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N.B.

The 2016 Annual Membership Directories Have Arrived!
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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*

OWNED AND PUBLISHED BY

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2016

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

May	30	DCBA CLOSED – Memorial Day Observed
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JUNE:

June	1	FLS – Meeting – 3:30 p.m.
June	2	YLS – Meeting – 12:30 p.m.
June	3	Workers' Comp. Committee – Lunch & Learn – 12:00 Noon
June	7	PBI – CLE Seminar – “Sheriff’s Sales in PA” – Breakfast Included – Registration – 8:30 a.m. – Seminar – 9:00 a.m. – 1:15 p.m.
June	7	Executive Committee – Luncheon Meeting – 12:15 p.m.
June	7	Membership Committee – Meeting – 3:00 p.m.
June	8-10	44 th Annual Bench Bar Conference – <i>Marriott Annapolis Waterfront Hotel</i>
June	14	FLS – CLE Lunch & Learn – “The New Amendments to the Uifsa” – Bring Your Own Brown Bag Lunch – Registration – 12:00 Noon – Seminar – 12:30 p.m. – 1:30 p.m.
June	15	CLE – Roundtable Coffee Hour With Judge Kenney – “Managed Care for Long-Term Care Services Is Coming to PA” – Continental Breakfast Included – Registration – 7:45 a.m. – Seminar – 8:00 a.m. – 9:00 a.m.
June	15	Board of Directors – Meeting – 4:00 p.m.
June	16	PBI – CLE Seminar – “He Died With Guns in His Closet: Firearms and Estates” – Breakfast Included – Registration – 8:30 a.m. – Seminar – 9:00 a.m. – 12:15 p.m.
June	16	ADR Voluntary Settlement Program – 9:30 a.m. – 12:30 p.m.
June	16	Criminal Defense Lawyers – CLE Seminar – “An 85-Year Hunt for Justice” – Lunch Included – Registration – 12:30 p.m. – Seminar – 1:00 p.m. – 4:00 p.m.

- June 17 Real Estate Practices Committee – “How to Draft Easements and Property Restrictions” – Breakfast – 8:15 a.m. – Seminar Promptly 9:00 a.m.
- June 23 Women’s Professional Group – Brown Bag Luncheon Meeting – 12:00 Noon

JULY:

- July 4 DCBA CLOSED – 4th of July Holiday Observed
- July 6 FLS – Meeting – 3:00 p.m.
- July 7 YLS – Meeting – 12:30 p.m.
- July 11 PBI – CLE Seminar – “Cyber Insurance” – Lunch Included – Registration – 11:30 a.m. – Seminar – 12:00 Noon – 1:30 p.m.
- July 12 Executive Committee – Luncheon Meeting – 12:15 p.m.
- July 15 Real Estate Practice Committee – CLE Seminar – Breakfast – 8:15 a.m. – Seminar Promptly 9:00 a.m.



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.

SEMINARS:**DELAWARE COUNTY BAR ASSOCIATION****PBI Seminars**

- JUNE 7, 2016** **Sheriff's Sales in Pennsylvania (Breakfast Included)**
9:00 a.m. to 1:15 p.m., Registration 8:30 a.m.
Place: Delaware County Bar Association Building
Tuition—Members: \$249.00, Post 1/12: \$229.00, Others: \$269.00
Credits: 3 Substantive, 1* Ethics
- JUNE 16, 2016** **He Died With Guns in His Closet: Firearms and Estates (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: \$199.00, Others: \$249.00
Credits: 3 Substantive, 0 Ethics
- JULY 11, 2016** **Cyber Insurance**
12:00 Noon to 2:00 p.m., Registration 11:30 a.m.
Place: Delaware County Bar Association Building
Tuition—Members: \$149.00, Post 1/12: \$129.00, Others: \$169.00
Credits: 2 Substantive, 0 Ethics
- JULY 28, 2016** **Four-County Civil Practice (Breakfast Included)**
8:30 a.m. to 12:45 p.m., Registration 8:00 a.m.
Place: Delaware County Bar Association Building
Tuition—Members: \$249.00, Post 1/12: \$229.00, Others: \$269.00
Credits: 4 Substantive, 0 Ethics
- AUGUST 25, 2016** **New Orphans' Court Rules Encore (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

