 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. 29

**SERVICE BY PUBLICATION**

NOTICE OF APPOINTMENT OF  
DEPUTY CONSTABLE

NOTICE IS HEREBY GIVEN THAT  
on January 7, 2016, the Petition of John  
Francis Kelly, III, for the Appointment of  
Daniel Patrick Kelly as Deputy Constable  
for the Township of Upper Darby, Delaware  
County, Commonwealth of Pennsylvania,  
was filed with the Office of Judicial Sup-  
port, praying a decree be made appointing  
Daniel Francis Kelly as Deputy Constable  
for the Township of Upper Darby, Delaware  
County, Commonwealth of Pennsylvania  
under the authority of 44 Pa. C.S. Section  
7122.

A Hearing on said Petition will be held on  
February 8, 2016 at 9:00 a.m., Courtroom  
TBA, Delaware County Courthouse, Media,  
Pennsylvania 19063, at which time and  
place all interested or concerned persons  
may appear and show cause, if any there  
should be, why the prayer of said Petition  
should not be granted.

Jan. 22, 29

**JUDGMENT NOTICES**

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

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

The Judgment Index in the Judicial Sup-  
port office at Media discloses that the fol-  
lowing judgments, verdicts, liens, waiver of  
liens and other matters have been entered  
on the dates indicated.

**Accuracy of the entries  
is not guaranteed**

- Pagan, Rita; Borough of Glenolden; 01/  
05/15; \$700.30
- Pagano, Karen; T D Bank, USA; 01/26/15;  
\$7,426.86
- Page, Tanya; Velocity Investments, LLC;  
01/05/15; \$801.18

- Page, Teke Christiana; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,624.00
- Page, Teke Christiana; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,264.00
- Paige, Debra M; Commonwealth of PA Unemployment Comp Fund; 01/08/15; \$1,151.00
- Paine, Thomas G; Cach LLC; 01/09/15; \$9,774.72
- Paladino, Joseph Vito; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,242.60
- Palalia, Dugoberto; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,183.00
- Palmer, Christopher M.; Township of Aston; 01/07/15; \$460.50
- Palmer, Ja-Shawn Ja-Maar; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,260.00
- Palmer, Ja-Shawn Ja-Maar; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,260.00
- Palmer, Jashawn Jamar; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,473.50
- Palmer, Mark A; Cmwlt of PA Department of Revenue; 01/12/15; \$1,843.71
- Panichi, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,829.50
- Panichi, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,271.00
- Panichi, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,419.00
- Panichi, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$952.70
- Panichi, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$31,863.00
- Panichi, Stephen M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,051.50
- Pantuliano, Jason; New Century Financial Services Inc.; 01/08/15; \$910.90
- Papale Jr., Michael V.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,583.00
- Paparo, Christopher M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,189.00
- Pappas, Nicholis G; Borough of Folcroft; 01/05/15; \$419.25
- Pappas, Sarah; Borough of Folcroft; 01/05/15; \$419.25
- Pariso , George V; Wells Fargo Bank NA Tr; 01/08/15; \$327,553.85
- Park, Jenny; Borough of Yeadon; 01/15/15; \$678.51
- Park, Linda M; Cmwlt of PA Department of Revenue; 01/12/15; \$8,501.78
- Park, Linda M; Internal Revenue Service; 01/06/15; \$63,895.63
- Park, Robert A; Borough of Yeadon; 01/15/15; \$678.51
- Park, Stanley G; Cmwlt of PA Department of Revenue; 01/12/15; \$8,501.78
- Park, Stanley G; Internal Revenue Service; 01/06/15; \$63,895.63
- Parker, Adrean J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,176.00
- Parker, Dorteann; Borough of Glenolden; 01/05/15; \$482.50
- Parkinson Jr, Edward E; Borough of Folcroft; 01/05/15; \$763.25
- Parkinson, Mary Ann; Borough of Folcroft; 01/05/15; \$763.25
- Parks, Grace P; Borough of Darby; 01/07/15; \$494.33
- Parks, Tahria Aigner; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$225.00
- Parsio, Joseph F; Wells Fargo Bank NA Tr; 01/08/15; \$327,553.85
- Pascale, Carmen; Internal Revenue Service; 01/26/15; \$48,073.35
- Paschall, Margaret M; Wells Fargo Bank NA; 01/12/15; \$189,018.93
- Paschall, Margaret Mary; Wells Fargo Bank NA; 01/12/15; \$189,018.93
- Patchell, Ruth A; TD Bank USA NA; 01/23/15; \$6,321.93
- Pate, Hassan K; Borough of Darby; 01/05/15; \$610.83
- Patino, Renzo; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,879.88
- Patrick, Loven C; LVNV Funding LLC; 01/09/15; \$2,339.61
- Patterson, Carrie; Wells Fargo Bank; 01/28/15; \$62,185.94

- Patterson, Joshua; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,212.61
- Patterson, Joshua Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$947.35
- Patterson, Roger; Wells Fargo Bank; 01/28/15; \$62,185.94
- Patton, Daniel; Yarnell Esq, Stephen V; 01/07/15; \$7,463.96
- Patton, Linda; Yarnell Esq, Stephen V; 01/07/15; \$7,463.96
- Pavoni, Kirk N; Borough of Folcroft; 01/05/15; \$966.99
- Paye, Deniah; Citimortgage, Inc; 01/29/15; \$117,038.46
- Payne, Marva; City of Chester; 01/12/15; \$1,059.31
- Payne, Ritchie; City of Chester; 01/14/15; \$630.63
- Payroll Professionals Inc; Internal Revenue Service; 01/02/15; \$11,137.53
- PBB Property Holdings LLC; Borough of Darby; 01/08/15; \$2,022.07
- PBB Property Holdings LLC; Borough of Darby; 01/08/15; \$1,311.32
- PBB Property Holdings LLC; Borough of Darby; 01/07/15; \$463.00
- PBB Property Holdings LLC; Borough of Darby; 01/02/15; \$490.41
- Peake, Glenn C.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$413.00
- Pearson, Nathaniel C; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00
- Peck, Chalmus; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,099.00
- Pedroza Fernandez, Vanessa; Borough of Folcroft; 01/02/15; \$663.90
- Peer, Deborah Barrett; Borough of Glenolden; 01/05/15; \$482.50
- Peice, Kristin Lynn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,271.00
- Pelech Jr., Gregory Paul; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,613.03
- Pelech Jr., Gregory Paul; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,276.00
- Pellegrini, Joanne; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00
- Pellegrini, Stephen G; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00
- Penafiel Gonzalez, Juan S.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$5,760.00
- Perez, Jose Jr; City of Chester; 01/13/15; \$773.63
- Perez, Stephanie Jill; City of Chester; 01/09/15; \$1,416.63
- Perkins, Jamal James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$4,676.25
- Perry, Daniel V; U.S. Bank National Association; 01/08/15; \$172,099.53
- Peszlen, Scott; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,686.00
- Petersen, Administrator, Eric; Borough of East Lansdowne; 01/13/15; \$1,640.25
- Petitt Jr Etux, Edward; Township of Lower Chichester; 01/02/15; \$649.00
- Petkraz LLC T/A; Commonwealth of PA Unemployment Comp Fund; 01/21/15; \$2,160.74
- Petuqi, Janaq; Kamara, Salieu; 01/09/15; \$175.00
- Pharris, Lamarr; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$534.00
- Phelps, Nicole; Delaware County Juvenile Court; 01/27/15; \$216.21
- Phillips, Mark E; American Express Centurion Bank; 01/22/15; \$14,077.00
- Phillips, Nigel Douglass; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$699.00
- Phillips, Nigel Douglass; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$699.00
- Philmore, Katina; Borough of Darby; 01/08/15; \$1,108.17
- Picarello Sr, William A; Portfolio Recovery Associates LLC; 01/08/15; \$892.98
- Piccirilli, Damon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$6,155.50
- Pierce/Executor of the Estate of Betty Lou Pierce, Robert A.; City of Chester; 01/08/15; \$916.63
- Piluso, Gery Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,830.93

- Pinketti, Frank H.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,031.00
- Pinketti, Frank H.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,031.00
- Pinkney, Willie R; Borough of Darby; 01/08/15; \$839.91
- Pittman, Donald L; Commonwealth of PA Unemployment Comp Fund; 01/08/15; \$1,537.06
- Pizzica, Anna L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,406.00
- Pizzica, Anna L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$480.00
- Player, Marquise; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,609.00
- Plaza, Yolanda; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,902.00
- Plepis, Elizabeth; Overton, Shannon; 01/13/15; \$2,180.90
- Pless Exr, Hamilton; Upper Providence Township Sewer Authority; 01/15/15; \$1,099.85
- Pless, Emory J; Upper Providence Township Sewer Authority; 01/15/15; \$1,099.85
- Pless, Yyacinth E; Upper Providence Township Sewer Authority; 01/15/15; \$1,099.85
- PNC Bank /GRN; Midland Funding LLC; 01/08/15; \$126.26
- PNC Bank Grn; Wood, William; 01/09/15; \$6,336.00
- Poles, Kenneth T; Commonwealth of PA Dept of Revenue; 01/15/15; \$5,655.21
- Ponny, Ann; Borough of Darby; 01/06/15; \$463.00
- Poole, Bert; Township of Aston; 01/02/15; \$447.50
- Popelak, Justin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,387.00
- Porter Jr., Steven; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,546.80
- Porter, Jasmin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$565.00
- Porter, Jasmin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$565.00
- Porter, Thomasina J.; City of Chester; 01/08/15; \$830.23
- Porterfield, Antonio; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,980.50
- Porterfield, Antonio; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$774.50
- Potter, Dominique; City of Chester; 01/13/15; \$1,202.31
- Pour, Annette; Borough of Darby; 01/07/15; \$908.45
- Pour, Geebilly; Delaware County Juvenile Court; 01/27/15; \$35.00
- Pour, Justin; Internal Revenue Service; 01/21/15; \$8,730.91
- Pour, Justin; Borough of Darby; 01/07/15; \$908.45
- Preis, Craig O; Internal Revenue Service; 01/21/15; \$84,190.70
- Preis, Craig O; Internal Revenue Service; 01/21/15; \$86,761.18
- Preis, Maureen W; Internal Revenue Service; 01/21/15; \$86,761.18
- Presbery, Monica; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$16,843.01
- Prescott, Stephen J; Borough of Darby; 01/07/15; \$837.96
- Preston /ADM, June P; Wells Fargo Bank, N.A.; 01/12/15; \$134,982.04
- Preston /EST /AKA, Lawrence C; Wells Fargo Bank, N.A.; 01/12/15; \$134,982.04
- Preston, Lawrence; Wells Fargo Bank, N.A.; 01/12/15; \$134,982.04
- Preston, Tammy; Cmwlt of PA Department of Revenue; 01/12/15; \$2,108.97
- Preston, William; Cmwlt of PA Department of Revenue; 01/12/15; \$2,108.97
- Price, Taryn Lanae; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,653.00
- Priority Express Courier Inc; Commonwealth of PA Unemployment Comp Fund; 01/27/15; \$17,965.86
- Prop International LLC; City of Chester; 01/09/15; \$916.31
- Prop International LLC; City of Chester; 01/09/15; \$916.31
- Pryor, Roshona; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,628.00
- Pryor, Tyrone; Cmwlt of PA Department of Revenue; 01/12/15; \$1,646.29

Putros, Peter; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,422.00  
 Putros, Peter; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$4,807.00  
 Quality Real Estate, Inc; Borough of Darby; 01/05/15; \$882.99  
 Quinn, Arthur C.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,084.60  
 R V Holdings Eleven LLC; Borough of Darby; 01/08/15; \$612.79  
 Rahman, Mohammed M; BMO Harris Bank N.A.; 01/23/15; \$161,252.94  
 Rahoman, Deonarine; City of Chester; 01/14/15; \$630.63  
 Rainey, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,367.00  
 Ramirez, Lazaro Alonzo; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$400.00  
 Ramirez, Marc; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$5,149.90  
 Randall, Jahmal; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$852.60  
 Randall, Jahmal Eric; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,172.00  
 Randoll, Timothy; New Century Financial Services, Inc.; 01/08/15; \$12,160.03  
 Rankin, Kevin J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,641.00  
 Rapinesi, Geraldine Ann; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,334.00  
 Rashad, Nasir Ameen; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$5,136.00  
 Rashad, Trina Ames; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,814.00  
 Rasool, Farid W; City of Chester; 01/12/15; \$2,390.63  
 Ravenell, Janice; New Century Financial Services, Inc; 01/05/15; \$761.40  
 Rawls, Francis Julius; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,248.00

Rawls, Francis Julius; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,248.00  
 Rawls, Reginald; Commonwealth of PA Department of Revenue; 01/13/15; \$7,426.48  
 Rawls, Valerie; City of Chester; 01/08/15; \$984.63  
 Ray, Tina; Borough of Darby; 01/07/15; \$792.92  
 Raymond, Paris; Portfolio Recovery Associates LLC; 01/26/15; \$2,579.56  
 Raynor & Associates PC; Klehr Harrison Harvey Branzburg LLP; 01/09/15; \$615,349.50  
 Raynor & Associates PC; Messa and Associates PC; 01/09/15; \$160,612.50  
 Raynor, Nancy K; Klehr Harrison Harvey Branzburg LLP; 01/09/15; \$615,349.50  
 Raynor, Nancy K; Messa and Associates PC; 01/09/15; \$160,612.50  
 Raytro Properties LLC; Borough of Darby; 01/08/15; \$1,346.06  
 Raytro Properties LLC; Borough of Darby; 01/07/15; \$509.02  
 Redmond, Sheila Viola; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$525.00  
 Reed Sr, Michael D; City of Chester; 01/09/15; \$1,718.31  
 Reed, Karen Tucker; Borough of Darby; 01/06/15; \$1,138.51  
 Reed, Malisa; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,829.50  
 Reed, Malisa; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,183.50  
 Reid, Ronald; Borough of Folcroft; 01/05/15; \$693.41  
 Reilly Invest Properties, LLC; Borough of Glenolden; 01/05/15; \$482.50  
 Rementer Jr., Francis Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,491.00  
 Rendon, Marc Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,044.00  
 Reo Investment Corporation; Borough of Folcroft; 01/05/15; \$753.17  
 Repice, Joseph; Borough of Darby; 01/06/15; \$959.86

- Resnick, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,631.00
- Rev Liv Trust; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00
- Revels, Shahkeya; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,438.00
- Revels, Shahkeya; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,438.00
- Reynolds, James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,857.00
- Reynolds, James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,857.00
- Rhoads, Tiffany L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,234.00
- Rhodes, Natalie; Sun East Federal Credit Union; 01/26/15; \$4,947.77
- Rice, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,486.50
- Rice, Michael Amir; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,356.00
- Rice, Michael Amir; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,356.00
- Richardson, Demetrious M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$525.00
- Richardson, George Carlton; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$659.00
- Richardson, George Carlton; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$659.00
- Richardson, Kratrina T; Commonwealth of PA Unemployment Comp Fund; 01/09/15; \$1,098.43
- Richardson, Omar; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$741.00
- Richley, Donald; Borough of Darby; 01/08/15; \$932.92
- Ricketts, Douglas; City of Chester; 01/12/15; \$1,334.63
- Ricks, Parrish Damon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$6,489.50
- Right Track Daycare LLC; Internal Revenue Service; 01/13/15; \$28,506.28
- Ristick, Sylvia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$39,534.00
- Ristick, Sylvia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$39,534.00
- Rivers, Ebony T; Commonwealth of PA Unemployment Comp Fund; 01/08/15; \$880.06
- Roberson /AKA, Shawonna Lee B; Wells Fargo Bank NA; 01/29/15; \$100,488.95
- Roberson, Shawonna-Lee B; Wells Fargo Bank NA; 01/29/15; \$100,488.95
- Roberts A/K/A, Collette; New Century Financial Services Inc; 01/22/15; \$888.95
- Roberts Jr., Barry E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,287.60
- Roberts, Barbara Ann; Borough of Darby; 01/06/15; \$1,145.36
- Roberts, Philip; Borough of Darby; 01/07/15; \$463.00
- Roberts, Philip; Borough of Darby; 01/06/15; \$463.00
- Robins, Mark Alan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,860.00
- Robinson, Alexis; American Express Bank FSB; 01/16/15; \$8,232.34
- Robinson, Alfred; Borough of Darby; 01/05/15; \$670.55
- Robinson, Diane; City of Chester; 01/13/15; \$773.63
- Robinson, Diane; LVNV Funding LLC; 01/09/15; \$9,068.27
- Robinson, Donnair M; Borough of Darby; 01/05/15; \$463.00
- Robinson, Jamar Lee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,932.10
- Robinson, Joshua A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,265.00
- Robinson, Kelvin; Borough of Darby; 01/07/15; \$519.78
- Robinson, Kelvin; Borough of Darby; 01/02/15; \$1,099.35
- Robinson, Khalil; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,645.50
- Robinson, Lamonica; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$345.00

- Robinson, Rosemarie; Borough of Darby; 01/06/15; \$1,242.28
- Rodarmel, Ronald K; Commonwealth of PA Department of Revenue; 01/12/15; \$2,299.69
- Rodgers Etux, Herbert T; Township of Lower Chichester; 01/02/15; \$649.00
- Rodgers, Dolores; Township of Aston; 01/08/15; \$447.50
- Rodgers, Dolores; Township of Aston; 01/07/15; \$460.50
- Rodriguez, Eduardo; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,222.00
- Rodriguez, Jessica; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$100.00
- Rodriguez, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$10,397.05
- Roe Properties Inc; City of Chester; 01/12/15; \$607.31
- Rogers, Kenneth; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,086.00
- Roggio, Catherine A; Borough of Folcroft; 01/05/15; \$1,803.49
- Rooks, Heather; Nemic Finance Corporation D/B/A Professional Solutions Financial Services; 01/09/15; \$17,026.18
- Root, William; Township of Aston; 01/08/15; \$447.50
- Roper, Winston; Commonwealth of PA Department of Revenue; 01/12/15; \$1,976.48
- Rose /AKA, Karima N; PHH Mortgage Corporation / AKA; 01/15/15; \$90,440.23
- Rose Tree Inn; Commonwealth of PA Unemployment Comp Fund; 01/21/15; \$9,817.83
- Rose Tree Liquor Holdings LLC T/A; Commonwealth of PA Unemployment Comp Fund; 01/21/15; \$9,817.83
- Rose, Karima Nichole; PHH Mortgage Corporation / AKA; 01/15/15; \$90,440.23
- Rose, Mary Elizabeth; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$6,604.85
- Rosenwald, Glen; Borough of Darby; 01/08/15; \$463.00
- Rosenwald, Glen; Borough of Darby; 01/07/15; \$3,765.64
- Ross, Edmund Philip; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,555.00
- Rossi, Mary Beth; Commonwealth of PA Department of Revenue; 01/12/15; \$66,738.03
- Rota Family LP; The Borough of Sharon Hill; 01/06/15; \$652.72
- Roth, Scott; Internal Revenue Service; 01/02/15; \$84,170.69
- Rothwell Sr, Vernon K; City of Chester; 01/12/15; \$1,919.63
- Rothwell, Darlene; City of Chester; 01/12/15; \$1,919.63
- Rothwell, Llerard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,656.00
- Rountree, Dominic; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$647.00
- Route 252 Inc /DBA; IGU Energy Services Inc /DBA; 01/30/15; \$40,100.58
- Rowland, Patricia; Cach LLC; 01/26/15; \$5,692.31
- Rubino, Anthony; Township of Aston; 01/08/15; \$447.50
- Rubino, Anthony; Township of Aston; 01/07/15; \$460.50
- Rubio, Baltazar E; City of Chester; 01/15/15; \$630.63
- Rudine, Barbara J; Wells Fargo Bank N.A.; 01/08/15; \$119,127.40
- Ruggieri, Thomas; New Century Financial Services Inc; 01/26/15; \$915.89
- Ruiz-Lopez, Andrez; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$986.00
- Ruley, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,553.50
- Rusek, Michael J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,588.00
- Rusek, Michael Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,680.00
- Russell, Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$4,642.50
- Rutherford, Helen B; Borough of Darby; 01/07/15; \$948.58
- Ryan, Ellen H; Selene Finance LP; 01/23/15; \$183,743.98
- Ryan, Ellen H; Selene Finance LP; 01/28/15; \$183,743.98
- Ryan, William David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,196.00