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

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

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

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

REAL ESTATE PRACTICES COMMITTEE
2016 Seminars

The Real Estate Practices Committee will be conducting breakfast seminars in 2016 at the Delaware County Bar Association Building located at 335 West Front Street, Media, PA 19063. The following topics and speakers will be presented:

1. **June 17, 2016 (Friday)** – Seminar (1 CLE Substantive) – “How to Draft Easements and Property Restrictions—Avoiding Common Mistakes” – *Speaker:* Caroline A. Edwards, Esquire.
2. **July 15, 2016 (Friday)** – Seminar (2 CLE Substantive) – “Energy for America—Sunshine, Wind, Nuclear or Fossils—National Policies and Impact on the Economy” – *Speaker:* Richard F. Storm, P.E. & CEM.
3. **August 19, 2016 (Friday)** – Seminar (2 CLE Substantive) – Co-Sponsored With the Delco Bar Municipal Solicitors Committee – “Sunoco Mariner I & II Pipelines—Impact on Property Owners; Delco Economy; Status of Court Litigation; Negotiating Easement Agreements in Lieu of Condemnation” – *Speakers:* [Panel to be announced].
4. **September 23, 2016 (Friday)** – Seminar (1 CLE Substantive) – “Mortgage Foreclosures and Debt Collections—Lenders’ Failure to Produce Documents and Evidence at Trial” – *Speakers:* Senior Judge Charles B. Burr, II and Stephen Palmer, Esquire.
5. **October 21, 2016 (Friday)** – Seminar (2 CLE Substantive) – Co-Sponsored With the Delco Bar Municipal Solicitors Committee – “Municipality’s Obligation of ‘Good Faith Dealing’ in Processing Subdivision and Land Development Application” – *Speakers:* [To be announced].
6. **November 18, 2016 (Friday)** – Seminar (1 CLE Substantive) – “Annual Survey of General Real Estate Law” – *Speaker:* Louis M. Kodumal, Esquire.

A \$15.00 charge will be assessed **for breakfast** at the Delaware County Bar Association Building. This will be catered by Mrs. Marty’s Deli and will be served between 8:15 a.m. to 8:45 a.m. Seminars will commence promptly at 9:00 a.m. A \$15.00 charge will be assessed for all persons attending the breakfast seminars whether or not breakfast is ordered and whether or not CLE credits are requested. Delco Bar **Members** will be charged \$35.00 for the initial CLE credit and \$30.00 for each additional credit, if any. **Non-members** will be charged \$40.00 for the first CLE credit and \$35.00 for each additional credit, if any. All fees may be paid at the door.

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

**DELAWARE COUNTY BAR ASSOCIATION
44th ANNUAL BENCH BAR CONFERENCE
JUNE 8, 9 AND 10, 2016
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- **Earn 12.5 CLE credits**
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- **Two nights of hospitality suites**
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REGISTRATION INFORMATION

Registration Costs:

\$275 per member (\$245 for members of the YLS)

Room Rates:

Standard King/Double: \$239 per night (excludes taxes and parking)

Waterfront King/Double: \$365 per night (excludes taxes and parking)

Waterfront w/Balcony: \$385 per night (excludes taxes and parking)

***parking fee is \$23.00 per day**

TO MAKE YOUR RESERVATIONS AT THE MARRIOTT ANNAPOLIS WATERFRONT HOTEL, CALL (888) 773-0786.

TO REGISTER WITH THE DCBA, VISIT WWW.DELCOBAR.ORG.