- Ryckaert, Bjorn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$5,233.00
- Saahir, Nasir A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,937.00
- Saint Jour, Stephane; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$5,230.72
- Salak, Donna Lee; Township of Lower Chichester; 01/02/15; \$649.00
- Salley, Oliver Foster; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,136.00
- Salvatore Occhiolini Paintng; Donegal Mutual Insurance Company; 01/20/15; \$26,897.43
- Samah Roberts, Massah V; Borough of Darby; 01/09/15; \$1,721.99
- Samuels, Wayne F.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,036.00
- Sanchez, Andrew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,387.00
- Sandoval, Alejandra; Delaware County Juvenile Court; 01/27/15; \$69.73
- Sano, Abraham; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,438.00
- Santaniello, Nicholas Kurt; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$721.00
- Sarzynski, Thomas S; Discover Bank; 01/21/15; \$4,808.84
- Saud, Mohammed A.; Millbourne Borough; 01/09/15; \$1,519.54
- Sauler Sr, Clifford W; Borough of Glenolden; 01/05/15; \$700.30
- Sauler, Katherine A; Borough of Glenolden; 01/05/15; \$700.30
- Saunders, Frank V; Borough of Darby; 01/07/15; \$2,601.14
- Saunders, Michael; Borough of Darby; 01/06/15; \$988.72
- Saunders, Michael; Township of Lower Chichester; 01/02/15; \$649.00
- Saunders, Susan; Township of Lower Chichester; 01/02/15; \$649.00
- Savage, Crystal; National Collegiate Student Loan Trust; 01/23/15; \$17,877.77
- Savage, Donna M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$413.00
- Savage, Vincent G; City of Chester; 01/12/15; \$1,109.63
- Sbandi, Frank M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,959.98
- Scanlon, John Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,696.00
- Scarborough, Bradford; Portfolio Recovery Associates LLC; 01/08/15; \$2,795.56
- Scarpato, Kathleen M; Deutsche Bank National Trust Co.; 01/05/15; \$302,734.24
- Scarpato, Maryanna; First Horizon Home Loans; 01/12/15; \$134,106.50
- Scarpato, Phillip J; Deutsche Bank National Trust Co.; 01/05/15; \$302,734.24
- Scavicchio, Anthony; Township of Lower Chichester; 01/05/15; \$649.00
- Scavicchio, Antonio M; Township of Lower Chichester; 01/05/15; \$2,596.00
- Scavicchio, Giacomo; Township of Lower Chichester; 01/05/15; \$2,596.00
- Scavicchio, Marie; Township of Lower Chichester; 01/05/15; \$2,596.00
- Scharf Group LLC; Tori, Anthony J; 01/23/15; \$6,959.56
- Scharf, Glenn; Tori, Anthony J; 01/23/15; \$6,959.56
- Scheb, Robert A; Deutsche Bank National Trust Company /TR; 01/07/15; \$262,336.43
- Scheb, Rose Marie; Deutsche Bank National Trust Company /TR; 01/07/15; \$262,336.43
- Scheivert, L. M.; Township of Aston; 01/08/15; \$447.50
- Scheivert, LM; Township of Aston; 01/07/15; \$460.50
- Schneider, Scott; Treadwell, Thomas W; 01/09/15; \$34,213.22
- Schonfeld, Brandon T.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$857.00
- Scone Jr, Michael B; Commonwealth of PA Unemployment Comp Fund; 01/08/15; \$860.76
- Scott, Deron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$275.00
- Scott, Tiana J; London, Reha Lee; 01/13/15; \$1,818.60
- Scratch, Alan W; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00



- Scudder, Rita E; One West Bank NA; 01/29/15; \$103,715.83
- Seals, Tammy; Borough of Darby; 01/06/15; \$884.95
- Secretary of Veterans Affairs; Borough of Darby; 01/07/15; \$463.00
- Seeward, Edward J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$4,995.00
- Sengchareun, Tina; Discover Bank; 01/21/15; \$2,585.34
- Serpico, James Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$17,807.00
- Serry, Abdulai; Borough of Darby; 01/06/15; \$611.81
- Sessa, Judith A; U.S. Bank, N.A. SSR/TR; 01/13/15; \$258,888.48
- Settles, Lawrence; Borough of Yeadon; 01/15/15; \$1,032.63
- Seven Seas/Petkraz 5; Commonwealth of PA Unemployment Comp Fund; 01/21/15; \$2,160.74
- Severino, Ramon; Nationstar Mortgage LLC; 01/20/15; \$97,623.03
- Seydou, Sadatu P; Borough of Darby; 01/06/15; \$1,234.45
- Seymour, Steven R; HSBC Bank USA National Association/TR; 01/09/15; \$114,600.12
- Shaak, David M.; Bank of America, N.A.; 01/30/15; \$26,739.56
- Shaffer, Michael; Borough of Darby; 01/08/15; \$463.00
- Shaffer, Michael; Borough of Darby; 01/07/15; \$889.84
- Shaffer, Michael; Borough of Darby; 01/06/15; \$984.81
- Shaffer, Michael; Borough of Darby; 01/06/15; \$463.00
- Shannon, Elishama D; JPMC Speciality Mortgage LLC /FKA; 01/16/15; \$115,421.09
- Sharkey, Kathryn L.; Borough of Glenolden; 01/03/15; \$425.30
- Sharpe, George L; Borough of Darby; 01/05/15; \$667.61
- Shavers, Zenetta; Wells Fargo Bank N.A.; 01/12/15; \$233,788.36
- Shaw Jr., David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,703.00
- Shaw Jr., David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,703.00
- Shaw, Ike; Coleman, Sean; 01/16/15; \$5,186.28
- Shaw, Ike; Womack, Lana D; 01/16/15; \$5,186.28
- Shea, John M; Parke Bank; 01/30/15; \$1,573,682.25
- Sheldrake, Harry J; Borough of Glenolden; 01/05/15; \$700.30
- Sheridan, Catherine M; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00
- Sheridan, Robert J; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00
- Sheriff, Keima; Commonwealth of PA Department of Revenue; 01/12/15; \$1,597.77
- Sheriff, Momo E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$994.00
- Shiomos, Nicholas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,430.60
- Shiomos, Nicholas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,430.60
- Shoey, Allen Daniel; Discover Bank; 01/21/15; \$9,511.80
- Showell, Kevin Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,696.00
- Shull, Adam; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,057.00
- Shull, Adam; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,350.16
- Shull, Adam Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,321.00
- Shull, Adam Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,321.00
- Shump, Donald W; Commonwealth of PA Department of Revenue; 01/12/15; \$4,073.35
- Sibilia, Patricia; Borough of Darby; 01/08/15; \$1,166.90
- Siekierski /DCD /EST, Albert L; Township of Aston; 01/08/15; \$447.50
- Sierkierski, Etux, Albert L; Township of Aston; 01/07/15; \$460.50

- Simeone A/K/A Ronald F. Simeone Jr., Ronald F.; New Century Financial Services, Inc; 01/12/15; \$1,011.13
- Simpkiss, Frank H; Commonwealth of PA Department of Revenue; 01/12/15; \$3,020.67
- Sims, David; Borough of Darby; 01/07/15; \$606.91
- Sin, Narith; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$10,662.05
- Singh, Harjinder; Citibank NA; 01/05/15; \$15,409.81
- Singh, Paramjit; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,055.25
- Singleton, Marjorie; City of Chester; 01/13/15; \$800.11
- Sinko, Jeffrey J; Commonwealth of PA Unemployment Comp Fund; 01/08/15; \$1,198.26
- Skinner, Jalil; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,261.18
- Skinner, Jalil; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,477.70
- Sky Limit Investment LLC; Borough of Darby; 01/02/15; \$974.54
- Small, Gerald; Nationstar Mortgage LLC; 01/14/15; \$139,773.14
- Small, Joanna; Internal Revenue Service; 01/02/15; \$55,319.57
- Smalley, Nicole L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,540.50
- Smerigan, Andrew M; CmwltH of PA Department of Revenue; 01/13/15; \$5,172.96
- Smerigan, Lissa A; CmwltH of PA Department of Revenue; 01/13/15; \$5,172.96
- Smith III, Oliver W; City of Chester; 01/15/15; \$630.63
- Smith Jr., Carl James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,523.39
- Smith, Bryant; City of Chester; 01/13/15; \$619.63
- Smith, Carl James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$909.00
- Smith, Constance P; Borough of Darby; 01/06/15; \$463.00
- Smith, Jean; City of Chester; 01/13/15; \$656.63
- Smith, Jeanette; Borough of Darby; 01/08/15; \$463.00
- Smith, Joseph T; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00
- Smith, Lois E; T D Bank USA. N.A.; 01/26/15; \$2,641.88
- Smith, Margaret G; Borough of Darby; 01/07/15; \$463.00
- Smith, Margaret T; Upper Providence Township Sewer Authority; 01/30/15; \$6,000.00
- Smith, Micah; City of Chester; 01/12/15; \$1,631.31
- Smith, Micah L; LSF8 Master Participation Trust; 01/28/15; \$148,995.54
- Smith, Oliver W; City of Chester; 01/30/15; \$960.50
- Smith, Raheem; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,547.00
- Smith, Raheem; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$1,547.00
- Smith, Rita G.; City of Chester; 01/09/15; \$1,334.63
- Smith, Rodney Lee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$2,301.00
- Smith, Sandra; Borough of Darby; 01/09/15; \$651.95
- Smith, Thompson George; Williams, Ashley; 01/20/15; \$1,754.72
- Smith, Timmy C; Borough of Darby; 01/06/15; \$743.50
- Snyder Jr., Scott S.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$4,348.20
- Soares, Brian C; TD Bank USA N.A.; 01/23/15; \$4,679.31
- Soderlund, Robert P; Borough of Darby; 01/02/15; \$535.45
- Sogonwah, Mabinty; Commonwealth of PA Department of Revenue; 01/12/15; \$804.78
- Soifer, Fotini; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$3,212.50
- Soifer, Fotini Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/05/15; \$7,132.00
- Soleyn, Neithe E; Borough of Darby; 01/08/15; \$1,082.71
- Solo, Nora; U.S. Bank, N.A. /TR; 01/08/15; \$143,497.68

**LOCALITY INDEX  
SHERIFF'S SALES  
OF REAL ESTATE  
COUNTY COUNCIL  
MEETING ROOM  
COURTHOUSE, MEDIA, PA  
February 19, 2016  
11:00 A.M. Prevailing Time**

**BOROUGH**

Brookhaven 42, 79, 174, 193  
Clifton Heights 23, 26, 95, 120, 160, 191  
Collingdale 14, 15, 74, 158, 179  
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Radnor 61, 98, 100  
Ridley 13, 22, 25, 54, 56, 83, 106, 128,  
176, 181, 182  
Springfield 141, 165  
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123, 127, 129, 144, 145, 157, 166, 168,  
171, 175, 186, 190, 194, 195, 196,  
197, 199, 200  
Upper Providence 90, 121

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. 001582A 1. 2014**

**MORTGAGE FORECLOSURE**

Borough of Darby, County of Delaware and State of Pennsylvania.

Front: Irregular ft Depth: Irregular ft

BEING Premises: 215 North 9th Street, Darby, PA 19023.

Parcel No. 14-0002354-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Derrick J. Armstrong and Lizzie Y. Armstrong.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 002476 2. 2015**

**MORTGAGE FORECLOSURE**

20 S. 14th Street  
Darby, PA 19023

Property in Borough of Darby, County of Delaware and State of Pennsylvania. Situate on the Northwesterly side of fourteenth Street (50 feet wide) at the distance of 176 feet measured Northeastwardly along the said side of fourteenth Street from its intersection with the Northeasterly side of Chestnut Street (40 feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Josephine E Awkward Pinder aka Josephine E Pinder.

Hand Money \$7,430.50

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2826 3. 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 and designated as Lots No. 301 and 302, on a certain plan of lots called "Aronimink Heights", made by Damon and Foster, Civil Engineers, on October 24, 1924, and described as follows, to wit:

BEGINNING at a point on the Westerly side of Mason Avenue (40 feet wide), at the distance of 350 feet measured Northwardly along the said side of Mason Avenue from the Northerly side of State Road (50 feet wide).

CONTAINING in front or breadth along said side of Mason Avenue North 10 degrees 45 minutes 55 seconds West, 50 feet, and extending of that width in length or depth between parallel lines on a course South 70 degrees 14 minutes 3 seconds West, 100 feet.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shawn M. Dougherty and Jenifer Dougherty.

Hand Money \$16,766.08

Law Office of Gregory Javardian, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 011058 4. 2013**

**MORTGAGE FORECLOSURE**

1968 Carter Road  
Folcroft, PA 19032

Property in Borough of Folcroft, County of Delaware and State of Pennsylvania. Beginning at a point on the Northwesterly side of Carter Road (50 feet wide) at the distance of 234.49 feet measured Northeastwardly along said side of Carter Road along its various courses and distances from a point.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Estate of Jimmy Phan, unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Jimmy Phan, Minh Ha a/k/a Minh Van Ha, Kim Phan known heir of Jimmy Phan.

Hand Money \$10,198.53

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 002987 5. 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 and designated as Lots Nos. 424 and 425 on a certain plan of lots called Aronimink Heights made by Damon and Foster, Civil Engineers, October 24, 1924 and bounded and described according thereto as follows, to wit:

BEGINNING at a point on the Westerly side of Foss Avenue (40 feet wide) at the distance of 350 feet measured Northwardly along said side of Foss Avenue from the Northerly side of Cedar Lane (50 feet wide).

CONTAINING in front or breadth along the said side of Foss Avenue North 19 degrees 45 minutes 55 seconds West 50 feet and extending of that width in length or depth between parallel lines on a course of South 70 degrees 14 minutes 5 seconds West 100 feet.

BEING known as 928 Foss Avenue.

BEING Folio No. 16-10-00903-00.

BEING the same premises which Craig Wilson and Christine Wilson granted and conveyed unto Dion O. Whitley and Gwendolyn D. Whitley, husband and wife, by Deed dated June 30, 2006 and recorded July 3, 2006 in Delaware County Record Book 3842, page 2006.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Dion O. Whitley and Gwendolyn D. Whitley.

Hand Money \$22,564.44

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

**MARY McFALL HOPPER, Sheriff**

No. 4925 6. 2015

**MORTGAGE FORECLOSURE**

Borough of Norwood, County of Delaware and State of Pennsylvania.

Description: 35 x 112

BEING Premises: 508 Devon Road, Norwood, PA 19074.

Parcel No. 31-00-00316-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: William W. Jones, Jr. a/k/a William Jones, Jr. and Judith H. Jones.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

No. 5585 7. 2015

**MORTGAGE FORECLOSURE**

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

PARCEL/FOLIO No. 08-00-01259-00.

BEING more commonly known as: 119 Worrilow Street, Linwood, PA 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Wendy Prendergast.

Hand Money \$3,000.00

Robert M. Kline, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3016 8. 2011**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 09-00-01114-40.

Property: 83 Dresner Cir., Boothwyn, PA 19061.

BEING the same premises which Deluca Enterprises, Inc., by Deed dated March 18, 2005 and recorded June 3, 2005 in and for Delaware County, Pennsylvania in Deed Book Volume 03503, page 0074, granted and conveyed unto James T. Bradley Sr. and Frances A. Bradley, husband and wife, as tenants by the entireties.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: James T. Bradley Sr. and Frances A. Bradley, husband and wife, as tenants by the entireties.

Hand Money \$20,492.66

Kimberly A. Bonner, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 7583 9. 2015**

**MORTGAGE FORECLOSURE**

829 Ormond Avenue  
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rita L. Murray.

Hand Money \$15,739.78

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7815 10. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT PARCEL in the Township of Upper Darby, County of Delaware, Commonwealth of Pennsylvania, being known and designated as Lot 264, Observatory Hill, filed in Plat Book 10, page 640, recorded 04/01/1903, metes and bounds property, on the Southeasterly side of Lynn Boulevard, more fully described in Deed Book 3105, page 1555 dated 02/27/2004 and recorded 03/04/2004, Delaware County Records, Commonwealth of Pennsylvania.

BEING the same property conveyed to Ethan Maiorini and Wendy Maiorini, as tenants by the entirety by Deed from Kent Cugini as set forth in Deed Book 3105, page 1555 dated 02/27/2004 and recorded 03/04/2004, Delaware County Records, Commonwealth of Pennsylvania.

Tax/Parcel ID: 16-07-00562-00.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Wendy Maiorini and Ethan Maiorini.

Hand Money \$14,535.77

Amanda L. Rauer, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3658B 11. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware, Commonwealth of Pennsylvania on the Northwest side of Guenther Avenue.

Front: IRR Depth: IRR

BEING Premises: 1011 Guenther Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Felicitas I. Akanno and George O. Akanno.

Hand Money \$6,450.40

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3656B 12. 2011**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$286,859.11

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

Front: Irregular Depth: Irregular

BEING Premises: 216 South Cedar Lane, Upper Darby, PA 19082.

Folio Number: 16-07-00286-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Frank H. Sowell and Susan Sowell.

Hand Money \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 010153 13. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Township of Ridley, County of Delaware and State of Pennsylvania, bounded and described according to a Plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, on 9/13/1957 and last revised 7/31/1958, as follows:

SITUATE on the Northwesterly side of 7th Avenue (40 feet wide) at the distance of 45 feet measured North 59 degrees 56 minutes 20 seconds East along same from its intersection with the Northeasterly side of Hazel Avenue (50 feet wide) (both lines produced).

CONTAINING in front or breadth measured North 59 degrees 56 minutes 20 seconds East along said Northwesterly side of 7th Avenue, 30 feet and extending of that width in length or depth North 30 degrees 3 minutes 40 seconds West between parallel lines at right angles to said 7th Avenue, 110 feet to a point in the center line of a certain 15 feet wide driveway which extends Southwestwardly into said Hazel Avenue and Northeastwardly into Evergreen Avenue (50 feet wide), the Southwesterly line thereof passing through the party wall between these premises and the premises adjoining to the Southwest.