Apr. 8—June 3

DELAWARE COUNTY BAR ASSOCIATION AND THE DELAWARE COUNTY ASSOCIATION OF CRIMINAL DEFENSE LAWYERS – CLE SEMINAR

“AN 85-YEAR HUNT FOR JUSTICE”

DATE: Thursday, June 16, 2016
LOCATION: Delaware County Bar Association Auditorium
REGISTRATION: 12:30 P.M. – 1:00 P.M.
SEMINAR: 1:00 P.M. – 4:00 P.M.
COST: \$60.00 for Members
\$70.00 for Non-Members
CREDITS: 3.0 CLE Credit Hours (2 Substantive, 1 Ethics)
Lunch included

PRESENTERS: Samuel M. Lemon, Ed.D., Marissa B. Bluestine, Esquire, Robert C. Keller, Esquire

In 1931, a 16-year-old African American boy is executed by electric chair after being convicted of murder here in Delaware County, Pennsylvania. The child, Alexander McClay-Williams, is the youngest person ever to be put to death in PA. Samuel M. Lemon, Ed.D., the great-grandson of the first African American member of our Bar Association, who represented the child at trial, has spent the last thirty (30) years investigating the homicide and the trial. Dr. Lemon now comes forward with astonishing, detailed information that shows a flawed, racist system that led to a terrible miscarriage of justice.

Dr. Lemon will be joined by Marissa B. Bluestine, the legal director of the Pennsylvania Innocence Project and Robert C. Keller, Esquire, who will discuss the procedural history of the case and the trial and explore avenues that may be pursued to address the injustice that took place over 85 years ago.

To be assured a reservation, please complete the form below and mail with your check made payable to the Delaware County Bar Association, Attn.: Karen Newell, 335 West Front Street, Media, PA 19063, no later than Friday, June 10, 2016. P: (610) 566-6627, Ext. 222; Fax: (610) 566-7952; E-mail: Karen@delcobar.com.

DELCO BAR ASSOCIATION/CRIMINAL DEFENSE LAWYERS – CLE SEMINAR – JUNE 16, 2016

NAME: _____

ADDRESS: _____

PHONE #: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

May 6—June 10

2016 DELAWARE COUNTY ELDER LAW COMMITTEE**June 15, 2016 CLE Roundtable Coffee Hour with Judge Kenney****Topic: Managed Care for Long-term Care Services in PA****Presenters: President Judge Chad F. Kenney, facilitated by Beth Stefanide, Esquire.****Time: 7:45 – 8:00 Registration; 8:00 – 9:00 Seminar****Cost: \$5 to \$35 (See registration form for details)****September 14, 2016 CLE Roundtable Coffee Hour with Judge Kenney or CLE****Topic: Elder Law Work & Banks: Why can't we all get along?****Presenter: President Judge Chad F. Kenney, Brian Laniak & Hollie McDonald of
M&T Bank, facilitated by Linda Anderson, Esquire.****Time 7:45 – 8:00 Registration; 8:00 – 9:00 Seminar****Cost: \$5 to \$35 (See registration form for details)****December 14, 2016 CLE Roundtable Coffee Hour with Judge Kenney or CLE****Topic: Elder Abuse Task Force Update****Presenter: President Judge Chad F. Kenney and other invited guests, facilitated by Beth
Stefanide, Esquire.****Time: 7:45 – 8:00 Registration; 8:00 – 9:00 Seminar****Cost: \$5 to \$35 (See registration form for details)**

Note for 2017 Meetings: The Elder Law Committee will hold quarterly meetings from 7:45 to 9:00 the second Wednesday of the month for each quarter. For 2017, those dates are as follow: 3/8/17, 6/14/17, 9/13/17, 12/13/17.

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<http://www.google.com/profiles/peterbramptonkoelle>

**THE DELAWARE COUNTY BAR ASSOCIATION'S ELDER LAW
COMMITTEE – CLE ROUNDTABLE COFFEE HOUR WITH
PRESIDENT JUDGE KENNEY**

Alert:

***“Managed Care for Long-Term Care Services
Is Coming to Pennsylvania”***

- Date & Place:** Wednesday, June 15, 2016 – Delaware County Bar Association
- Registration:** 7:45 a.m. – 8:00 a.m.
- Seminar:** 8:00 a.m. – 9:00 a.m.
- Cost:** \$25.00 – DCBA Members (***Includes a Continental Breakfast***)
\$35.00 – Non-Members (***Includes a Continental Breakfast***)
\$ 5.00 – No CLE Credit (***Includes Materials and Continental Breakfast***)
- Worth:** ***1.0 Substantive Law CLE Credit Hour***

Presenters: We are pleased to announce that David Gates, Director of Policy and Senior Attorney in the Harrisburg Office for the Pennsylvania Health Law Project, will be our guest. You may not know what MLTSS stands for ***YET***. But, rest assured there are huge changes coming to Medicaid and long-term care for PA residents.

Managed care begins with the introduction of a Managed Care Organization (MCO) into our long-term care delivery system. What role will the MCO play in terms of intake, assessment of level of care and case management for accessing Medicaid? What procedural steps will be changed to apply for Medicaid and will these steps create any barriers to accessing the services? How will COSA's role (as our AAA) change once we are under the managed care system? What about nursing home Medicaid, how will the new managed care system work? If all this sounds unfamiliar, please know that as of April 1st of this year, there was already a significant change!

All these issues, as well as others, fall under the new system of Managed Care for Long-Term Care Services (MLTSS). Any lawyer that assists those over age 60 with financing long-term care *must* attend this important session.

President Judge Chad F. Kenney, Linda M. Anderson, Esquire and Elizabeth T. Stefanide, Esquire will also participate on our panel.

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

Organizers: Linda M. Anderson, CELA and Beth Stefanide, Esquire.

ELDER LAW COMMITTEE – CLE SEMINAR – JUNE 15, 2016

NAME: _____

PHONE #: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

May 27; June 3, 10



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**FAMILY LAW SECTION –
CLE SEMINAR**

**“THE NEW AMENDMENTS TO THE UNIFORM INTERSTATE
FAMILY SUPPORT ACT (Uifsa)”**

DATE: Tuesday, June 14, 2016
LOCATION: DCBA Building
REGISTRATION
& LUNCH: 12:00 Noon – 12:30 p.m.
SEMINAR: 12:30 p.m. – 1:30 p.m.
CLE CREDITS: 1.0 Substantive Law CLE Credit Hour
COST: \$35.00 DCBA Members
\$45.00 Non-Member Attorneys
\$15.00 (NO CLE CREDIT)

Bring your own brown bag lunch and beverage.

The new amendments to the Uniform Interstate Family Support Act (Uifsa) will be discussed by Domestic Relations Supervisors Vincent Screnci and Trish Palmer accompanied by Master Patricia H. Donnelly.

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 – JUNE 14, 2016

NAME: _____

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

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

May 20, 27; June 3, 10

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Hon. Stephanie H. Klein (Ret.)

- Magisterial district judge in Media, PA. for 18 years.
- Mediator for the EEOC, Center for Resolutions, and the Bar Association's Voluntary Settlement Dispute Program.
- Co-chair of the Pro Bono Committee of the Delaware County Bar Association, Board member of Legal Aid of Southeastern Pennsylvania and of Domestic Abuse Project.
- Former co-chair of District Justice Committee
- Frequent moderator, speaker and organizer of continuing legal education and public seminars.

To schedule a case with Judge Klein or for any additional information, please contact Maggy Carney, at 215-564-1775.

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

Date: 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 date is available at this time.

On 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 June 16, 2016. Sign up will be limited for this morning session and will be on a first come, first served basis.

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

May 20, 27; June 3

**NOTICE TO ALL MEMBERS OF THE
DELAWARE COUNTY
BAR ASSOCIATION**

**THE 2016 ANNUAL MEMBERSHIP
DIRECTORY HAS ARRIVED!**

***EACH ATTORNEY WILL RECEIVE
TWO (2) DIRECTORIES AT NO COST.***

**EACH ADDITIONAL DIRECTORY
WILL BE AVAILABLE AT A COST
OF \$10.00 PER COPY.**

**COPIES ARE NOW AVAILABLE
AT THE BAR ASSOCIATION BUILDING.**

STOP BY THE FRONT DESK!