BEING Lot No. 35, House No. 603 7th 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 to certain restrictions as now of record.

BEING Folio No. 38-03-02222-00.

BEING the same premises which James E. Hugo, Jr. and Lori Hugo granted and conveyed unto William Thorn and Myrtle Thorn dated September 30, 1999 and recorded October 5, 1999 in Delaware County Record Book 1936, page 199.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: William C. Thorn, a/k/a William Thorn and Myrtle A. Thorn, a/k/a Myrtle Thorn.

Hand Money \$13,449.29

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

**MARY McFALL HOPPER, Sheriff**

**No. 10200 14. 2014**

**MORTGAGE FORECLOSURE**

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

PARCEL/FOLIO No. 11-00-03174-00.

BEING more commonly known as: 230 Wolfenden Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Robert A. Damiani, Sarah M. Damiani, United States of America and United States of America, c/o U.S. Attorney.

Hand Money \$3,000.00

Robert M. Kline, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3492 15. 2010**

**MORTGAGE FORECLOSURE**

109 Upland Ter.  
Collingdale Borough, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Raymond Coryell, Susan Coryell.

Hand Money \$36,080.60

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6883 16. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Edgmont, County of Delaware, Commonwealth of PA on the Northerly side of Charter Oak Drive.

Front: IRR Depth: IRR

BEING Premises: 42 Charter Oak Drive, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Edward J. Tell.

Hand Money \$45,784.50

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**



**No. 6040 17. 2015**

**MORTGAGE FORECLOSURE**

Property in the Aston Township, County of Delaware, Commonwealth of PA on the Southwesterly side of a twenty feet wide paring right of way.

Front: IRR Depth: IRR

BEING Premises: 117 Knollwood Court, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Valerie Lee Vicario.

Hand Money \$25,778.33

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7408 18. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 79 South Harwood Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Norman S. Ginsberg.

Hand Money \$10,638.90

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000869 19. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania on the Easterly side of Bennington Road.

Front: IRR Depth: IRR

BEING Premises: 713 Bennington Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Erick Levi Perez Canto.

Hand Money \$8,534.32

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006629 20. 2014**

**MORTGAGE FORECLOSURE**

Property in the Borough of Sharon Hill, County of Delaware, Commonwealth of Pennsylvania on the Southwesterly side of Sharon Avenue.

Front: IRR Depth: IRR

BEING Premises: 514 Sharon Avenue Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nevin T. Bruton.

Hand Money \$14,671.05

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 004756 21. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 423 Orchard Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Ericka Johnson.

Hand Money \$10,375.82

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7290 22. 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 Ridley, County of Delaware and State of Pennsylvania, bounded and described according to a Plan for Carann Corporation, made by Damon & Foster, Civil Engineers, Sharon Hill, PA on December 7, 1960, as follows:

BEGINNING at a point on the Southwesterly side of Morris Circle cul-de-sac, which point is measured the three following courses and distances from the point formed by the intersection of the Southwesterly side of Morris Circle (fifty feet wide) at the Northwesterly side of Haverford Road (fifty-five feet wide) (both lines produced): (1) extending from said point of intersection North forty-two degrees, one minute, twenty-seven seconds West one hundred sixty-six and thirty-four one-hundredths feet to a point of curve (2) on a line curving to the left, having a radius of forty-four and ninety-five one hundredths feet, the arc distance of thirty-seven and sixty-three one-hundredths feet to a point of reverse curve, and (3) on a line curving to the right, having a radius of fifty-one and fifty one-hundredths feet, the arc distance of thirty-seven and seventy-eight one-hundredths feet to the point and place of beginning; extending thence from said beginning point South forty-two degrees, three minutes West, passing through the party wall between these premises adjoining to the Southeast, one hundred four and one one-hundredths feet to a point; thence extending North fifty-three degrees, zero minutes, fifty seconds West sixty feet and thirty-seven one-hundredths of a foot to a point; thence extending North sixty-two degrees, thirty-three minutes East, passing partly through the bed of a certain driveway laid out between these premises and the premises adjoining to the Northwest, one hundred twenty feet and twenty-one one-hundredths of a foot to a point on the Southwesterly side of Morris Circle cul-de-sac; thence extending along the same on a line curving to the left, having a radius of fifty-one and fifty one-hundredths feet, the arc distance of eighteen and forty-three one hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 15 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 the said driveway in good order, condition and repair, at all times hereafter, forever.

BEING Folio No. 38-01-00446-15.

BEING the same premises which Nicholas A. Dalessio and Helen M. Dalessio, husband and wife, granted and conveyed unto Frances Dalessio by Deed dated October 28, 2005 and recorded November 4, 2005 in Delaware County Record Book 3646, page 115.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Frances Dalessio.

Hand Money \$10,266.95

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

**MARY McFALL HOPPER, Sheriff**

**No. 6268 23. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Clifton Heights, County of Delaware, Commonwealth of PA on the Southerly side of Woodbridge Road.

Front: IRR Depth: IRR

Being Premises: 250 Woodbridge Road, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Garo A. Kitabjian.

Hand Money \$11,412.35

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 010581 24. 2014**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Southerly side of Twelfth Street.

Front: IRR Depth: IRR

BEING Premises: 129 East 12th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Sean A. Salmon.

Hand Money \$9,469.49

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 007206 25. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$150,508.09

Township of Ridley, County of Delaware and State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 609 Darby Road, Ridley Park, PA 19078.

Folio Number: 38-06-00430-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Rocco W. Pace, Jr. and Melissa A. Pace.

Hand Money \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 10503B 26. 2009**

**MORTGAGE FORECLOSURE**

Property in the Borough of Clifton Heights, County of Delaware, Commonwealth of PA on the Northwestern side of Woodbridge Road.

Front: IRR Depth: IRR

Being Premises: 259 Woodbridge Road, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Curvey Reid and Lashawn Reid.

Hand Money \$19,337.54

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000704 27. 2015**

**MORTGAGE FORECLOSURE**

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

Square Feet: 2,277

BEING Premises: 3002 West 11th Street, Chester, PA 19013-1636.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mumina Sabura Hall, Mark V. Kane, and Unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Lillie Marie Kane, deceased.

Hand Money \$6,500.66

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 62612A 28. 2012**

**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 Lansdowne, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 9 W. Plumstead Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Geraldine E. Bonham.

Hand Money \$3,000.00

Jason J. Leininger, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 10333 29. 2007**

**MONEY JUDGMENT**

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

Location of Property: 608 Fern Street, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rickena Q. Parsons.

Hand Money \$3,000.00

Jason J. Leininger, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 12161 30. 2010**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE at the Northeast corner of Schappet Terrace (thirty feet wide) in the Borough of Lansdowne, County of Delaware, State of Pennsylvania.

LOCATION OF PROPERTY: 109 Nyack Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Delia Alvarez.

Hand Money \$3,000.00

Jason J. Leininger, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 62369 31. 2012**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the messuage 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: 407 Holly Road, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Y D M Properties, L.L.C.

Hand Money \$3,000.00

Jason J. Leininger, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 10329 32. 2009**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 178 N. Union Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dawit Berhe and Alemnesh Dulacha.

Hand Money \$3,000.00

Jason J. Leininger, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2622 33. 2012**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 45-00-01673-00.

Property: 653 Saude Avenue, Essington, PA 19029.

BEING the same premises which Charles Beale and Betty Butland, Co-Executors under the Will of Marguerite L. Beale, deceased, by Deed dated August 13, 1999 and recorded August 19, 1999 in and for Delaware County, Pennsylvania in Deed Book Volume 1928, page 0764, granted and conveyed unto Carl B. Carlos.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Carl B. Carlos.

Hand Money \$8,783.22

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 08027 34. 2009**

**MONEY JUDGMENT**

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

Location of Property: 509 Arbor Road, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Andrew Briner and Russell J. Myers.

Hand Money \$3,000.00

James R. Wood, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 002935 35. 2015**

**MORTGAGE FORECLOSURE**

70 West 8th Street  
Chester, PA 19013

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Diane V. Robinson.

Hand Money \$6,491.96

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 60330 36. 2012**

**MONEY JUDGMENT**

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as "Strath Haven Condominium", located at Yale and Harvard Avenue, Swarthmore, Pennsylvania.

Location of Property: 801 Yale Avenue, Unit 916, Swarthmore, Pennsylvania 19081.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Robert Scott Denworth.

Hand Money \$3,000.00

James R. Wood, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 001204 38. 2015**

**MORTGAGE FORECLOSURE**

Property in the Upland Borough, County of Delaware, Commonwealth of PA on the Northerly side of Eleventh Street.

Front: IRR Depth: IRR

BEING Premises: 3445 11th Street, Brookhaven, aka Upland, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Ludwig Daniel Huebner V. and Jennifer Anne Swallow aka Jennifer Swallow.

Hand Money \$15,043.69

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5147B 39. 2013**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Lot No. 152, Block No. 11 on Plan of Edgmont Park Gardens.

Front: IRR Depth: IRR

BEING Premises: 332 West 21st Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Cynthia Cartwright.

Hand Money \$9,309.05

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9122 40. 2014**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware and State of Pennsylvania on the Southwesterly side of Clarendon Road.

BEING Folio No. 16-11-00845-00.

BEING Premises: 800 Clarendon Road, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Anita Beltrante and Kenneth C. Beltrante.

Hand Money \$29,335.36

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

**MARY McFALL HOPPER, Sheriff**

**No. 007022 41. 2014**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 16-02-00254-00.

Property: 21 South Church Lane, Lansdowne, PA 19050.

BEING the same premises which Stefanie Schneider, by Deed dated June 22, 2005 and recorded July 7, 2005 in and for Delaware County, Pennsylvania in Deed Book Volume 3531, page 1990, granted and conveyed unto Keon Toyer.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Keon Toyer.

Hand Money \$14,952.42

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 002266 42. 2012**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 05-00-00030-03.

Property: 280 Bridgewater Road, Unit G18, Brookhaven, PA 19015.

BEING the same premises which Amy E. Rowley and Christopher R. Grachowski, by Deed dated January 15, 2003 and recorded January 28, 2003 in and for Delaware County, Pennsylvania in Deed Book Volume 2658, page 1774, granted and conveyed unto Melanie Velge.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Melanie Velge.

Hand Money \$6,320.99

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 002487 43. 2015**

**MORTGAGE FORECLOSURE**

Property in the Upper Chichester Township, County of Delaware, Commonwealth of PA being Unit 81 as shown on that certain "Phase 2 Subdivision Plan Cherry Tree Park".

Front: IRR Depth: IRR

BEING Premises: 618 Woodgate Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Denise Defries a/k/a Denise L. Defries.

Hand Money: \$9,590.51

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002208 44. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Marple, County of Delaware, Commonwealth of PA on the Plan of Lots of Broomall Square as Lot Nos 35 and 36 of Section "F".

Front: IRR Depth: IRR

BEING Premises: 92 2nd Avenue, Broomall, PA 19008

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Byung Joo Lee and Hyung Sook Lee.

Hand Money \$14,765.26

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8768A 45. 2012**

**MORTGAGE FORECLOSURE**

Property being in the Borough of Folcroft, County of Delaware and State of Pennsylvania, on the Northwesterly side of Valley View Drive.

BEING Folio No. 20-00-01572-69.

BEING premises: 2048 Valley View Drive, Folcroft, Pennsylvania 19032.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Brian Cardwell.

Hand Money \$10,511.21

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

**MARY McFALL HOPPER, Sheriff**



**No. 9676 46. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN brick message and lot or piece of land situate in the Southerly side of Upland Avenue in the Borough of Upland, County of Delaware and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the said Upland Avenue 200 feet 3 inches Westwardly from a point a corner of lands now or late of W.E. Parker and extending Westwardly along said avenue 20 feet to lands of Robert Newton and running back Southwardly continuing the same width 125 feet to lands now or late of O.P. Hooper the Westerly line passing through the middle of a party wall between this message and the message adjoining on the West.

BOUNDED on the West by lands of Robert Newtown and on the East by lands of Harry O'Bryan, Sr.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Muhammad A. Khan.

Hand Money \$6,785.65

Jill M. Coughlin, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2663 47. 2014**

**MORTGAGE FORECLOSURE**

Property in the Borough of Prospect Park, County of Delaware and State of Pennsylvania on the Southerly side of Seventeenth Avenue.

BEING Folio No. 33-00-01776-00.

Being Premises: 628 17th Avenue, Prospect Park, Pennsylvania 19076.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Denise Marie Dorrin and Mark E. Dorrin, Jr.

Hand Money \$29,477.69

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

**MARY McFALL HOPPER, Sheriff**

**No. 006039 48. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$214,664.53

Property in the Borough of Lansdowne, County of Delaware, Commonwealth of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 223 Congress Avenue, Lansdowne, PA 19050.

Folio Number: 23-00-00648-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Suzanne Coladonato.

Hand Money \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 11425A 49. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 100

BEING premises: 522 Spruce Street, Darby, PA 19023-2429.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Deon Browning.

Hand Money \$9,955.04

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5576 50. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$118,271.91

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

Front: Irregular Depth: Irregular

BEING Premises: 5241 Fairhaven Road, Clifton Heights, PA 19018.

Folio Number: 16-13-01828-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christopher French.

Hand Money \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3319 51. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 60 Depth: 125

BEING Premises: 360 Windermere Avenue, Lansdowne, PA 19050-1041.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Emile N. Dow and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Joseph N. Dow, deceased.

Hand Money \$17,055.14

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 11666 52. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Yeadon, County of Delaware and State of Pennsylvania on the Northeasterly side of Holly Road (50 feet wide) at the distance of 222.47 feet Southeastwardly from the Southeast side of Myra Avenue (50 feet wide).

CONTAINING in front or breadth on the said Holly Road 22.33 feet and extending of that width in length Northeastwardly between parallel lines at right angles to the said Holly Road 115 feet, including on the rear thereof the soil of a certain 15 feet wide driveway which extends Northwestwardly into Myra Avenue and Southeastwardly into a certain 12 feet wide driveway which extends Southwestward into Holly Road.

BEING No. 521 Holly Road.

PARCEL No. 48-00-01921-00.

BEING the same premises which Claire D. Whitfield by Deed dated September 29, 1995 and recorded on October 16, 1995 in the Office for the Recorder of Deeds in and for Delaware County in Volume 1408 page 1410 granted and conveyed unto Andrew Whitfield, Jr., and Claire D. Whitfield, husband and wife, their heirs and assigns, the said Claire D. Whitfield having departed this life on the 9th day of June, 2008, thereby vesting title to the premises solely in her husband, Andrew Whitfield, Jr., by operation of law.

IMPROVEMENTS CONSIST OF: single family residential dwelling house.

SOLD AS THE PROPERTY OF: Andrew Whitfield, Jr.

Hand Money \$3,000.00

Gross McGinley, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6306            53.            2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Chester, County of Delaware and State of Pennsylvania and described according to a Survey thereof made for Richard G. Kelly by Reeder and Magarity, Professional Engineers, Upper Darby, PA on May 10, 1963, as follows, to wit:

BEGINNING at a point of the Westerly side of Harshaw Road (50 feet wide) at the distance of 271.18 feet measured North 18 degrees 57 minutes 50 seconds East along same from its intersection with the Northerly side of Reynolds Road (50 feet wide) (both lines produced).

CONTAINING in front or breadth on said Westerly side of Harshaw Road, measured North 18 degrees 57 minutes 50 seconds East from said beginning point, 31.12 feet and extending of that width in length or depth, measured North 71 degrees 2 minutes 10 seconds West between parallel lines at right angles to said Harshaw Road, 107.5 feet to the center line of a certain 20 feet wide (paved 17 feet) driveway which extends Northwardly and Southwestwardly, communicating at each end thereof with a certain 20 feet wide (paved 17 feet) driveway which extend Westwardly from Harshaw Road to Adair Road. The Northerly line thereof passing through the party wall between these premises and the premises adjoining to the North.

BEING Lot No.158.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kimyetta Washington.

Hand Money \$8,292.35

Law Office of Gregory Javardian, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 011679            54.            2014**

**MORTGAGE FORECLOSURE**

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

Front: 29 Depth: 185

Being Premises: 361 Cedar Avenue, Holmes, PA 19043-1204.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Danyelle I. Dinan a/k/a Danyelle Dinan and Matthew S. Dinan a/k/a Matthew Dinan.

Hand Money \$21,017.51

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001328 55. 2015**

**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. 16-08-00147-009.

Property: 916 Argyle Road, Drexel Hill, PA 19026.

BEING the same premises which Raymond Whoriskey and Cindy Culleney, by Deed dated March 27, 2008 and recorded June 5, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 4376, page 803, granted and conveyed unto Raymond Whoriskey.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Raymond Whoriskey.

Hand Money \$17,718.75

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2010 56. 2013**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 38-06-00462-00.

Property: 548 Darby Road, Ridley Park, PA 19078.

BEING the same premises which Timothy C. Gillin and Jill E. Gillin, husband and wife, by Deed dated Mary 15, 2008 and recorded May 19, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 4365, page 232, granted and conveyed unto Megan Ryan.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Megan Ryan.

Hand Money \$17,108.11

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 1757A 57. 2014**

**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. 16-13-00119-00.

Property: 3838 Albemarle Avenue, Drexel Hill, PA 19026.

BEING the same premises which Jorge L. Muniz and Joanne M. Muniz, by Deed dated August 3, 2007 and recorded August 8, 2007 in and for Delaware County, Pennsylvania in Deed Book Volume 4173, page 1784, granted and conveyed unto Shakira Koger and Claudette M. Koger and Gary Coach.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Shakira Koger and Claudette M. Koger and Gary Coach.

Hand Money \$22,338.32

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 010708 58. 2014**

**MORTGAGE FORECLOSURE**

Property in the Borough of Sharon Hill, County of Delaware, Commonwealth of Pennsylvania on the Southwesterly side of North Felton Avenue.

Front: IRR Depth: IRR

BEING Premises: 206 Felton Avenue Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Faith Price.

Hand Money \$6,146.62

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 015581C 59. 2008**

**MORTGAGE FORECLOSURE**

Property in the Upper Chichester Township, County of Delaware, Commonwealth of PA on the Southwesterly side of Huntingdon Court.

Front: IRR Depth: IRR

BEING Premises: 14 Huntingdon Court, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Deidre R. Jones a/k/a Deidre Ruth Jones.

Hand Money: \$56,190.24

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 011841 60. 2013**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 49-05-00585-00

Property: 1009 Elsinore Pl, Chester, PA 19013.

BEING the same premises which Donald M. Rose, by Deed Otober 12, 2005 and recorded November 21, 2005 in and for Delaware County, Pennsylvania in Deed Book Volume 3659, page 1746, granted and conveyed unto Donald M. Rose and Linda M. Rose.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Donald M. Rose and Linda M. Rose.

Hand Money \$5,186.77

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 002330 61. 2011**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 36-04-02242-22.

Property: 12 Haymarket Lane, Bryn Mawr, PA 19010.