May 27—July 29

CO-ED LAWYER SOFTBALL LEAGUE FOR 2016

Games will be played weekdays from April to July. (Most games will be on Tuesdays and Wednesdays.) Cost is \$425 per team plus \$25.00 (ASA fee per team).** 7-10 games plus playoffs. Each team will need between 10 in the field (including 2 females) and up to 16 players in the lineup. To register a team or inquire about being placed on a team, please contact Michael Hill. E-mail: Hillm@co.delaware.pa.us. Phone: (610) 891-6017.

***Fees are subject to change.*

Apr. 15—May 27



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DCBA GOLF LEAGUE—INTO THE FAIRWAYS!

It's never too late to connect with your fellow DCBA Members and Judges for good times and nine holes of golf at beautiful **Paxon Hollow Golf Course in Marple Township!** Our 11th season of the Alan I. Rosenberg Memorial —DCBA Golf League had a record opening turnout of 25 players. Our Thursday afternoon tee times will begin at 5 P.M. and will continue until Labor Day this fall. Mark your 2016 case management calendar now and plan to join us! DCBA golfers of **ALL** experience levels are welcome—simply bring along your good fellowship.

How much \$?—not *too* much ... greens fees for each Thursday's nine-hole is \$31.00. Plan to pitch in about another \$20 for your beer, pizza and wings at Paxon Hollow's Anthony's Restaurant after the nine. **Annual League Dues are (still) just \$30.00. Every week we have a closest to the pin contest on one of the par 3 holes and the winner enjoys a future free nine holes.** Paxon Hollow's PGA Golf Professional Dan Malley is an experienced and patient teacher of the game. In addition to lesson packages, Dan can help members get a USGA Handicap that gives you access to *all* Golf Association of Philadelphia (Gap) events throughout the year at many great courses!

Communication helps speed the league along. **To enable efficient Golf League communication, please include your E-mail Address and Mobile Phone #** (used *only* for the golf league). You can sign up on the Delcobar.org website or simply send **your (\$30) dues check to: Karen Newell**, Delaware County Bar Association, 335 West Front Street, Media, PA 19063. Golf Committee: Harry Spiess and Bill Halligan (Co-Chairpersons), Rob DeLong and Bob Wilson.

GOLF LEAGUE – 2016 – DUES: \$30.00 YES—SIGN ME UP FOR THE LEAGUE!

I have a USGA Handicap USGA Index _____

I need lessons and/or USGA Handicap and will call Dan Malley, (610) 325-4833 to get one

Sign me up for the DCBA Golf Good Guys & Helpers Committee

NAME: _____ AMOUNT ENCLOSED: _____

E-MAIL: _____ CELL PHONE #: _____

May 13—Aug. 26

DEADLINE FOR MEMBERSHIP APPLICANTS FOR JULY 2016

The Delaware County Bar Association is accepting applications for admission to membership for July 2016. If you are interested in joining the Association, please contact Karen Newell at (610) 566-6627, extension 222, or via e-mail karen@delcobar.com. The deadline for return of the application is Friday, June 3, 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.

Mar. 11—May 27

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**IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CRIMINAL ACTION—LAW**

IN RE: BAIL CONDITIONS

No. MD-29-2016

AND NOW, this 3rd day of May 2016, it is hereby Ordered and Decreed that the existing Rule 303(i) is amended and shall be entirely replaced by New Rule 303(i) in accordance with the below language effective 30 days after publication in the *Pennsylvania Bulletin*.

New Rule 303(i)—Failure to Appear:

- (1) Rule *303(i). Failure to Appear. Upon failure of the defendant to appear at arraignment or pre-trial conference scheduled in accordance with Local Rule of Court, defendant’s bail shall be revoked and a bench warrant shall be issued.

BY THE COURT:

/s/Chad F. Kenney
CHAD F. KENNEY, P.J.

May 27; June 3, 10

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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

MARIA A. ABOYAN a/k/a MARIA

ASSIA ABOYAN, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Daniel Aboyan, 212 Grouse
Lane, Radnor, PA 19087.

NICOLE ANASTASIA, dec'd.

Late of the Township of Upper
Chichester, Delaware County, PA.
Admr.: Robert F. Anastasia, III
c/o Kristen Behrens, Esquire,
LibertyView, 457 Haddonfield Rd., Ste.
700, Cherry Hill, NJ 08002.
KRISTEN BEHRENS, ATTY.
Dilworth Paxson LLP
Liberty View
457 Haddonfield Rd.
Ste. 700
Cherry Hill, NJ 08002

MARY B. ANDERSON, dec'd.

Late of the Borough of Swarthmore,
Delaware County, PA.
Extx.: Mary E. Anderson c/o Rosalie
Spelman, Esquire, 801 Yale Ave., Ste.
G1, Swarthmore, PA 19081.
ROSALIE SPELMAN, ATTY.
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Ste. G1
Swarthmore, PA 19081

**ANASTASIA BANJOCK a/k/a ANN
BANJOCK a/k/a ANNA BANJOCK
and ANNE BANJOCK**, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extx.: Barbara Ann Warner, 31
Gooseneck Rd., Levittown, PA 19057.

JEAN M. BANSBACH a/k/a JEAN

M.C. BANSBACH, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
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Avenue, Brookhaven, PA 19015.

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3305 Edgmont Avenue
Brookhaven, PA 19015

**JOY BERGUIDO a/k/a JOY B.
CAMPBELL**, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extx.: Sandra Serbicki, 1290 Dewell
Dr., Sonoma, CA 95476.
GREGORY A. BARONI, ATTY.
13 E. Central Ave.
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ELEANOR S. BOISSON, dec'd.

Late of the Township of Ridley,
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Extx.: Barbara Keohane c/o Richard L.
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**JACQUELIN L. BOLLINGER a/k/a
JACQUELIN BOLLINGER and
JACQUELINE L. BOLLINGER**,
dec'd.

Late of the Borough of Prospect Park,
Delaware County, PA.
Extr.: Joseph Harold Bollinger, 422
Chambers Way, West Grove, PA
19390.

CHRISTOPHER M. MURPHY, ATTY.
Pappano & Breslin
3305 Edgmont Avenue
Brookhaven, PA 19015

LORETTA M. CALLAHAN, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Lisa McFadden c/o Donald E.
Havens, Esquire, 625 8th Avenue,
Folsom, PA 19033.
DONALD E. HAVENS, ATTY.
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Folsom, PA 19033

**MARGARET MARY CANAVAN a/k/a
MARY CANAVAN**, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extr.: Joseph P. Canavan, Jr. c/o David
L. Segal, Esquire, 121 S. Broad St.,
Ste. 1700, Philadelphia, PA 19107.
DAVID L. SEGAL, ATTY.
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Philadelphia, PA 19107

**CATHERINE A. CASEY a/k/a
CATHERINE CASEY**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Cary Weber Connor c/o Thomas
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Place, Ardmore, PA 19003.
THOMAS J. BURKE, JR., ATTY.
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15 Rittenhouse Place
Ardmore, PA 19003

ESTELLE MARIE DIAMOND, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Christopher Diamond (Named
in Will As Christopher P. Diamond)
c/o Jennifer L. Zegel, Esquire, LL.M.,
2929 Arch St., 13th Fl., Philadelphia,
PA 19104.
JENNIFER L. ZEGEL, LL.M., ATTY.
Reger Rizzo Darnall LLP
2929 Arch St.
13th Fl.
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**VERA C. DiGIORGIO a/k/a VERA
DiGIORGIO and VERA E.
DiGIORGIO**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Denise DiGiorgio McKeon
(Named in Will As Denise McKeon)
c/o Edgar R. Einhorn, Esquire, 255 S.
17th St., Suite 2606, Philadelphia, PA
19103.
EDGAR R. EINHORN, ATTY.
255 S. 17th St.
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ALEXANDER A. DiSANTI, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Co-Extr.: Alexander D. DiSanti and
Sybil J. DiSanti c/o Stephen Carroll,
Esquire, P.O. Box 1440, Media, PA
19063.
STEPHEN CARROLL, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063