BEING the same premises which Arlin S. Green and Betsy Green, his wife, by Deed dated December 28, 1988 and recorded January 10, 1989 in and for Delaware County, Pennsylvania in Deed Book Volume 637, page 2231, granted and conveyed unto Charles J. Geffen and Heidi L. Geffen, his wife, as tenants by the entireties.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Charles J. Geffen and Heidi L. Geffen, his wife, as tenants by the entireties.

Hand Money \$61,797.67

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 002693 62. 2011**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 30-00-01192-19.

Property: 220 Hansell Road, Newtown Square, PA 19073.

BEING the same premises which Richard G. Neumann and Joann C. Neumann, by Deed dated February 6, 2004 and recorded February 11, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 3086, page 1808 granted and conveyed unto Joann C. Neumann.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Joann C. Neumann.

Hand Money \$98,042.86

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2546 63. 2015**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 44-00-00045-84

Property: 6 Country Run, Thornton, PA 19373.

BEING the same premises which Warren Chase, Inc., Successor by merger to Thornbury Hunt, Inc., by Deed dated January 26, 1995 and recorded January 31, 1995 in and for Delaware County, Pennsylvania in Deed Book Volume 1335, page 1463, granted and conveyed unto James F. Colden and Laraine L. Colden, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: James F. Colden and Laraine L. Colden, husband and wife.

Hand Money \$5,058.79

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 001372 64. 2015**

**MORTGAGE FORECLOSURE**

423 Burk Avenue  
Ridley Park, PA 19078

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mary Myers, Robert Myers.

Hand Money \$19,800.80

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006914 65. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Chichester, County of Delaware, Commonwealth of PA on the Northerly side of Carole Lane cul-de-sac.

Front: IRR Depth: IRR

BEING Premises: 701 Carole Drive aka 701 Carole Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer L. Brittingham and Linda M. Teofilak.

Hand Money \$20,074.48

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003418 66. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Lots Nos 14,15,16,17,18,19,20,21 in Block "FF" as shown on a Plan of Drexel Park.

Front: IRR Depth: IRR

BEING Premises: 2515 Garrett Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Diana Auteri and Joseph A. Auteri.

Hand Money \$35,660.65

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8895 67. 2014**

**MORTGAGE FORECLOSURE**

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

SITUATE on the Southeasterly side of Lasher Road (40 feet wide) at the distance of 350 feet Northeastwardly from the North-easterly side of Childs Avenue.

CONTAINING in front or breadth on the said Lasher Road, 26 feet and extending of that width in length or depth South-eastwardly between parallel lines at right angles to the said Lasher Road 90 feet to the middle line a 12 feet wide driveway which extends Northeastwardly from Childs Avenue and communicates at its North-easternmost end thereof with a certain other 12 feet wide driveway which extends Northwestwardly into Lasher Road.

IMPROVEMENTS CONSIST OF: resi-dential property.

SOLD AS THE PROPERTY OF: Edward L. Knorr.

Hand Money \$14,707.31

Jill M. Coughlin, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5013 68. 2015**

**MORTGAGE FORECLOSURE**

Property in the Lansdowne Borough, County of Delaware, Commonwealth of PA on the Northwesterly side of Plumstead Avenue.

Front: IRR Depth: IRR

BEING Premises: 9 West Plumstead Avenue Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Geral-dine E. Bonham.

Hand Money \$14,762.66

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002687 69. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 31 Depth: 77

BEING Premises: 59 Nyack Avenue, Lansdowne, PA 19050-2942.

IMPROVEMENTS CONSIST OF: resi-dential property.

SOLD AS THE PROPERTY OF: Un-known heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Roger Jordan, deceased.

Hand Money \$3,357.58

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7215A 70. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware and State of Pennsylvania on the Northwesterly side of Madison Avenue.

BEING Folio No. 16-06-00673-00.

BEING Premises: 162 North Madison Avenue, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: Resi-dential Dwelling.

SOLD AS THE PROPERTY OF: Chris-topher J. Nestel.

Hand Money \$8,276.33

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

**MARY McFALL HOPPER, Sheriff**



**No. 5958 71. 2014**

**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. 16-03-00694-00.

Property: 429 Hampden Road, Upper Darby, PA 19082.

BEING the same premises which Cheryl Peters Fimple, by Deed dated August 22, 2006 and recorded September 12, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 3904, page 993, granted and conveyed unto Lashawn Harvey.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Lashawn Harvey.

Hand Money \$8,183.72

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6847 72. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 90

BEING Premises: 3925 Woodworth Road, Brookhaven, PA 19015-1911.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: J. Edward Gorbey, III and Joseph Neely.

Hand Money \$7,051.35

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3043 73. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$245,425.94

Property in the Borough of Lansdowne, County of Delaware, Commonwealth of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 55 West Greenwood Avenue, Lansdowne, PA 19050.

Folio Number: 23-00-01314-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Zachary M. Brisson and Niamh C. O'Connell.

Hand Money \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 011706 74. 2014**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware and State of Pennsylvania on the Southeasterly side of Lynbrook Road.

Front: IRR Depth: IRR

BEING Premises: 25 East Lynbrook Road, Darby, PA 19023 a/k/a 25 East Lynbrook Road, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Chavon K. Turner.

Hand Money \$10,520.04

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001099 75. 2015**

**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. 33-00-01094-00.

Property: 221 Mackenzie Avenue, Prospect Park, PA 19076.

BEING the same premises which Clyde E. Ruark, widower and Mildred K. Ruark, singlewoman, by Deed dated August 17, 1979 and recorded August 29, 1979 in and for Delaware County, Pennsylvania in Deed Book Volume 2706, page 653, gratted and conveyed unto Ronald E. Smith, Sr. and Hannah M. Smith, his wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Ronald E. Smith, Sr. and Hannah M. Smith, his wife.

Hand Money \$3,413.57

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 1772A 76. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 37 Depth: 150

BEING Premises: 4326 Woodland Avenue, Drexel Hill, PA 19026-4324.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeffrey James and John C. James.

Hand Money \$22,427.98

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 011419 77. 2014**

**MORTGAGE FORECLOSURE**

Property in Chadds Ford Township, County of Delaware, State of Pennsylvania.

Square Feet: 1,093

BEING Premises: 1309 Painters Crossing, Chadds Ford, PA 19317-9647.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James A. Daley.

Hand Money: \$12,272.01

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8819 78. 2014**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 07-00-00001-33

Property: 1314 Adair Road, Brookhaven, PA 19015.

BEING the same premises which Christine Valanda, by Deed dated April 30, 2010 and recorded May 10, 2010 in and for Delaware County, Pennsylvania in Deed Book Volume 4737, page 2129, granted and conveyed unto Fatima N. Faruq.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Fatima N. Faruq.

Hand Money \$10,371.64

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 000135 79. 2015**

**MORTGAGE FORECLOSURE**

Property in the Brookhaven Borough, County of Delaware, State of Pennsylvania on the Easterly side of Trimble Boulevard.

BEING Folio No. 05-00-01179-00.

BEING Premises: 133 Trimble Boulevard, Brookhaven, Pennsylvania 19015.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Peter M. Fisher and Kristine M. Fisher.

Hand Money \$21,734.15

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

**MARY McFALL HOPPER, Sheriff**

**No. 001200A 80. 2014**

**MORTGAGE FORECLOSURE**

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

Area: 5,890 square feet

BEING Premises: 3725 School Lane, Drexel Hill, PA 19026-3112.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James Valentine and Jennifer R. Valentine.

Hand Money \$27,529.13

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1619 81. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 80

BEING Premises: 234 Wiltshire Road, Upper Darby, PA 19082-4113.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michelle Bourne.

Hand Money \$14,374.85

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4785A 82. 2012**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Southeasterly side of Lincoln Terrace.

Front: IRR Depth: IRR

BEING Premises: 907 Lincoln Terrace, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: The unknown heirs of Joyce L. McNeil, deceased and Lynette McNeil, solely in her capacity as heir of Joyce L. McNeil, deceased.

Hand Money \$3,915.39

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9783 83. 2014**

**MORTGAGE FORECLOSURE**

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

Dimensions: 35 x 120.7 x 123.55 x 35

BEING Premises: 2344 Baldwin Avenue, Holmes, PA 19043-1502.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Scott A. Sandlin a/k/a Scott Sandlin and Jane E. Johnson.

Hand Money \$18,576.35

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 631A 84. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware, State of Pennsylvania, on the Northeast side of Verlenden Avenue.

BEING Folio No. 14-00-03612-00.

BEING premises: 125 Verlenden Avenue, Darby, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mary L. Humphrey.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 4316 85. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware, State of Pennsylvania, on the Northwesterly side of Chester Avenue.

BEING Folio No. 48-00-01029-00.

BEING premises: 917 Chester Avenue, Yeadon, Pennsylvania 19050-3802.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Ashia N. Ryder.

Hand Money \$7,600.53

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

**MARY McFALL HOPPER, Sheriff**

**No. 004167B 86. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 80

BEING Premises: 7065 Clover Lane, Upper Darby, PA 19082-5310.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Aviszelema Mckenzie.

Hand Money \$7,148.18

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7064 87. 2015**

**MORTGAGE FORECLOSURE**

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

FOLIO No. 02-00-00733-51.

BEING more commonly known a: 147 Crozerville Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Barbara Kerezsi and David Kerezsi.

Hand Money \$3,000.00

Bradley J. Osborne, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8001 88. 2015**

**MORTGAGE FORECLOSURE**

922 Bell Avenue  
Lansdowne, PA 19050  
a/k/a 922 Bell Avenue  
Yeadon, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Barry C. Mills.

Hand Money \$9,557.81

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4808 90. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Providence, County of Delaware, State of Pennsylvania on the physical center line of Crum Creek Road.

BEING Folio No. 35-00-00263-00.

BEING Premises: 841 Crum Creek Road, Media, Pennsylvania 19063.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Patricia Ann Wills.

Hand Money \$24,379.51

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

**MARY McFALL HOPPER, Sheriff**

**No. 5161 91. 2014**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO NO. 48-00-014505-00.

Property: 1043 Duncan Avenue, Lansdowne, PA 19050.

BEING the same premises which Tena Louise Clark, by Deed dated May 9, 2011 and recorded June 8, 2011 in and for Delaware County, Pennsylvania in Deed Book Volume 4946, page 1359, granted and conveyed unto Russell A. Clark.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Russell A. Clark.

Hand Money \$7,217.14

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 002161 92. 2011**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO NO. 21-00-00229-00.

Property: 152 North Bonsall Avenue, Glenolden, PA 19036.

BEING the same premises which Paul E. Enos and Frances C. Enos, by Deed dated December 30, 1997 and recorded January 7, 1998 in and for Delaware County, Pennsylvania in Deed Book Volume 1668, page 2062, granted and conveyed unto Richard H. Nelson.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Richard H. Nelson.

Hand Money \$6,419.07

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 009606 94. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Lansdowne, Delaware County, Pennsylvania, and described according to a Survey thereof made by Damon and Foster, Civil Engineers, September 12, 1928, as follows:

BEGINNING at a point on the Northwesterly side of Austin Avenue at the distance of 41.42 feet from the Northeast corner of the said Austin Avenue and Maple Avenue; and extending thence along the said Northwesterly side of the said Austin Avenue in width 20 feet; thence North 11 degrees 30 minutes West passing through the middle of a party wall between the premises hereby conveyed and the premises on the Easterly side thereof 99.62 feet to a point; thence South 76 degrees 50 minutes West 20 feet to a point; thence South 11 degrees 30 minutes East 99.45 feet to the point and place of beginning.

BEING known as 125 Austin Avenue, Borough of Lansdowne, PA.

Parcel/Folio No. 23-00-00231-00.

BEING the same premises which Alexander Kazimirov granted and conveyed unto Anitra Gipson by Deed dated March 21, 2007 and recorded March 29, 2007 in Delaware County Record Book 4063, page 1244.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: General Lee Gipson and Juanita Jones Gipson, in their capacities as Heirs-at Law of Anitra Gipson, deceased and all unknown heirs.

Hand Money \$12,572.20

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

**MARY McFALL HOPPER, Sheriff**

**No. 911B 95. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 130

Being Premises: 338 East Broadway Avenue, Clifton Heights, PA 19018-2609.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Leo J. Thomas, III.

Hand Money \$19,588.54

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3838 96. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 75

BEING Premises: 637 Andover Drive, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Brenda L. Stanford.

Hand Money \$4,925.06

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008790 97. 2014**

**MORTGAGE FORECLOSURE**

553 Fairview Ave.  
Media, PA 19063

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Thomas M. Cresta.

Hand Money \$26,122.84

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001695A 98. 2009**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, commonly known as FOLIO No. 36-02-00989-01.

SITUATE in the Township of Radnor, County of Delaware, and State of Pennsylvania.

BEING the same premises that Edward E. Pollard and Carolyn J. Pollard, by Deed dated October 26, 2004 and recorded in Delaware County on December 3, 2004 at Record Book 03356, page 2298, Instrument Number 2004141414.

BEING known as—for informational purposes only: 11 Fairview Drive, Wayne, (Radnor Township) Pennsylvania 19087.

IMPROVEMENTS CONSIST OF: single family dwelling of 6,665 square feet, 6 bedrooms, 4.5 bathrooms.

SOLD AS THE PROPERTY OF: Edward E. Pollard.

Hand Money \$3,000.00

Anita J. Murray, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2671 99. 2015**

**MORTGAGE FORECLOSURE**

1016 Lawnton Terrace  
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Stephanie A. Talunas.

Hand Money \$12,901.63

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4378 100. 2015**

**MORTGAGE FORECLOSURE**

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

10,420 SF

BEING Premises: 320 Rockland Road, Wayne, PA 19087.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Roy W. Lewis, Jr. a/k/a Roy Wilson Lewis, Jr. a/k/a Row W. Lewis and Marie C. Lewis a/k/a Marie Constance-Lewis a/k/a Marie Constance Lewis.

Hand Money \$88,203.50

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 007667A 101. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth; 100

BEING Premises: 115 Ash Road, Wallingford, PA 19086-7113.

IMPROVEMENTS CONSIST OF: residential property.



SOLD AS THE PROPERTY OF: Allison Maffei a/k/a Allison M. Maffei and Tyler Maccrone a/k/a Tyler D. Maccrone.

Hand Money: \$24,540.32

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001733 102. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 152

BEING premises: 633 Crescent Drive, a/k/a 633 W Crescent Drive, Glenolden, PA 19036-1601.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Richard C. Burger and Frances A. Burger a/k/a Frances A Metzger Burger.

Hand Money \$11,766.08

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1691A 103. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 24 Depth: 100

BEING premises: 915 Serrill Avenue, Yeadon, PA 19050-3710.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lakisha M. Cain.

Hand Money \$12,030.88

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3793 104. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 44 Depth: 200

BEING premises: 286 East Winona Avenue, Norwood, PA 19074-1332.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph L. Orens, III a/k/a Joseph Orens.

Hand Money \$12,774.06

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 012740A 105. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware, Commonwealth of Pennsylvania on the Northeast side of Fern Street.

Front: IRR Depth: IRR

BEING Premises: 659 Fern Street, Lansdowne, PA 19050 a/k/a 659 Fern Street, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joseph A. Williams.

Hand Money \$14,747.19

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3918B 106. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 40 Depth: 100

BEING Premises: 344 Edgewood Avenue, a/k/a 344 Edgewood Road, Folsom, PA 19033-2201.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kelly Leshner and Bernard J. Leshner.

Hand Money \$22,369.19

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2023 107. 2014**

**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. 16-02-02187-00.

Property: 199 North Union Avenue, Lansdowne, PA 19050.

BEING the same premises which Faith Baxter, by Deed dated February 6, 2007 and recorded February 21, 2007 in and for Delaware County Pennsylvania in Deed Book Volume 4033, page 1853, granted and conveyed unto George R. Baxter.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: George R. Baxter.

Hand Money \$11,772.51

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3795 108. 2015**

**MORTGAGE FORECLOSURE**

Borough of Colwyn, County of Delaware and State of Pennsylvania.

Description: 20 x 72

BEING Premises: 34 South 2nd Street, Darby PA 19023.

Parcel No. 12-00-00418-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Donald Griffith a/k/a Donald R. Griffith, Jr.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

No. 005718 109. 2015

No. 5105 110. 2014

**MORTGAGE FORECLOSURE**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with one and one-half story frame and stucco bungalow and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Borough of Morton, County of Delaware and State of Pennsylvania.

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

SITUATE on the Northeasterly side of said Beech Street at the distance of 114 feet measured Southeastwardly from the Southeasterly corner of the said Beech Street and Yale Avenue.

BEGINNING at a point on the Northwesterly side of Eldon Avenue (formerly Marshall Terrace) (40 feet wide) at the distance of 150.90 feet Southwestward and still further along the said Marshall Terrace by the arc of a circle whose radius is 70 feet the distance of 18.42 feet Southwestwardly from the point of intersection of the Northwest side of Eldon Avenue with the Southwest side of line of Lombardi Avenue (formerly called Hillcrest Terrace) (50 feet wide) or place of beginning; thence extending South 85 degrees 41 minutes 45 seconds West the distance of 43.30 feet to a point; thence extending North 39 degrees 40 minutes West a distance of 143.02 feet to a point; thence extending South 59 degrees 39 minutes West a distance of 50.61 feet to a point; thence extending South 33 degrees 25 minutes East a distance of 194.07 feet to a point; thence extending North 59 degrees 39 minutes East, 82.03 feet to a point on the bed of Marshall Terrace (now called Eldon Avenue); thence extending along the said Marshall Terrace by the arc of a circle whose radius is 70 feet North and Eastwardly 44.80 feet to a point and place of beginning.

CONTAINING in front along the Northeasterly side of the said Beech Street measured thence South 41 degrees 25 minutes East, 43 feet and extending in depth of that width North 48 degrees 35 minutes East, 150 feet. The Southeasterly line of said lot passing through the center of a 10 feet wide alley or driveway which is used as and for a common entrance or driveway with the right of ingress, egress and regress, together with the owners or occupiers of the premises abutting thereon.

BOUNDED on the Northwest and Southeast by other lands, now or formerly of the said Robert E. Bell and on the Northeast by lands now or formerly of George W. Gregory.

IMPROVEMENTS CONSIST OF: residential property.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gregory M. Palmer.

SOLD AS THE PROPERTY OF: Rafiqul A. Bhuiyan.

Hand Money \$13,937.04

Hand Money \$28,783.41

Law Office of Gregory Javardian, LLC, Attorneys

Law Office of Gregory Javardian, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**MARY McFALL HOPPER, Sheriff**

**No. 004683 111. 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. 16-13-02604-00.

Property: 5024 Palmer Mill Road, Clifton Heights, PA 19018.

BEING the same premises which Eric A. Vincent, by Deed dated May 10, 2010 and recorded June 23, 2010 in and for Delaware County, Pennsylvania in Deed Book Volume 04759, page 2136, granted and conveyed unto Janell L. Wiseley.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Janell L. Wiseley.

Hand Money \$17,808.03

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 008885A 112. 2014**

**MORTGAGE FORECLOSURE**

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

Parcel/Folio No. 02-00-01104-01.

BEING more commonly known a: 100 Greenbriar Place, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Paul A. Reinmiller and Teresa M. Reinmiller.