TERESA E. ESPOSTO, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Lori A. Vannice c/o Amy F.
Steerman, Esquire, 1900 Spruce St.,
Philadelphia, PA 19103.
AMY F. STEERMAN, ATTY.
Amy F. Steerman, LLC
1900 Spruce St.
Philadelphia, PA 19103

JEANNE A. FOREACRE, dec'd.
Late of the Borough of Yeadon,
Delaware County, PA.
Extr.: Linda J. Foreacre, 444 Church
Lane, Yeadon, PA 19050.
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RENARD R. FOSTER**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
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CHARLES E. MCKEE, ATTY.
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1100 W. Township Line Road
Havertown, PA 19083

ROBERT L. FOX, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
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Maxwell Sipe Law Offices, LLC
237 East Main St.
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**LUKE FRANCIS, JR. a/k/a LUKE B.
FRANCIS, JR.**, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Admx.: Janice L. Francis.
RICHARD M. HELLER, ATTY.
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TIMOTHY D. GILL, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Timothy Gill, Jr. c/o J. Scott
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**STAN HARALAMBOUS a/k/a
STELIOS HARALAMBOUS**, dec'd.
Late of the Township of Upper Darby,
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Copley Rd., Upper Darby, PA 19082.

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42 Copley Rd.
Upper Darby, PA 19082

JOANNA KAMMER, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
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E. Lastowka, Jr., Esquire, The
Madison Building, 108 Chesley Drive,
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SAMUEL JOSEPH MERLINO, dec'd.
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LOIS HAYES O'KEEFE, dec'd.
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Extr.: Dianne Louise Umstead (Named
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SUSAN S. QUINN, dec'd.
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JUNE E. RUBY, dec'd.
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RUTH JANE SCHWARTZ, dec'd.
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Heath and Amy B. Broyles c/o Warren
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19063.
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ADELAIDE VERNON a/k/a

ADELAIDE D. VERNON, dec'd.
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Delaware County, PA.
Extr.: Kurt E. Miller (Named in Will
As Kurt Miller) c/o Thomas J. Burke,
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Ardmore, PA 19003.
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Late of the Township of Chadds Ford,
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HARRIET E. WILLIAMS, dec'd.
Late of the Township of Edgmont,
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SECOND PUBLICATION

PHILIP L. BASELICE, dec'd.
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19018.
ELIZABETH T. STEFANIDE, ATTY.
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MADELINE M. CONTI, dec'd.
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Delaware County, PA.
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WILLIAM E. RUANE, ATTY.
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ELVA B. DiMASCIO, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Mark A. DiMascio c/o Ronald
David Ashby, Esquire, 210 West
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MARY E. KALIN, dec'd.
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Delaware County, PA.
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GEORGIA L. STONE, ATTY.
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FLORENCE KERSHNER a/k/a
FLORENCE M. KERSHNER, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Charlene E. Kershner, 1200
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19803.
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CATHERINE J. MATUSIK a/k/a
KATHLEEN JOAN PRIOR
MATUSIK and KATHLEEN P.
MATUSIK, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: Mary T. Duerr c/o Mary A.
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Late of the Township of Haverford,
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BARBARA B. McLAUGHLIN, dec'd.
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County, PA.
Extr.: Cyrus V. McLaughlin c/o Murray
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MARY F. MULLEN, dec'd.
Late of the Borough of Clifton Heights,
Delaware County, PA.
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**DANIEL G. SEMBELLO a/k/a DANNY
SEMBELLO and DAN SEMBELLO**,
dec'd.
Late of the Township of Haverford,
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Extr.: John P. Corrigan, Esquire, P.O.
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**STELVIO ANTHONY VITALI a/k/a
STELVIO A. VITALI a/k/a S.A.
VITALI and STELVIO VITALI**,
dec'd.
Late of the Township of Haverford,
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**ROBERT JOHN WHITE a/k/a
ROBERT J. WHITE**, dec'd.
Late of the Township of Nether
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Admx.: Patricia Ann White, 409
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19086.
CHRISTOPHER M. MURPHY, ATTY.
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THIRD AND FINAL PUBLICATION

**MITTIE AGNES BIRL a/k/a MITTIE
A. BIRL**, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extxs.: Shirley M. Kimball and Susan
L. Watkins c/o Jeffrey R. Abbott,
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19063.
JEFFREY R. ABBOTT, ATTY.
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**DOROTHY S. ELLIS a/k/a DOROTHY
SCHOLL ELLIS**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Thomas R. Ellis, 908 Lewis Ln.,
Bryn Mawr, PA 19010.