Hand Money \$3,000.00

Bradley J. Osborne, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 9995A 113. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 100

BEING Premises: 1114 Harding Drive, Upper Darby, PA 19083-5221.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Deborah Wagner and Robert L. Wagner, Jr.

Hand Money \$7,095.86

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 010104 114. 2014**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 7039 Clover Lane, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael Chea.

Hand Money \$3,000.00

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6269 115. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gurmit Kaur Momi a/k/a Gurmit Kaur Momo and Kuldeep Singh Momi.

Hand Money \$8,814.71

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002863 116. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$184,204.03

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

Front: Irregular Depth: Irregular

BEING Premises: 421 Blythe Ave., Drexel Hill, PA 19026.

Folio Number: 16-11-00494-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Paul K. Pietrini.

Hand Money \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 009075 117. 2014**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, State of Pennsylvania on the Northerly side of Radbourne Road.

BEING Folio No. 16-02-01766-00.

BEING Premises: 7131 Radbourne Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Chris Napoli and Christine Napoli.

Hand Money \$9,683.10

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

**MARY McFALL HOPPER, Sheriff**

**No. 1096 119. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 85 Depth: 145

BEING Premises: 547 Union Avenue, a/k/a 707 South Union Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Patricia A. Bradley and Randy J. Yarbrough, Jr.

Hand Money \$14,006.88

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4161A 120. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 38.48 Depth: 150

BEING Premises: 411 East Broadway Avenue, Clifton Heights, PA 19018-2405.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kimberly L. Goldberg and Joseph F. Mccarty a/k/a Joseph F. Mccarty, III.

Hand Money \$16,553.19

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7654 121. 2013**

**MORTGAGE FORECLOSURE**

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

2 sty hse gar—Lot 23

BEING Premises: 230 Park Place, Media, PA 19063-2045.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Rhonda Greenblatt-Rosenblum.

Hand Money: \$44,995.66

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 926A 123. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 70

BEING Premises: 422 Hampden Road, Upper Darby, PA 19082-4908.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Harry D. Cannon, Jr. and Marybeth Cannon a/k/a Mary E. Cannon.

Hand Money \$3,641.42

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3813 124. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16.8 Depth: 71

BEING Premises: 613 Dupont Street, Chester, PA 19013-6121.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: George Cosmen.

Hand Money: \$4,272.00

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001614 125. 2015**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 27000115800

Property: 201 Elm Avenue, Media, PA 19063.

BEING the same premises which Brian W. Lank, executor of the Estate of Albert R. Lank, deceased, by Deed dated July 29, 2004 and recorded August 5, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 00492, page 1318, granted and conveyed unto Natalie A. Cerami.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Natalie A. Cerami.

Hand Money \$19,135.90

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6190A 126. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 170 Depth: 100

BEING Premises: 776 Chestnut Street, a/k/a 776 Chestnut Avenue, Aston, PA 19014-1104.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christopher V. Westover and Carmella M. Westover.

Hand Money: \$31,464.40

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006348 127. 2013**

**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. 16-11-00783-00.

Property: 458 Childs Avenue, Drexel Hill, PA 19026.

Being the same premises which Sean A. Curry and Rachel L. Barson now known as Rachel L. Curry, husband and wife, by Deed dated March 2, 2012 and recorded March 6, 2012 in and for Delaware County, Pennsylvania in Deed Book Volume 5077, page 2062, granted and conveyed unto Ronald S. Tegethoff, Jr., unmarried.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Ronald S. Tegethoff, Jr., unmarried.

Hand Money \$18,515.60

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 20332C 128. 2006**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware and State of Pennsylvania on the Northeasterly side of Quaint Street.

BEING Folio No. 38-04-01711-00.

Being Premises: 856 Quaint Street, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Susan Kaminsky.

Hand Money \$13,791.15

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

**MARY McFALL HOPPER, Sheriff**

**No. 11351F 129. 2004**

**MORTGAGE FORECLOSURE**

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

Front: 15 Depth: 75

BEING Premises: 375 Bayard Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sherita K. Ruffin.

Hand Money \$13,295.79

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1413 130. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware, State of Pennsylvania, on the Southeast side of Whitby Avenue.

BEING Folio No. 48-00-03228-00.

BEING premises: 906 Whitby Avenue, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Wanda Pettet.

Hand Money \$16,419.95

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

**MARY McFALL HOPPER, Sheriff**

**No. 8096 131. 2015**

**MORTGAGE FORECLOSURE**

Property in the Aston Township, County of Delaware, Commonwealth of PA on the Northwesterly side of Mount Road.

Front: IRR Depth: IRR

BEING Premises: 795 Mount Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.



SOLD AS THE PROPERTY OF: Charles F. Mohler, III.

Hand Money \$13,377.44

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5250 132. 2015**

**MORTGAGE FORECLOSURE**

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

Description: 55 x 171 x 175 x 55

BEING Premises: 1228 Darby Road, Havertown, PA 19083.

Parcel No. 22-07-00348-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Linda H. Greco and Robert Greco.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 929 133. 2015**

**MORTGAGE FORECLOSURE**

438 South 3rd Street  
a/k/a 438 South Third Street  
(Borough of Colwyn) Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marvin E. Price.

Hand Money \$12,102.71

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8167 134. 2015**

**MORTGAGE FORECLOSURE**

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

Front: Irregular ft Depth: Irregular ft

BEING Premises: 67 Upland Road, Havertown, PA 19083.

Parcel No. 22-01-01954-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Charles T. Davis and Kathryn A. Davis.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 7851 135. 2014**

**MORTGAGE FORECLOSURE**

Property in Chester City, County of Delaware, Commonwealth of PA on the Northwesterly side of Elkinton Avenue.

Front: IRR Depth: IRR

BEING Premises: 112 West Elkinton Avenue, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Janet L. Guy.

Hand Money \$12,418.08

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8492 137. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Borough of Yeadon, County of Delaware, Commonwealth of Pennsylvania, bounded and described according to a Subdivision/Reverse Subdivision Plan for Scarpato Properties, Inc., made by H. Gilroy Damon Associates, Inc., CE and LS, Sharon Hill, PA dated 4/17/2006 and recorded in Plan Volume 29 page 388, as follows to wit:

BEGINNING at a point on the Southwesterly side of Bonsall Avenue (40 feet wide) a corner of Lot No. 5 on said plan; thence extending along Bonsall Avenue South 25 degrees 03 seconds East 28.00 feet; thence extending South 64 degrees 51 minutes 00 seconds West 125.00 feet to a point; thence extending North 25 degrees 03 minutes 00 seconds West 28.00 feet to a point a corner of Lot No. 5, aforesaid; thence extending along said lot North 64 degrees 51 minutes 00 seconds East 125.00 feet to the point and place of beginning.

BEING Lot No. 6 on said plan.

TITLE to said premises vested in Andre Morris by Deed from Scarpato Properties, Inc., dated 11/04/2010 and recorded 01/28/2011 in the Delaware County Recorder of Deeds in Book 4882, page 523.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Andre T. Morris.

Hand Money \$16,339.82

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 003032 138. 2015**

**MORTGAGE FORECLOSURE**

91 West Greenwood Avenue,  
Lansdowne, PA 19050

Property in Borough of Lansdowne, County of Delaware and State of Pennsylvania. Situate on the side of at the distance of from.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Josephine Rouse.

Hand Money \$20,965.34

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7423 139. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Concord, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan of Arborlea Reverse Subdivision Record Plan of Properties Vintage Development Company made by G.D. Houtman and Son, Inc., Civil Engineers, Land Surveyors and Land Planners dated 8/25/2000, last revised 10/17/2001 and recorded in Plan Volume 23, page 402 as follows, to wit:

BEGINNING at a point on the South-easterly side of John Larkin Drive a corner of Lot No. 29 on said plan; thence along said lot South 5 degrees 55 minutes 20 seconds East, 191.30 feet to a point in line of open space; thence along same the 2 following courses and distances: (1) South 82 degrees 12 minutes 44 seconds West, 62.64 feet to a point; and (2) North 74 degrees 12 minutes 16 seconds West, 68.81 feet to a point a corner of Lot No. 27 on said plan; thence along said lot North 1 degrees 21 minutes 10 seconds East, 171.047 feet to a point on the said Southeasterly side of John Larkin Drive; thence along same on the arc of a circle curving to the left having a radius of 275 feet the arc distance of 34.91 feet to a point of tangent; thence still along same North 84 degrees 4 minutes 40 seconds East, 70 feet to a point, being the first mentioned point and place of BEGINNING.

CONTAINING 21,814 square feet of lands more or less.

BEING Lot No. 28 on said plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kevin J. McNulty and Susan L. McNulty.

Hand Money \$62,595.39

Law Office of Gregory Javardian, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1656A 140. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of East Lansdowne, County of Delaware and State of Pennsylvania on the Easterly side of Lewis Avenue.

Front: IRR Depth: IRR

BEING Premises: 111 Lewis Avenue East Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Donna Black.

Hand Money \$15,618.03

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003642 141. 2014**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 42-00-03050-00.

Property: 483 Kerr Lane, Springfield, PA 19064.

BEING the same premises which Paul R. Kutyn, tenant in entirety and Catherine Kutyn, tenant in entirety, by Quit Claim Deed dated June 19, 2004 and recorded July 14, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 03235, page 1773, granted and conveyed unto Paul R. Kutyn and Catherine Kutyn, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Paul R. Kutyn and Catherine Kutyn, husband and wife.

Hand Money \$36,327.46

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 9572 142. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances. Situate in the Borough of Norwood, County of Delaware and State of Pennsylvania.

SITUATE on the Northwest side of Urban Avenue (50 feet wide), 150 feet North-east from Garfield Avenue (50 feet wide).

CONTAINING in front along the Northwest side of Urban Avenue, North 67 degrees, 2 minutes, 30 seconds East 26 feet and extending in depth between parallel lines at right angles North 22 degrees, 57 minutes, 30 seconds West 113 feet.

BOUNDED on the Northeast by lands of David C. Starr. et ux; on the Northwest by lands of Charles W. Musser, et ux; and on the Southwest by lands of Charles F. Schneider, et ux.

PARCEL/Folio No. 31-00-01571-00.

BEING more commonly known as: 211 Urban Avenue, Norwood, PA 19074-1635.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Charles Welch and Nicole A. Welch.

Hand Money \$3,000.00

Bradley J. Osborne, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6911 143. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 60 Depth: 88

BEING Premises: 18 Chestnut Parkway, Wallingford, PA 19086.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money: \$14,928.52

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6115A 144. 2014**

**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. 16-11-00074-00.

Property: 901 Alexander Avenue, Drexel Hill, PA 19026.

BEING the same premises which Lawrence I. Naftulin and Susan Naftulin, husband and wife, by Deed dated December 28, 2000 and recorded December 29, 2000 in and for Delaware County, Pennsylvania, in Deed Book Volume 2108, page 1488, granted and conveyed unto Gina-Altaire T. Alzate.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Gina-Altaire T. Alzate.

Hand Money \$37,023.72

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4917A 145. 2014**

**MORTGAGE FORECLOSURE**

1132 Old Lane Street  
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John McCormick, Serena McCormick.

Hand Money \$23,528.29

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2015A 146. 2014**

**MORTGAGE FORECLOSURE**

Property in the Upper Chichester Township, County of Delaware, Commonwealth of PA on the Southeast side of Trophy Drive.

Front: IRR Depth: IRR

BEING Premises: 4340 Trophy Drive, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Vermell Mitchell.

Hand Money: \$42,072.34

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008166B 147. 2013**

**MORTGAGE FORECLOSURE**

Property in the Upper Chichester Township, County of Delaware, Commonwealth of PA on the Southeasterly side of Winding Way.

Front: IRR Depth: IRR

BEING Premises: 16 Winding Way Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Cathy L. Bennett and Stephen M. Bennett.

Hand Money: \$5,558.13

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009899 148. 2013**

**MORTGAGE FORECLOSURE**

JUDGMENT AMOUNT: \$908,623.58, plus Attorneys' fees of \$171,176.36 together with post-judgment interest and costs.

Property: 2500 Concord Road, Chester Township, Delaware County, PA.

Folio Number: 07-00-00256-00.

ALL THAT CERTAIN lot or piece or parcel of land with the buildings and IMPROVEMENTS thereon erected, SITUATE lying and being in the Township of Chester, County of Delaware and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center line of Concord Road (80 feet wide) as re-established and in the center of the Philadelphia and Baltimore Railroad, and at a corner of other lands of the said John A. Trosino; extending thence by the center line of the said Concord Road, North 43 degrees 12 minutes 10 seconds West, 785.06 feet to a point in the bed of the said re-established road and in the original center line of the same; thence along said original center line, North 23 degrees 23 minutes West 81.2 feet to a point; thence leaving said road and passing lands occupied by and known as the Carter Cemetery along and by the Southeasterly face of stone wall, North 65 degrees 48 minutes 12 seconds East, 111.2 feet to a point at a corner; thence still by said lands and along the Northeasterly face of said wall, North 22 degrees 36 minutes 13 seconds West, 52.7 feet to a point in line of lands now or formerly of Anthony Linski and wife; thence by the last mentioned lands, North 65 degrees 48 minutes 12 seconds East, 743 feet to a stone in an angle in line of lands of Howard A. Miller; thence by the last mentioned lands, South 38 degrees 48 minutes 05 seconds East, 994.06 feet to a stone at an angle; thence still by the last mentioned lands, South 19 degrees 28 minutes 27 seconds East, 278.48 feet to a point in the center line of the said Philadelphia and Baltimore Railroad at a corner of said other lands of John A. Trosino; thence by the last mentioned lands and along the center line of said railroad, South 89 degrees 17 minutes 50 seconds West, 720.52 feet to the center line of said re-established Concord Road, the point and place of beginning.

CONTAINING 20,2175 acres of land, more or less, inclusive to the center line of Railroad and Conrad Road.

BEING Folio No. 07-00-00256-00.

IMPROVEMENTS CONSIST OF: a funeral home and a separate building housing a garage, crematorium and an apartment.

SOLD AS THE PROPERTY OF: Lewis M. Irving, a/k/a Lewis M. Irving, Sr., a/k/a Lewis Maceo Irving, Sr.

Hand Money \$107,979.94

Mark A. Schiavo, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4757 149. 2015**

**MORTGAGE FORECLOSURE**

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

Description: 3208sf Lot 26

BEING Premises: 2000 West 3rd Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Rahman G. Griffin.

Hand Money: \$10,905.57

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3967 150. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 40 Depth: 112

BEING premises: 1220 Whitby Avenue, Yeadon, PA 19050-3434.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Theresa Cannon and James Hannible.

Hand Money \$12,004.16

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 892 151. 2014

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, SITUATE in the Borough of Folcroft, County of Delaware and State of Pennsylvania, and described according to a survey and plan of lots known as Ravenwood (formerly Ridley Parkview Development Company) made by Damon and Foster, Civil Engineers, Sharon Hill, PA on the 21st day of February, A.D., 1958 and last revised on the 20th day of April, A.D., 1980 as follows, to wit:

BEGINNING at a point on the North-easterly side of Valleyview Drive (50 feet wide) said point being measured by the 3 following courses and distances from a point of curve on the Northwesterly side of Ravenwood Drive (50 feet wide) viz: (1) leaving the said Ravenwood Drive, on 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 Valleyview Drive (said point of tangent being on the Northeasternmost portion of leg of Valleyview Drive which has U shaped courses) thence (2) North 26 degrees, 23 minutes, 30 seconds West, measured along the Northeasterly side of Valleyview Drive, 83 degrees to a point of curve on the same; thence (3) in a Northwesterly to Westerly direction, measured partly along the North-easterly and partly and the Northerly side of Valleyview Drive on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 83.59 feet to the point of beginning; thence extending from said point of beginning in a Northwesterly direction measured along the said North-easterly side of Valleyview Drive on the arc of a circle, curving to the left having a radius of 150 feet, the arc distance of 19.88 feet to a point in the middle line of a certain 15 feet wide driveway said driveway extending Northeastwardly, Northwestwardly, Southwestwardly and Southeastwardly from Valleyview Drive into Valleyview Drive and communicating with a certain other driveway leading Southeastwardly into the said Valleyview Drive, thence extending on a radial line North 24 degrees, 5 minutes, 10 seconds East along the middle line of the first mentioned driveway, 68.78 feet to a point, thence extending South

65 degrees, 54 minutes, 50 seconds East, crossing the Southeasterly side of the first mentioned driveway, 38.39 feet to a point; thence extending North 63 degrees, 36 minutes, 30 seconds East 66.04 feet to a point; thence extending South 24 degrees, 50 minutes East 30.22 feet to a point; thence extending South 63 degrees, 36 minutes, 30 seconds West 131.11 feet to the first mentioned point and place of beginning.

BEING Lot No. 140 as shown on the above mentioned plan.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Roger Patterson and Carrie Patterson.

Hand Money \$6,218.59

Jessie N. Manis, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 8305 152. 2015

**MORTGAGE FORECLOSURE**

209 S 4th Street  
Colwyn, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Catherine Hardy a/k/a Catherine A Hardy, Michael Hardy.

Hand Money \$7,449.18

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002291 153. 2013**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 30-00-02587-00.

Property: 319 Third Avenue, Newtown Square, PA 19073.

BEING the same premises which EMC Mortgage Corporation, by Deed dated August 7, 1995 and recorded August 10, 1995 in and for Delaware County, Pennsylvania in Deed Book Volume 1388, page 0350, granted and conveyed unto Robert A. Scheb and Rose Marie Scheb.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Robert A. Scheb and Rose Marie Scheb.

Hand Money \$26,233.64

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 010912A 154. 2013**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 128 Folcroft Avenue, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Helen C. O'Neal.

Hand Money \$8,001.18

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3752 155. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 135

BEING Premises: 733 Eddystone Avenue, Crum Lynne, PA 19022.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Walton Eugene Scott, Jr. and Michelle Scott a/k/a Michelle A. Scott.

Hand Money: \$9,492.91

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7061 156. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 37 Depth: 80

BEING Premises: 1098 Eddystone Avenue, Eddystone, PA 19022-1414.

IMPROVEMENTS CONSIST OF: residential property.



SOLD AS THE PROPERTY OF: Charles W. Hunley.

Hand Money: \$9,644.81

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7066 157. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 27 Depth: 99

BEING Premises: 7034 Walnut Street, Upper Darby, PA 19082-4123.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Stacy E. Watkins a/k/a Stacy Watkins.

Hand Money \$7,013.19

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7136 158. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 133.78

BEING premises: 90 Upland Terrace, Collingdale, PA 19023-3818.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas A. Reilly, III and Sandra Reilly.

Hand Money \$6,817.50

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4592B 159. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 40 Depth: 229

BEING Premises: 45 East Windermere Avenue, a/k/a 45 Windermere Avenue, Lansdowne, PA 19050-1909.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Vincent Saunders.

Hand Money \$17,073.05

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7537 160. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$111,685.58

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

Front: irregular Depth: irregular

Being Premises: 58 Walnut Street, Clifton Heights, PA 19018.

Folio Number: 10-00-01989-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Vincent R. Campbell and Gabrielle M. Smith.

Hand Money \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 001373 161. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware and State of Pennsylvania on the Southeasterly side of Ravenwood Drive.

Front: IRR Depth: IRR

BEING Premises: 2031 Ravenwood Drive a/k/a 2031 Ravenwood Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jason M. Dutterer and Samantha J. Spisak.

Hand Money \$18,225.18

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8127 162. 2015**

**MORTGAGE FORECLOSURE**

Property in the Aston Township, County of Delaware, Commonwealth of PA on the East side of Drew Lane.

Front: IRR Depth: IRR

BEING Premises: 301 Drew Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Carolyn Kaut Roth and Scott A. Roth.

Hand Money \$32,875.08

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4318 164. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 75 Depth: 130

BEING Premises: 27 East LaCrosse Ave., Lansdowne, PA 19050-2002.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Darryl Scoggins.

Hand Money \$21,574.05

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003584A 165. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 73 Depth: 130

BEING Premises: 420 Foster Drive, Springfield, PA 19064-0000.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph A. Desiderio.

Hand Money \$43,144.95

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5182 166. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 70

BEING Premises: 129 Sherbrook Boulevard, Upper Darby, PA 19082-4604.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Theresa Spencer and Tyrone Taylor.

Hand Money \$15,181.70

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009602 167. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, situate in the Borough of Marcus Hook, County of Delaware and State of Pennsylvania.

Tax Parcel ID No. 24-00-00870-00.

TITLE to said premises is vested in Elizabeth S. Tepper and Charles Fitzgerald, by Deed from Michael J. Krause, dated 04/30/2007, recorded 05/04/2007 in the Delaware County Recorder's Office in Deed Book 4093, page 440.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Elizabeth S. Tepper and Charles Fitzgerald.

Hand Money \$13,493.03

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

**MARY McFALL HOPPER, Sheriff**

**No. 5532 168. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lots or pieces of land or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE on the Southeast side of Ashby Road, at the distance of 428.5 feet Southwestward from the Southwest side of Walnut Street in the Township of Upper Darby, County of Delaware, Commonwealth of Pennsylvania as follows to wit:

CONTAINING in front or breadth on the said Ashby Road, 25.00 feet and extending of that width in length or depth Southeastward between parallel lines at right angles to said Ashby Road, 76.25 feet to the middle line of a certain 10.00 feet wide private driveway, which extends Northeastward and Southwestward from the said Walnut Street to Locust Street.

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

BEING the same premises which Mary Curran by Deed dated September 28, 2010, and recorded on October 7, 2010, by the Delaware County Recorder of Deeds as Instrument Number 2010058024, granted and conveyed unto Jatinder P. Singh II and Manpreet Kaur.

BEING known as 235 Ashby Road, Upper Darby, PA 19082.

BEING FOLIO No. 16-03-00048-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Jatinder P. Singh II and Manpreet Kaur.

Hand Money \$9,586.93

M. Troy Freedman, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3171 169. 2015**

**MORTGAGE FORECLOSURE**

Borough of Darby, County of Delaware and State of Pennsylvania.

Front: Irregular ft Depth: Irregular ft

BEING Premises: 1025 Center Street, Darby, PA 19023-1633.

Parcel No. 14-00-00173-00 and 14-00-00171-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Doris Sarpong.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 002405 170. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or parcel of ground situate, lying and being in City of Chester, County of Delaware and Commonwealth of Pennsylvania, and being more particularly described as follows:

ALL THAT CERTAIN lot or piece of ground with the two story brick message or tenement (No. 1119) thereon erected, SITUATE on the Easterly side of Kerlin Street, at the distance of one hundred ninety-three feet, four inches Northward from the Northerly side of Eleventh Street in the Seventh Ward of the City of Chester, in the County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on the said Kerlin Street, twenty-one feet, eight inches and extending of that width in length or depth Eastwardly between parallel lines at right angles with the said Kerlin Street, one hundred feet.

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

TITLE to said premises is vested in Betty Robinson, by Deed from Secretary of Housing and Urban Development, dated February 3, 2006, recorded April 5, 2006 in the Delaware County Clerk's/Register's Office in Deed Book 3767, page 158.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Betty Robinson (deceased).

Hand Money \$4,797.01

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

**MARY McFALL HOPPER, Sheriff**

**No. 007087 171. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 90

BEING Premises: 161 Springton Road, Upper Darby, PA 19082-4808.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sheryle Williams.

Hand Money \$15,703.17

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009027A 172. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in Lansdowne Park, in the Borough of Lansdowne, County of Delaware and State of Pennsylvania, on the Southeast side of Plumstead Avenue at the distance of one hundred seventy five feet Northeastwardly from Lansdowne Avenue.

CONTAINING in front or breadth on said Plumstead Avenue seventy feet and extending of that width in length or depth Southeast one hundreds sixty five feet.

ALSO ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Lansdowne, County of Delaware and State of Pennsylvania.

BEGINNING at a point one hundred seventy five feet East from the Easterly side of Lansdowne Avenue and one hundred sixty five feet South from the Southerly side of Plumstead Avenue thence extending North fifty degrees, forty minutes East seventy feet to a point; thence extending South thirty nine degrees, twenty minutes, East twenty two feet to a point thence South fifty degrees, forty minutes West seventy feet to a point; thence North thirty nine degrees, twenty minutes West two feet to the first mentioned point and place of beginning; being a strip of lands on the rear of the property of Robert L. Baird and Edith M. Baird, his wife, and adjoining the rear end of their property No. 6 East Plumstead Avenue, Lansdowne, Pennsylvania.

ALSO ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Lansdowne, County of Delaware, State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point located as follows, the said point of beginning being one hundred sixty five feet South from the Southerly side of Plumstead Avenue measured at right angles thereto at a point two hundred forty five feet Eastwardly from the Easterly side of Lansdowne Avenue as existing in the year 1923 from the above described point of beginning; thence by lands now or late of Edgar Wilson North fifty degrees, forty minutes East twenty six and eighty one hundredths feet to a point; thence South thirty degrees, fifty three minutes, East twenty two and twenty four one hundredths feet to a point; thence by other lands of W.F. Kriebel South forty degrees, forty minutes, West twenty two and eighty one one hundredths feet to a point; thence by lands now or late of Robert L. Baird, North thirty nine degrees, twenty minutes, West twenty two feet to the first mentioned point and place of beginning.

CONTAINING five hundred thirty eight square feet more or less.

BEING Folio No. 23-00-02639-00.

BEING the same premises which David G. Cassie, by his Attorney in Fact Andrea Alicia Cassie and Dhyan Cassie, by her Attorney in Fact Andrea Alicia Cassie, granted and conveyed unto Mark J. Dufayne and Rosemary Dufayne, his wife, by Deed dated May 31, 1989 and recorded June 1, 1989 in Delaware County Record Book 674, page 24.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Mark J. Dufayne and Rosemary Dufayne and United States.

Hand Money \$19,841.44

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

**MARY McFALL HOPPER, Sheriff**

**No. 8210A 173. 2014**

**MORTGAGE FORECLOSURE**

Property in the Borough of Sharon Hill, County of Delaware, State of Pennsylvania.

Front: 52 Depth: 125

BEING premises: 1439 Sharon Park Drive, Sharon Hill, PA 19079-2219.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kara Sherlock.

Hand Money \$16,685.75

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 012113 174. 2013**

**MORTGAGE FORECLOSURE**

3712 Commerce Avenue  
Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Frances M. Sykes, last record owner, Edward C. Sykes, Jr., last record owner, John L. Sykes a/k/a John L. Sykes, Sr., individually and as known heir of Frances M. Sykes and Edward C. Sykes, Edward C. Sykes, III, known heir of Frances M. Sykes and Edward C. Sykes, Jr., Alex Torrance, known heir of Frances M. Sykes, unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Frances M. Sykes, last record owner, unknown heirs, successors, assigns and all persons, firms or associations claiming right title or interest from or under Edward C. Sykes, Jr., last record owner.

Hand Money \$14,262.15

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6644 175. 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, consisting of part of Lot No. 1750 and all of Lots Nos. 1751 and 1752, Aronimink Section, Plan of Drexel Hill Realty Company recorded at Media in the Office for the Recording of Deeds in and for the County or Delaware in Plan Case No. 2, page 11, as follows, to wit:

BEGINNING at a point on the Southwest side of Foss Avenue (50 feet wide) at the distance of 767 feet Northwest from the Northwest side of Highland Avenue (50 feet wide); thence extending along the Southwest side of Foss Avenue North 25 degrees 2 minutes West, 68.52 feet to a point; thence extending South 70 degrees 14 minutes 5 seconds West, 100.40 feet to a point; thence extending South 25 degrees 2 minutes East, 77.74 feet to a point; thence extending North 64 degrees 58 minutes East, 100 feet to the first mentioned point and place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Janice A. Rafferty.

Hand Money \$25,753.73

Law Office of Gregory Javardian, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5056            176.            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, as shown on a plan of property for Ludwig and Philip Bartarzus, prepared by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated 01/22/47 and revised 12/12/71, being bounded and described as follows:

BEGINNING at a point of the Westerly side of Fairview Road, said point being located by the two following courses and distances measured along the said side of Airview Road from its intersection with the Northwesterly side of Sherman Street, 40 feet wide (1) North 18 degrees 4 minutes 40 seconds West, 95.16 feet to a point and (2) North 8 degrees 14 minutes 34 seconds West 61.32 feet to the said point of beginning; thence leaving Fairview Road South 66 degrees 44 minutes 20 seconds West, 128.32 feet to a point; thence North 23 degrees 15 minutes 40 seconds West 3 feet to a point; thence South 66 degrees 44 minutes 20 seconds West, 125 feet to a point in the Northeasterly side of Randall Avenue, 40 feet wide; thence along same North 23 degrees 15 minutes 40 seconds West, 41 feet to a point; thence leaving Randall Avenue North 66 degrees 44 minutes 20 seconds East, 125 feet to a point; thence South 23 degrees 15 minutes 40 seconds East, 3 feet to a point; thence North 66 degrees 44 minutes 20 seconds East, 139.32 feet to a point in the side of Fairview Road; thence along same South 8 degrees 14 minutes 34 seconds East, 42.45 feet to the first mentioned point and place of beginning.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeffrey Yankanich and Dawn Yankanich.

Hand Money \$11,404.59

Law Office of Gregory Javardian, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 1317 177. 2015

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN property situate in the City of Chester, in the County of Delaware and Commonwealth of Pennsylvania being more fully described in a Deed Book 12/22/2004, and recorded 1/21/2005, among the land records of the County and State set forth above, in Deed Book 3398, page 1212.

Delaware County Parcel No. 49-09-00257-04.

IMPROVEMENTS CONSIST OF: a dwelling k/a 1417 West 7th Street, Chester, Pennsylvania 19013.

SOLD AS THE PROPERTY OF: Burney R. Davis, Sr.

Hand Money \$7,000.00

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

**MARY McFALL HOPPER, Sheriff**

No. 5418C 178. 2013

**MORTGAGE FORECLOSURE**

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

Front: 31 Depth: 115

BEING premises: 1050 Bullock Avenue, Lansdowne, PA 19050-3823.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Bobby E. Lowe a/k/a Bobby Lowe.

Hand Money \$28,113.11

Phelan Hallinan Diamond & Jones, LLP,  
Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 6537 179. 2015

**MORTGAGE FORECLOSURE**

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

BEGINNING at a point on the Southwesterly side of Clifton Avenue at the distance of 57.78 feet more or less, Northwestwardly from the Northwesterly side of Andrews Avenue; thence extending South, 66 degrees 10 minutes West, along line of lands now or late of James G. Taylor and Dorothy M., his wife; 105.49 feet to a point; thence South 23 degrees 50 minutes 40 East, 29.31 feet to a point; thence North 65 degrees 45 minutes East, along line of land now or late of Elwood T. Hawkins, 107.16 feet, through the center of a party wall to a point on the Southwesterly side of Clifton Avenue; thence Northwestwardly along the said side of Clifton Avenue 28.58 feet to the first mentioned point and place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Donte Tyrik Allen, personal representative of the Estate of S. Dean Riley a/k/a Sebastian Dean Riley.

Hand Money \$7,875.38

Law Office of Gregory Javardian, LLC,  
Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 8016 180. 2015

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 100

BEING Premises: 1031 Townsend Street, Chester, PA 19013-2435.



IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Raymond Nickson and Dominica Nickson.

Hand Money: \$6,905.34

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8407C 181. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 15.88 Depth: 120

BEING Premises: 1207 Mildred Avenue, Woodlyn, PA 19094-1715.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dawn D. Pierlott and John M. Pierlott.

Hand Money \$13,560.78

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7295 182. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 67 Depth: 189.75

BEING Premises: 252 Haverford Road, Folsom, PA 19033-3021.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gary Salas and Brianna L. Salas a/k/a Brianna Salas.

Hand Money \$18,933.38

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8922 183. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 104

BEING premises: 638 Summit Lane, Folcroft, PA 19032-1511.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Frederick Euganeo a/k/a Fredrick Euganeo, and Pattiam E. Johnson.

Hand Money \$8,543.96

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9753A 184. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 17.11 Depth: 85

BEING Premises: 2030 West 2nd Street, Chester, PA 19013-2837.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robbin Lynette Washington a/k/a Robbin L. Washington.

Hand Money \$4,790.87

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001318 185. 2007**

**MORTGAGE FORECLOSURE**

1041 Orange Avenue  
Sharon Hill, PA 19079

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael D. Franklin, Dionne Madison.

Hand Money \$22,680.11

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8561 186. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN property situated in the Township of Upper Darby in the County of Delaware and Commonwealth of Pennsylvania, being described as follows:

Metes and Bounds. BEING more fully described in a deed dated 05/05/1995 and recorded 05/11/1995, among the land records of the county and state set forth above, in the deed volume 1360 and page 1929.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Regina M. Keichline.

Hand Money \$12,316.81

Amanda L. Rauer,  
Powers, Kirn & Associates, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008415 187. 2015**

**MORTGAGE FORECLOSURE**

Property: 1114 West 7th Street, City of Chester, Delaware County, Pennsylvania 19013.

Folio Number 49-08-00353-00.

IMPROVEMENTS CONSIST OF: residential building.

SOLD AS THE PROPERTY OF: The OJO Constructions & Developers, LLC.

Hand Money \$49,992.90

J. Timothy Arndt III, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 008416 188. 2015**

**MORTGAGE FORECLOSURE**

Property: 2209 West 3rd Street, City of Chester, Delaware County, Pennsylvania 19013.

Folio Number 49-10-00252-00.

IMPROVEMENTS CONSIST OF: residential building.

SOLD AS THE PROPERTY OF: The OJO Constructions & Developers, LLC.

Hand Money \$53,944.38

J. Timothy Arndt III, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 007024 189. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Upland, County of Delaware, Commonwealth of Pennsylvania.

Front: 30 feet Depth: 170 feet

BEING Premises: 1035 Church Street

Parcel No. 47-00-00088-00

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

Front: 27 feet Depth 100 feet

BEING Premises: 219 Crum Creek Drive

Parcel No. 30-02-00496-00

Property in the Borough of Parkside, County of Delaware, Commonwealth of Pennsylvania.

Front: 38 feet Depth: 101 feet

BEING premises: 123 East Chelton Road, (subject to Mortgage).

Parcel No. 32-00-00238-00

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: The Home Corral, Inc.

Hand Money \$17,000.00

Lipsky and Brandt, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 007019 190. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16 feet Depth: 90 feet

BEING Premises: 7909 Arlington Avenue.

Parcel No. 16-07-00157-00.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Tri Power Holdings LP.

Hand Money \$5,500.00

Lipsky and Brandt, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7615 191. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 105

BEING Premises: 244 West Washington Avenue, Clifton Heights, PA 19018-2130.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Amelia S. George.

Hand Money \$9,053.48

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006460A 192. 2014**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 22-08-01064-00.

Being Premises: 1012 Township Line Road, Wynnewood, Pennsylvania 19096.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Wilbert J. Roget and Gwendoline Lewis Roget.

Hand Money \$37,503.08

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

**MARY McFALL HOPPER, Sheriff**

**No. 7120A 193. 2014**

**MORTGAGE FORECLOSURE**

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

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

BEING more commonly known as: 5200 Hilltop Drive CC11, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sylvia Hair.

Hand Money \$3,000.00

Bradley J. Osborne, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 570 194. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 120

BEING Premises: 366 Blanchard Road, Drexel Hill, PA 19026-3507.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Beverly Kelly.

Hand Money \$12,237.91

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 007901 195. 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 Commonwealth of Pennsylvania, and described according to a plan thereof made for John H. McClatchy by Damon and Foster, Civil Engineers, Sharon Hill, PA, dated 10/18/1949, as follows:

BEGINNING at a point on the Northwesterly side of Church Lane (40 feet wide) which point is at the distance of 202.77 feet measured South 16 degrees, 29 minutes, 45 seconds West, from its intersection with the Southeasterly side of Marshall Road (50 feet wide); thence extending from said beginning point along the said side of Church Lane South 16 degrees, 29 minutes, 45 seconds West, 16 feet to a point; thence extending North 73 degrees, 30 minutes, 15 seconds West, passing through the party wall between these premises and the premises adjoining to the Southwest, 85.02 feet to a point; thence extending North 16 degrees, 46 minutes, 20 seconds East, 16 feet to a point; thence extending South 73 degrees, 30 minutes, 15 seconds East, passing through party wall between these premises and the premises adjoining to the Northeast, 84.95 feet to the first mentioned point and place of beginning.

BEING Lot No. 84 on said plan and known as No. 6609 Church Lane.

BEING the same premises which Charles J. O'Connor, widower, granted and conveyed unto Cecelia A. Kinney by Deed dated May 31, 1994 and recorded June 7, 1994 in Delaware County Record Book 1263, page 1825.

FOLIO No. 16-01-00296-00.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Cecelia A. Kinney.

Hand Money \$4,244.74

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

**MARY McFALL HOPPER, Sheriff**

**No. 7341 196. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$67,429.05

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

Front: Irregular Depth: Irregular

BEING Premises: 7024 Emerson Avenue, Upper Darby, PA 19082.

Folio Number: 16-02-00728-00.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$3,000.00

Leslie J. Rase, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 002907B 197. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 125

BEING Premises: 3826 Albemarle Avenue, Drexel Hill, PA 19026-2802.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tamika R. Tate-Hardy and Michael Hardy.

Hand Money \$14,939.40

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 004531 198. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the one and one-half story frame bungalow and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Township of Lower Chester, County of Delaware and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point the intersection of the Southeasterly side of a 20 feet wide street the Northwesterly line of which said street runs parallel with Ridge Avenue and 20 feet Southeastwardly from same with the Southwesterly side of the said Yates Avenue.

CONTAINING in front along the North-easterly side of the said 20 feet wide street measured; thence Southwestwardly 55 feet and extending in depth Southeastwardly along the Southwesterly side of the said Yates Avenue, 135 feet to the Northwesterly side of a 20 feet wide alley.

BOUNDED on the Southwest by lands now or late of Judith Emma Devonshire.

ALSO ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in the Township of Lower Chester, County of Delaware and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of a 20 feet wide street, the Northwesternly line of which said street runs parallel with and at the rectangular distance of 20 feet Southeastwardly from the Southeasterly side of Ridge Road, said point being at the distance of 80 feet Northeastwardly from the line of lands now or late of the Estate of Edwin R. Morton, deceased, and a corner of lands now or late of Frances Jane Berg; extending thence Southeastwardly by lands now or late of said Frances Jane Berg on a line parallel with lands now or late of the said Estate of Edwin R. Morton, deceased, 130 feet to a point a corner of lands now or late of Leon W. Syfrit; thence Northeastwardly by last mentioned lands on a line parallel with said street 60 feet to another corner of lands now or late of said Leon W. Syfrit; thence still by the same Northwestwardly on a line parallel with lands now or late of said Estate of Edwin R. Morton, deceased, 130 feet to the Southeasterly side of said 20 feet wide street and thence Southwestwardly by the Southeasterly side of said street 60 feet to the first mentioned point and place of beginning.

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

Tax ID/Parcel No. 08-00-00941-00 and 08-00-0942-00.

BEING the same premises which Daniel W. Bonaventure and Winifred Bonaventure, his wife by Deed dated 09/06/1985 and recorded 9/20/1985 in Delaware County in Volume 270 page 1401 conveyed unto Christy Sitaras and Kaliopi Sitaras, his wife, in fee.

And the said Kaliopi Sitaras, also known as Kaliopi Sitaris died on May 6, 2019.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Irene Maltezos, M&M Capital Investments, LLC.

Hand Money \$16,142.09

Joseph P. Nastasi, Attorney

MARY McFALL HOPPER, Sheriff

No. 12290C 199. 2009

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, described according to a Survey thereof, made by Damon and Foster, Civil Engineers, Upper Darby, PA dated 7/3/1928, being Lot No. 251 on said Plan of lots known as Reese Tract, Drexel Hill, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Upland Way (50 feet wide) at the distance of 270 feet on a line curving to the left on a radius of 577.30 feet from a point of tangency, which said point of tangency being 422.61 feet South 35 degrees, 21 minutes East from the Southeasterly side of Garrett Road (40 feet wide); thence extending North 27 degrees, 51 minutes, 10 seconds East, 217 feet to a point; thence extending South 57 degrees, 44 minutes, 46 seconds East, 18.87 feet to a point; thence extending South 24 degrees 52 minutes, 31 seconds West, 215.16 feet to a point on the Northeasterly side of Upland Way; thence extending along same on the arc of a circle curving to the right having a radius of 577.30 feet the arc distance of 30 feet to the first mentioned point and place of beginning.

BEING known as 351 Upland Way, Drexel Hill, PA 19026.

BEING THE SAME premises which Federal Home Loan Mortgage Corporation by Kammiel Houston, Attorney in fact by Power of Attorney recorded 8/23/04 in Book 3272 page 206 Instrument No. 2004105442 by Deed dated 4/5/05 and recorded 5/20/05 in the County of Delaware in Record Book 3490 page 866, conveyed unto Darrell Dorsey.

BEING Folio No. 16-09-01346-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Darrell Dorsey.

Real Debt: \$196,406.37

Hand Money \$19,640.63

Stephen M. Hladik, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5219 200. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 100 Depth: 99.98

BEING Premises: 1123 Wynnbrook Road, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael Festa.

Hand Money \$19,239.51

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 004945 201. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, Situate in the City of Chester, County of Delaware, Pennsylvania, and being No. 1019 Potter Street.

BEGINNING at a point on the Northeastly side of the said Potter Street at the distance of 40 feet Southeastwardly from the point of intersection of the said side of Potter Street and the Southeastly side of Eleventh Street; extending thence Southeastwardly along the Northeastly side of the said Potter Street 27 feet to a point a corner of lands of Jacob C. Hoffman and Anna M., his wife; thence Northeastwardly by the said lands by a line at right angles to the said Potter Street 85.25 feet passing through the middle of the party wall between hereby conveyed and the dwelling adjoining on the Southeast to a point a corner of other lands of the Estate of James Z. Taylor, deceased; thence Northwestwardly by the last mentioned lands by a line parallel with the said Potter Street 17.75 feet to a point another corner of the last mentioned lands, thence Southwestwardly by said lands by a line at right angles to the said Potter Street 14.73 to a point at another corner of said lands; thence Northwestwardly by said lands 9.25 feet to a point at the Easterly corner of lands of the Estate of Samuel E. Bell, deceased and thence Southwestwardly by the last mentioned lands by a line at right angles to the said Potter Street 70.5 feet to the place of beginning.

The IMPROVEMENTS thereon being known as No. 1019 Potter Street.

TOGETHER with the right and use of a certain sewer or drain pipe as now laid and extending from the premises hereby conveyed through and over other lands of the Estate of James Z. Taylor, deceased, to and connecting with public sewer in Eleventh Street in common with the owners, tenants and occupiers of said other lands of the Estate of James Z. Taylor, deceased, SUBJECT to the payment of the proportionate share of the cost and expensed of keeping said sewer or drain in good order or repair.

Tax Parcel ID No. 49-05-01152-00.

TITLE to said premises is vested in Kathleen White, by Deed from Elmwood Federal Savings and Loan Association of Philadelphia, successor by merger with Excelsior Savings Funds, dated 10/31/1983, recorded 11/09/1983 in the Delaware County Recorder's Office in Deed Book 119, page 447.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kathleen White (deceased).

Hand Money \$5,606.85

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

**MARY McFALL HOPPER, Sheriff**

Jan. 29; Feb. 5, 12



## Commonwealth v. Omar Rashad Hooks

*Criminal Appeals – Abuse of Discretion – Juvenile Sentencing – Mandatory Life Sentences – First Degree Murder – Pennsylvania Sentencing Guidelines – Resentencing*

When sentencing a juvenile offender, the imposition of a mandatory sentence of life imprisonment without the possibility of parole violates the Eighth Amendment's prohibition against cruel and unusual punishment because it poses too great a risk of disproportionate punishment.

When a court is sentencing a juvenile offender for first degree murder, a life without parole sentence can only be imposed after the court engages in an individualized sentencing, taking into account how each juvenile's situation is different and how those differences may counsel against irrevocably sentencing them to a lifetime in prison.

Prior to sentencing a juvenile offender to life without parole, a court should specifically examine the following factors: (1) the juvenile's age at the time of the offense; (2) his or her diminished culpability and capacity for change; (3) the circumstances of the crime; (4) the extent of his or her participation in the crime, (5) his or her family, home, and neighborhood environment; (6) his or her emotional maturity and development; (7) the extent of familial and/or peer pressure; (8) his or her past exposure to violence; (9) any drug and alcohol history; (10) his or her ability to deal with the police; (11) his or her capacity to assist his attorney; (12) any mental health history; and (13) his or her potential for rehabilitation.

The provisions of 18 Pa. C.S.A. Section 1102.1 are applicable in a setting where a juvenile is convicted of first degree murder, murder of an unborn child, and murder of a law enforcement officer. Specially, under 1102.1(c) when determining if a life without parole sentence should be imposed, a court shall consider and make findings on the record regarding the following: (1) the impact of the offense on each victim, including oral and written victim impact statements made or submitted by family members of the victim detailing the physical, psychological, and economic effects of the crime on the victim and the victim's family; (2) the impact of the offense on the community; (3) the threat to the safety of the public or any individual posed by the defendant; (4) nature and circumstances of the offense committed by the defendant; (5) degree of the defendant's guilt; (6) guidelines for sentencing and resentencing adopted by the Pennsylvania Commission on Sentencing; (7) age related characteristics of the defendant, such as: age, mental capacity, maturity, degree of criminal sophistication, nature and extent of any prior delinquent criminal history including the success or failure of previous rehabilitation attempts, probation or institutional reports, and other relevant factors.

The Court held:

Appellant's claim that the imposition of a forty years to life sentence for murder in the first degree followed by an aggregate sentence of twenty-four to sixty months on related offenses was essentially a life sentence and as such it constituted cruel and unusual punishment, could be summarily dismissed. The ban on mandatory life sentences without the possibility of parole for juvenile offenders did not preclude a court from sentencing an offender to life without the possibility of parole as long as the necessary factors were taken into account.

Appellant's claim that the Court abused its discretion by considering improper factors and failing to assign sufficient weight to the mitigating factors present, was without merit. When resentencing Appellant, the Court imposed an individualized sentence after considering all of the evidence presented at trial and in the course of two sentencing hearings in light of the factors that have been identified as essential when imposing a sentence for a juvenile convicted of first degree murder. In addition, the Court was also guided by the provisions set forth in 18 Pa. C.S.A. Section 1102.1.

Appellant's claim that it was error for the Court to consider his failure to show remorse when imposing the sentence was a mischaracterization of the record and did not warrant relief. Rather than exercising his right to remain silent, Appellant chose to address the Court and blatantly shifted responsibility for his actions on several occasions. Therefore, the Court did not take into account his failure to show remorse in the face of claimed innocence for the murder; rather, the Court took into account that every time Appellant addressed the Court he shifted the blame and failed to ever acknowledge that the victim needlessly lost his life.

No. CP-23-CR-2355-2010

*Daniel McDevitt, Esquire*; Deputy District Attorney for the Commonwealth  
*William Wismer, Esquire*; Attorney for the Appellant

Opinion by the Honorable Frank T. Hazel, S.J. filed on November 5, 2015

### OPINION

On April 17, 2010, Defendant, Omar Hooks, then sixteen years of age, shot and killed one Thomas Green.<sup>1</sup> After a jury trial he was found guilty of Murder in the First Degree<sup>2</sup> and the related offenses of Firearms Not to be Carried Without a License<sup>3</sup> and Possession of an Instrument of Crime<sup>4</sup>. On January 31, 2012, a mandatory sentence of life in prison without the possibility of parole for the offense of first degree murder to be followed by an aggregate sentence of twenty-four to sixty months for the remaining offenses was imposed. Defendant pursued his right to a direct appeal. His substantive claims were rejected by the Superior Court and his convictions were affirmed. The matter was remanded for resentencing in light of Miller v. Alabama, 132 S.Ct. 2455(2012) and Commonwealth v. Batts, 66 A.3d 286 (Pa. 2013).

On November 5, 2014 Defendant was re-sentenced to forty (40) years to life for murder of the first degree to be followed by an aggregate sentence of twenty-four (24) to sixty (60) months of incarceration on the remaining offenses. A timely post sentence motion was filed. The motion was followed by an "Amended Post Sentence Motion for Reconsideration and Modification of Sentence" with a memorandum of law in support. A hearing was convened on March 11, 2015.

On April 15, 2015 Defendant's motion for reconsideration was granted and his sentence was modified to the following: thirty-five (35) years to life in prison for Murder in the First Degree with an aggregate sentence of twenty-four (24) to sixty (60) months of incarceration for the remaining offenses to be served concurrently with the sentence imposed for murder. A timely Notice of Appeal was filed on May 13, 2015, necessitating this Opinion. Although Defendant enumerated five separate claims in his "Statement of Matters Complained of on Appeal," his complaints fall into two categories: first, he claims that given its length the sentence imposed is essentially a life sentence and as such it violates the prohibitions against cruel

<sup>1</sup> The facts that gave rise to Defendant's conviction are set forth in the Superior Court's Opinion affirming Defendant's conviction and remanding for resentencing in light of Miller v. Alabama, 132 S.Ct. 2455(2012) and Commonwealth v. Batts, 66 A.3d 286 (Pa. 2013). See Commonwealth v. Hooks, 1966 EDA 2012 (filed November 12, 2013).

<sup>2</sup> 18 Pa.C.S.A. §2502

<sup>3</sup> 18 Pa.C.S.A. §6105

<sup>4</sup> 18 Pa.C.S.A. § 907

and unusual punishment set forth in the Eight Amendment of the United States Constitution and Article 1, Section 13 of the Pennsylvania Constitution, and second, the Court abused its discretion by considering improper factors and by failing to assign sufficient weight to other “mitigating” factors when determining Defendant’s sentence. Each claim is without merit and it is respectfully submitted that Judgment of Sentence should be affirmed.

The claim that a “de facto” life sentence has been imposed in this matter and that this sentence is precluded by *Miller* and *Batts* may be summarily dismissed. In *Miller v. Alabama*, 132 S.Ct. 2455, 183 L.Ed.2d 407 (2012) the United States Supreme Court held that, as to a juvenile, the imposition of a **mandatory** sentence of life imprisonment without the possibility of parole “poses too great a risk of disproportionate punishment,” and as such violates the Eight Amendment’s prohibition against cruel and unusual punishment. The Court did not foreclose the possibility of the imposition of a life-without-parole sentence on a juvenile offender but instructed that where a juvenile is sentenced for murder, courts must engage in individualized sentencing, taking into account “how children are different, and how those differences counsel against irrevocably sentencing them to a lifetime in prison.” *Id.* at \_\_\_, 132 S.Ct. at 2471.

In *Batts, supra*, the defendant was sentenced to life without parole after he was found guilty of *inter alia*, first-degree murder and attempted murder. The defendant was fourteen years old when he shot two men at the behest of a fellow, more senior, gang member. One man was killed and the other sustained serious bodily injury. The shooting was unprovoked. The defendant shot the victims as they sat on the steps of a residence’s front porch. The Pennsylvania Supreme Court remanded the case for re-sentencing in accordance with *Miller*. The re-imposition of a Life sentence without the parole was not precluded. Rather, the Court instructed that any sentence, whether it be Life without parole or a “minimum/maximum” sentence could be imposed only after certain factors were considered. Specifically:

[A]t a minimum [the trial court] should consider a juvenile’s age at the time of the offense, his diminished culpability and capacity for change, the circumstances of the crime, the extent of his participation in the crime, his family, home and neighborhood environment, his emotional maturity and development, the extent that familial and/or peer pressure may have affected him, his past exposure to violence, his drug and alcohol history, his ability to deal with the police, his capacity to assist his attorney, his mental health history, and his potential for rehabilitation.

*Batts II, supra*, at 297 (first brackets in original).

On remand, a sentence of Life in prison without the possibility of parole was once again imposed. See *Commonwealth v. Batts*, 2015 PA Super 187 (Pa. Super. Ct. Sept. 4, 2015). The Court imposed this sentence after consideration of all of the evidence presented at trial and at sentencing in light of the above factors. Additionally, the court recognized that in response to *Miller* our General Assembly enacted 18 Pa.C.S.A. § 1102.1, Sentence of persons under the age of 18 for murder, murder of an unborn child and murder of a law enforcement officer and while this section was not applicable to *Batts* the court was nevertheless guided by its provi-

sions at resentencing.<sup>5</sup> On appeal following remand the Superior Court held that the defendant's challenge to the trial court's weighing process was waived due to *Batt's* failure to comply with Pa.R.A.P. 2119(f), a requirement whenever an appellant seeks review of the discretionary aspects of sentence. *Id.* at 8.

<sup>5</sup> Section 1102.2 provides:

**(a) First degree murder.**—A person who has been convicted after June 24, 2012, of a murder of the first degree, first degree murder of an unborn child or murder of a law enforcement officer of the first degree and who was under the age of 18 at the time of the commission of the offense shall be sentenced as follows:

- (1) A person who at the time of the commission of the offense was 15 years of age or older shall be sentenced to a term of life imprisonment without parole, or a term of imprisonment, the minimum of which shall be at least 35 years to life.
- (2) A person who at the time of the commission of the offense was under 15 years of age shall be sentenced to a term of life imprisonment without parole, or a term of imprisonment, the minimum of which shall be at least 25 years to life.

**(b) Notice.**—Reasonable notice to the defendant of the Commonwealth's intention to seek a sentence of life imprisonment without parole under subsection (a) shall be provided after conviction and before sentencing.

**(c) Second degree murder.**—A person who has been convicted after June 24, 2012, of a murder of the second degree, second degree murder of an unborn child or murder of a law enforcement officer of the second degree and who was under the age of 18 at the time of the commission of the offense shall be sentenced as follows:

- (1) A person who at the time of the commission of the offense was 15 years of age or older shall be sentenced to a term of imprisonment the minimum of which shall be at least 30 years to life.
- (2) A person who at the time of the commission of the offense was under 15 years of age shall be sentenced to a term of imprisonment the minimum of which shall be at least 20 years to life.

**(d) Findings.**—In determining whether to impose a sentence of life without parole under subsection (a), the court shall consider and make findings on the record regarding the following:

- (1) The impact of the offense on each victim, including oral and written victim impact statements made or submitted by family members of the victim detailing the physical, psychological and economic effects of the crime on the victim and the victim's family. A victim impact statement may include comment on the sentence of the defendant.
- (2) The impact of the offense on the community.
- (3) The threat to the safety of the public or any individual posed by the defendant.
- (4) The nature and circumstances of the offense committed by the defendant.
- (5) The degree of the defendant's culpability.
- (6) Guidelines for sentencing and resentencing adopted by the Pennsylvania Commission on Sentencing.
- (7) Age-related characteristics of the defendant, including:
  - (i) Age.
  - (ii) Mental capacity.
  - (iii) Maturity.
  - (iv) The degree of criminal sophistication exhibited by the defendant.
  - (v) The nature and extent of any prior delinquent or criminal history, including the success or failure of any previous attempts by the court to rehabilitate the defendant.

In Commonwealth v. Seagraves, 103 A.3d 839 (Pa. Super 2014) the Superior Court did review the discretionary aspects of sentence after a juvenile was re-sentenced to Life without the possibility of parole. In Seagraves, a mandatory sentence of Life without the possibility of parole was initially imposed after a jury found the defendant guilty of first-degree murder<sup>6</sup>. When he committed murder he was seventeen years old. In light of Miller, supra, and Batts, supra, the case was remanded for resentencing. On remand the trial court again imposed Life without the possibility of parole and a consecutive sentence of eight and one-half to twenty years. Before imposing this sentence the trial court considered the facts and circumstances surrounding the murder that were presented at trial, a presentence investigation, evidence that was brought forth at a decertification hearing and other evidence and testimony offered at sentencing. All of the foregoing were considered in light of the Miller and Batts “factors.” On review the Superior Court affirmed judgment of sentence, concluding that in Seagraves’s case the trial court did not abuse its discretion when it imposed a Life sentence without the possibility of parole after consideration of all of the factors that must be considered following Miller and Batts. 103 A.3d 839 (Pa. Super. 2014)

In the case *sub judice*, contrary to the Defendant’s claim, the sentence imposed was not based exclusively on the seriousness of the offense. Rather, the court imposed an individualized sentence after considering all of the evidence presented at trial and in the course of two sentencing hearings in light of the factors that our courts have identified as essential when imposing sentence where a juvenile defendant has been found guilty of first degree murder. Additionally, the Court was guided by the provisions set forth in Section 1102.1 and by the Sentencing Guidelines that were proposed by the Pennsylvania Commission on Sentencing following the enactment of Section 1102.1<sup>7</sup>. Further, Defendant claims that because he has maintained his innocence throughout the proceedings it was error for the Court to consider his failure to show remorse when imposing this sentence. As will be discussed *infra*, this claim is based in a mischaracterization of the record and therefore no relief is warranted.

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(vi) Probation or institutional reports.

(vii) Other relevant factors.

**(e) Minimum sentence.**—Nothing under this section shall prevent the sentencing court from imposing a minimum sentence greater than that provided in this section. Sentencing guidelines promulgated by the Pennsylvania Commission on Sentencing may not supersede the mandatory minimum sentences provided under this section.

**(f) Appeal by Commonwealth.**—If a sentencing court refuses to apply this section where applicable, the Commonwealth shall have the right to appellate review of the action of the sentencing court. The appellate court shall vacate the sentence and remand the case to the sentencing court for imposition of a sentence in accordance with this section if it finds that the sentence was imposed in violation of this section.

<sup>6</sup> Seagraves was found guilty of first-degree murder, conspiracy and tampering with evidence. A consecutive sentence of eight and one-half to twenty years of incarceration was imposed consecutive to the Life sentence for the two additional offenses.

<sup>7</sup> The Defendant has a Prior Record Score of 2. Sentencing Guidelines that became effective on September 26, 2014 would recommend a sentence of 492 months (41 years) to Life for a Defendant age 15 to 18, who has a Prior Record Score of 2 and has been found guilty of Murder in the First Degree. See 204 Pa. Code §303.16(b).

Briefly, on the evening of April 10, 2010 the defendant shot and killed Thomas Green. Green, who was unarmed, died after sustaining multiple gunshot wounds. Witnesses at the scene testified that the Defendant, armed with a handgun approached Green and brandished the weapon. Green told the Defendant that he was not intimidated by the gun and the Defendant shot him several times. The Defendant ran from the scene and was arrested in a residence close to the shooting where he was pretending to sleep. Evidence presented at trial supported the conclusion that Defendant shot Green in retaliation for perceived humiliation that he suffered at the hands of Green when the two engaged in horseplay several days before the shooting. Defendant and Green were in a “slap-box fight” and Green smacked the Defendant’s glasses off his face. The Defendant was embarrassed. Testimony also tended to prove that before the shooting the Defendant was under the influence of alcohol and/or drugs. In light of this evidence a “diminished capacity” defense was pursued at trial. Ample evidence however, supported the conclusion that although the Defendant may have used alcohol and controlled substances before the murder, he was not under the influence to a degree that rendered him incapable of forming the specific intent to kill. Based on all of the evidence the jury concluded that the Defendant committed a premeditated murder and that he acted with the specific intent to kill. After an evaluation of the Defendant, a psychological report authored by Dr. Thomas Swirsky-Sacchetti was submitted by the Defendant in advance of sentencing wherein the Defendant stated that on the night of the killing he travelled from his home in Chester Township to the City of Chester to sell Percocet. See N.T. 114-15.

At Sentencing the Court heard the testimony of the Defendant, several of his friends and members of his family who attested to the progress he has made in his education and his level of maturity while in jail. Members of Mr. Green’s family testified as well. See generally N.T. 11/5/14. The Court reviewed the Defendant’s juvenile history (Exhibit CS-1), the transcript of the January 31, 2012 sentencing hearing, including victim impact statements (Exhibit CS-2)<sup>8</sup>, a report from the December, 2013 psychiatric evaluation conducted at SCI Camp Hill, a 2013 Department of Corrections Initial Classification Summary, a March 2012 Psychiatric Evaluation, a December 2013 Psychological Assessment Report, a December, 2013 Personal Assessment Inventory, a Delaware County Pre-Sentence Investigation report, a Delaware County Psychological Evaluation, a Delaware County Substance Abuse Evaluation, the report of Thomas Swirsky-Sacchetti, Ph.D., ABPP-CN (DS-1), and the Defendant’s criminal history. *Id.* at 135-36. The Court considered the Defendant’s familial, educational, physical and mental health history. The Court considered the Defendant’s history of alcohol and drug abuse as well as the activities and educational endeavors that he has participated in while incarcerated. The court reviewed all of the evidence offered by the Defendant and concluded that while the Defendant shows an interest in furthering his education and engaging in activities toward self-improvement while incarcerated, when he has not been held in an institutional setting he has engaged in repeated and continuously escalating

<sup>8</sup>The Notes of Testimony from the January 31, 2012 sentencing hearing were entered into evidence as Exhibit C-S-2. On that day the victim’s “aunts” Crystal Chavis and Kim Sullivan, his grandmother Edith Powel, his aunts Katrina Washington and Rhonda Powell, his friend Robin Powell and his daughter Tashana Green offered their testimony. See Exhibit C-S-2.

criminal and anti-social behaviors. This record demonstrates that for the protection of society and to serve the Defendant's own rehabilitative needs, a lengthy term of incarceration is both appropriate and necessary in this case. See generally 42 Pa.C.S.A. §9771. The following facts support the Court's conclusion.

The Defendant was 21 years old on the day this sentence was imposed and sixteen years, nine months old when he murdered Thomas Green. See N.T. 11/5/14 p. 111. His abuse of alcohol and controlled substances has been consistent throughout his life, beginning at the age of eleven. See N.T. p. 115, 119, 138-40.. While the Defendant pursued a diminished capacity defense, relying on his ingestion of alcohol and marijuana prior to the killing, the jury concluded that he killed with specific intent. Immediately following the murder he was arrested in a nearby residence where he was pretending to sleep. Defendant's intelligence has consistently been measured in the low/average range throughout his life and while he has been diagnosed with personality disorders there is no evidence that supports conclusions that at any point he lacked the capacity to understand the nature and seriousness of his acts or their repercussions. He has been subject to many psychological evaluations in recent years and while he has been diagnosed with personality disorders including personality disorder NOS, no psychosis or major mental illness has been diagnosed, although he has received mental health treatment including psychiatric medications during his most recent incarceration. Id at 120-21, 139.

Defendant was raised by a single mother who was previously employed as a correctional officer in the state system and at the time of sentencing was employed by the Elwyn Institute as an administrative assistant and a program specialist. N.T. 11/5/14 p. 53. Before his arrest he lived with his mother in Brookhaven, PA. She maintains contact with her son. Defendant's father was shot and killed most likely during a drug transaction when the Defendant was eleven or twelve years old. Id. at 137. He has three siblings. Defendant began his elementary education at the Community Charter School before he was expelled. He was diagnosed with ADHD. He spent most of his middle school years incarcerated. He has taken and passed high school level courses at SCI Camp Hill and is one credit away from a high school diploma. Id. at 138.

Defendant had five previous arrests beginning at the age of eleven. These arrests culminated in adjudications of delinquency. Bench warrants for violations of probation were issued on three occasions and probation was revoked at least four times. N.T. 5/5/14 p. 120; Exhibit C-S-1. His placements over the years include: the Delaware County Juvenile Detention Center in Lima, the Community Service Foundation in Bucks County, Vision Quest, the Vision Quest Buffalo Soldier Program, Adelphi Village, Northwestern Academy, Glen Mills School and the Abraxas Foundation. See id. at 137-38; Exhibit C-S-1. With the exception of one release for medical treatment Defendant was released from each program for violations of the terms of his probation. Id. at 138. His offenses began with simple assault in 2005 and progressed to aggravated assault and a felony drug offense. In 2005 he was adjudicated delinquent of simple assault. While that charge was pending he committed an aggravated assault against a teacher. He was adjudicated delinquent for possessing drug paraphernalia as a result. In 2008 he was adjudicated delinquent with an underlying offense of possession with intent to deliver. Later, in 2009 he was charged in connection with hit and run and unauthorized use of a motor vehicle. While on probation from this adjudication he committed the murder that is

before the Court. N.T. 11/5/14 p. 117-118. Reports indicate that when Defendant was placed in residential settings he did reasonably well, “maintaining appropriate behaviors.” *Id.* at 118-120. When viewed together with all of the other information of record the conclusion that this Defendant is capable of self-improvement in an institutional setting is inescapable. So too, is the conclusion that he has engaged in an escalating pattern of violent criminal behavior and he has failed to embrace the opportunities for rehabilitation that have been offered to date.

Risk factors for future violent behaviors were included in a Psychological Evaluation report that was authored By Jerry M. Lazaroff, Ph.D. on March 21, 2014. Dr. Lazaroff reported: “Mr. Hooks externalizes blame for any wrongdoing and accepts little responsibility for his actions. Moreover, he continues to pose a significant risk to the community for displaying further aggressive acting out due to his lack of remorse, impulsivity, anger dyscontrol, ADHD, learning difficulties, history of aggression and exposure to violence within his home.” *See id.* at 122. Dr. Lazaroff reported as well that the Defendant was responding to medication and in need of additional mental health treatment.

On September 8, 2014 Dr. Thomas Swirsky-Sacchetti, Ph.D., ABPP-CN, performed a comprehensive neuropsychological evaluation at the George Hill Correctional Facility. As part of the evaluation a battery of tests were administered and among others, the Defendant’s medical, educational and court records were reviewed. Defendant has had Sickle Cell Disease (SCD) since birth and he was hospitalized on several occasions during his childhood due to this condition. He also has asthma and intermittent hypertension, a condition that arose after his incarceration. Overall, throughout his life, Defendant consistently scored in the low average range in intelligence testing. He began to abuse controlled substances and alcohol at the age of eleven. He was diagnosed with ADHD during his elementary school years and he was placed in special reading classes at the Chester Charter School. His middle school years were spent in and out of placement following several delinquent adjudications. He completed 9<sup>th</sup> grade during placement at Abraxis.

In his report Dr. Swirsky-Sacchetti explains that “‘silent’ cerebral infarcts, *i.e.*, those that occur unbeknownst to the afflicted person or his family, without associated neurological signs, and in the presence of normal neurological evaluation ... have been identified on brain MRI in approximately 18-22% of children with SCD.” A “heavy preponderance” of these infarcts are located in the frontal and parietal lobes affecting brain functioning and cognitive development. Based on “the literature” and his review of the Defendant’s records as well as his generally low-average performance in testing Dr. Swirsky-Sacchetti opined that the Defendant, has in fact experienced cerebral infarcts due to his SCD and as a result he suffers from “moderate brain dysfunction” which affects his executive brain function skills of impulse control. Further, he opined that this condition has led to Defendant’s record of juvenile violence and ultimately the commission of murder.

The Court considered Dr. Swirsky-Sacchetti’s conclusions and considered as well the studies, evaluations and record review upon which his opinion is based. Although research literature reports that cerebral infarcts have been found through MRI in 18-22% of children with SCD it is equally or perhaps more likely that the Defendant is among the 78-82% of children diagnosed with SCD that do not suffer from cerebral infarcts. The Defendant in this case was never subjected to an MRI and under the circumstances the positive proof that Defendant’s SCD



is a root cause of his criminal behavior is speculative. See N.T. 11/5/14 p. 126-30. The presence of SCD is an important part of the Defendant's medical history but, without available demonstrative evidence in addition to Dr. Swirsky-Sacchetti's clinical observations, namely an MRI, the Court does assign little weight to Dr. Swirsky-Sacchetti's conclusion.

Defendant supplemented the record with additional exhibits that were admitted by stipulation. Exhibit D-S-7, Michigan Life Expectancy Data for Youth Serving Natural Life Sentences is an analysis of data concerning the shortened life expectancy of incarcerated individuals and its implications after *Miller*. Exhibit D-S-8, There is no Meaningful Opportunity in Meaningless Data: Why it is Unconstitutional to Use Life Expectancy Tables in Post-Graham Sentences published by the UC Davis Journal of Juvenile Law and Policy considers the use of life expectancy tables in Colorado sentencing and concludes use of such tables is inappropriate and contrary to the letter and the spirit of *Miller*, in that lengthy sentences imposed after consideration of these tables do not provide a meaningful opportunity for release prior to death. Exhibit D-S-9, Give Adolescents the Time and Skills to Mature, and Most Offenders Will Stop and Exhibit D-S-10, Research on Pathways to Desistance suggest that adolescents naturally mature psychologically, socially and cognitively over time and predictions of future offending cannot be based on the severity or frequency of offending during adolescence alone and discuss the efficacy of institutional punishment for juvenile offenders. The Court reviewed these articles with interest when it devised the individualized sentence that was imposed after consideration of the Defendant's unique characteristics and his pattern of behaviors over time.

Factors that militated against the conclusion that Defendant is amenable to treatment played an important part in determining an appropriate sentence. During the course of these proceedings the Defendant has demonstrated a consistent unwillingness to cooperate with authority. On at least two occasions he refused to cooperate with pre-sentence investigations. Id. at 132-33. He made several requests to proceed *pro se* but when hearings were convened to determine whether his waiver of counsel was knowing, intelligent and voluntary he refused to participate in the Court's colloquy. As a result the motion to proceed *pro se* was denied because the Court was unable to determine whether Defendant's waiver of his right to counsel was knowing, intelligent and voluntary. See id. at 133. In connection with those proceedings psychiatric and psychological evaluations were ordered. Defendant refused to participate in the evaluations. Id. at 133-34. During the course of a hearing conducted via Simultaneous Audio-Visual Communication, he demonstrated his disdain for the Court by getting up and leaving the video conference room during the course of the hearing. Id. at 134. There is no evidence that the Defendant lacks the capacity to cooperate with his attorney or with the evaluators. Rather, the Defendant has consistently demonstrated an unwillingness to cooperate. This attitude is corroborated by the Court's observations. These proceedings have spanned many years and at every turn the Defendant has engaged in obstreperous behavior that reflects an unwillingness to recognize authority. Several psychological evaluations have been performed on this Defendant. It is significant that, in keeping with the foregoing behaviors, results of the Personality Assessment Indicator (PAI), a tool employed to ensure the validity of psychological testing yielded scores cautioning that "test results could only be assumed to be invalid," due to Defendant's responses or lack of responses. Id. at 136.

Finally, the claim that the Defendant has been punished due to his failure to show remorse is meritless. In Commonwealth v. Bowen, 975 A.2d 1120, 1121 (Pa. Super. 2009), upon which Defendant relies, the Superior Court held that “a court may not consider a defendant’s silence at sentencing as indicative of his failure to take responsibility for the crimes of which he was convicted ... [and] that silence at sentencing may not be the sole factor in determining a defendant’s lack of remorse.” However, the Court also concluded that on the facts of that case, as in the case *sub judice*, the trial court relied on numerous legitimate factors in imposing sentence and judgment of sentence was affirmed.

In *Bowen*, a sentence falling within the aggravated range of the Sentencing Guidelines was imposed consecutively to a sentence for simple assault that also fell in the aggravated range. The defendant was initially charged with rape and related offenses and was found “not guilty” of rape but “guilty” of simple assault and terroristic threats. At sentencing, the defendant stood silent and the Court considered his silence an indication of a lack of remorse. On appeal the Superior Court considered “[Whether] a [s]entencing court in a criminal matter [may] treat a defendant’s silence on the alleged incident as proof of a lack of remorse and then consider it as an aggravating factor?” 975 A.2d at 1122. The Court concluded that silence alone cannot be the basis of a finding that a defendant lacked remorse after his conviction. However, the Court also explained that “it is undoubtedly appropriate for a trial court to consider a defendant’s lack of remorse as a factor at sentencing, provided that it is specifically considered in relation to protection of the public, the gravity of the offense, and the defendant’s rehabilitative needs.” 975 A.2d at 1125.

The differences between the facts of this case and the facts of *Bowen* are obvious. In *Bowen* the Defendant relied on his Fifth Amendment right and stood silent at both trial and at sentencing. In the case at bar the Defendant chose to address the Court. While Defendant stated that he was “remorseful” and “truly sorry” for what he put his mother through, when read in context a picture of an offender who shifts blame and fails to accept responsibility for his actions emerges. Defendant said:

First and foremost, I want to offer a sincere apology to the victim’s family. And I want to express how much I feel remorseful for everything they had to go through the last few years about their son, her son passing away, her grandson passing away, and things I’ve followed for so long. And I understand these calamities that been happening, it have to cause so much pain. And I experience this every day, not only my pain that I face with my own family passing away since I’ve been incarcerated, and had to deal with it. I also—I feel other people’s pain. And I feel so remorseful for the fact that I’ve been put in this situation for the actions of my drug use, things that I can’t really, really, really understand and make sense of. That’s why I fight with all my might. And I might have acted sometimes bizarre, because I wasn’t really sure how to get out of those circumstances that I’m not sure how I even landed in these circumstances because the picture that the Commonwealth had painted of me is not the picture that—I know I’m not to be. I know I’m not—and the picture I know that I want to be. I want to be someone who can help people, someone who can offer advice, someone who can teach, someone that always wanted to go to college and become someone, and make my mother proud, because that’s—she was the only one who was always there through all the time I’ve been in detention, to all the times where I faced emotional problems, where even though I’m

not have always told her things in depth about my emotional feelings, my emotional scars that I have, it still is that she's my best friend .... N.T. 11/5/14 pp63-65. Defendant continued on, thanking his mother and family and friends who came to support him. Conspicuously absent from the Defendant's speech was any recognition that Thomas Green was needlessly shot and that his life was lost. This was just the last instance where the Defendant took the opportunity to focus his sympathies on himself and minimize any part that he may have played in this tragic event. The Court recognized that Defendant has displayed this tendency at various times:

If you look at all of the evaluations, these are the numbers of times that culpability was addressed in different ways by the Defendant. One, didn't commit the offense. Two, not there at the time of the murder, and intends to declare innocence. Says he was intoxicated with alcohol, marijuana, Xanax, and Percocet. Next, facts [of the case were] not properly investigated. Next. It was after he received Discovery in this case that he—it convinced him that he was innocent, and denied carrying a gun that night. Lastly, and this was the most recent one—where he simply says, on 4/17/10, I went to the projects to sell Percocet, and I just don't remember what happened after that. So we've been all over the lie(sic) [lot] with respect to this Defendant's acceptance for his acts, all the way from I didn't do it, to I wasn't sure I did it, to I was under the influence, to the fact that I went to sell Perks, and I just don't remember anything else. And in the middle there's something about, well I figured out that I must be innocent, because I read the Discovery here. If you look at that, and then you listen to what I've just said about some of the concerns that the psychiatrists and the psychologists have about them, they cross-reference very well. He simply doesn't—and this is one of his characteristics—doesn't accept responsibility for any of his actions. And I believe it was the doctor's report, your doctor's report, that suggested—or maybe it was Lazarus (sic)—that he even blamed his mother for violations of probation, because either she was too busy or she wouldn't take him there. There's hardly a time here in all of this, that there is any acceptance of any responsibility—forget the murder, forget that—but of any responsibility for any actions [-] of any identification that you possess any negative characteristics at all.

*Id.* at 151-53. As the foregoing demonstrates the Court did not consider Defendant's failure to show remorse in the face of claimed innocence for the murder. Rather, his ever changing accounts of the events of April 17, 2010 cast doubt on the credibility of his reporting in various evaluations and pre-sentence investigations and lend support to the PAI conclusion that test results obtained by SCI personnel during psychological evaluations could only be presumed to be invalid.

It is respectfully submitted that the sentencing court considered all of the available evidence in light of the factors established in *Batts*, and subsequently identified by our General Assembly in 18 Pa.C.S.A. § 1102.1, and in the exercise of its discretion imposed a sentence that is consistent with the standards set forth in 42 Pa.C.S.A. 9721(b) and the unique rehabilitative needs of this juvenile offender.

BY THE COURT:

/s/Frank T. Hazel

Frank T. Hazel,

S.J.

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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, February 1, 2016**

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