JOSEPH NEFF EWING, JR., dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extxs.: Margaret H. Ewing, Margaret
E. Lloyd, Anne Ashton Ewing and
Elizabeth Ewing Peifer c/o Maurice D.
Lee, III, Esquire, Centre Square West,
1500 Market St., 38th Fl., Philadelphia,
PA 19102.
MAURICE D. LEE, III, ATTY.
Saul Ewing LLP
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38th Fl.
Philadelphia, PA 19102

KENNETH RALPH FORD, SR., dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Kenneth R. Ford, Jr. c/o Lindsey
J. Conan, Esquire, 755 North Monroe
Street, Media, PA 19063.
LINDSEY J. CONAN, ATTY.
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755 North Monroe Street
Media, PA 19063

MARY BETH GALLAGHER a/k/a MARYBETH GALLAGHER, dec'd.
 Late of the Township of Marple, Delaware County, PA.
 Extr.: John W. Gallagher, Sr. 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

WANDA C. HURLEY, dec'd.
 Late of the Township of Newtown, Delaware County, PA.
 Extr.: Leonard A. Boreski c/o Jeffrey R. Abbott, Esquire, 108 Chesley Dr., Media, PA 19063.
JEFFREY R. ABBOTT, ATTY.
 Abbott Lastowka & Overholt LLP
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 Media, PA 19063

JANICE JENNINGS, dec'd.
 Late of the Borough of Brookhaven, Delaware County, PA.
 Extr.: Frances Leszak c/o Eugene J. Malady, Esquire, 211 N. Olive Street, Suite 1, Media, PA 19063.
EUGENE J. MALADY, ATTY.
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CAROL ANN JINGOZIAN a/k/a CAROL JINGOZIAN-SMITH, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extr.: Leon Gevont Jingoian c/o Brian S. Quinn, Esquire, 222 S. Manoa Road, Havertown, PA 19083.
BRIAN S. QUINN, ATTY.
 Brian S. Quinn, P.C.
 222 S. Manoa Road
 Havertown, PA 19083

MAVIS A. JONES, dec'd.
 Late of the Township of Aston, Delaware County, PA.
 Co-Extrs.: Linda M. Hibberd and George O. Jones c/o Christopher H. Peifer, Esquire, P.O. Box 626, Media, PA 19063.
CHRISTOPHER H. PEIFER, ATTY.
 KAO Law Associates
 P.O. Box 626
 Media, PA 19063

MARGARET T. LAMB, dec'd.
 Late of the Township of Marple, Delaware County, PA.
 Extr.: Judith A. Winters, 2713 Stony Creek Road, Broomall, PA 19008.

KELLY C. HAYES, ATTY.
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ROBERT J. McDEVITT, SR., dec'd.
 Late of the Township of Marple, Delaware County, PA.
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 Conan Law Offices, LLC
 755 North Monroe Street
 Media, PA 19063

DENNIS H. McERLEAN, dec'd.
 Late of the Borough of Lansdowne, Delaware County, PA.
 Extr.: Kathleen A. McErlean (Named in Will As Kathleen Ann McErlean) c/o Robert J. Radano, Esquire, 3350 Township Line Rd., Drexel Hill, PA 19026.
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 3350 Township Line Rd.
 Drexel Hill, PA 19026

GEORGE J. MERVA a/k/a GEORGE J. MERVA, SR., dec'd.
 Late of the Township of Springfield, Delaware County, PA.
 Extrs.: Michael J. Merva and John R. Merva c/o Nancy Mayer Hughes, Esquire, 126 East King Street, Lancaster, PA 17602.
NANCY MAYER HUGHES, ATTY.
 126 East King Street
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ELIZABETH WEIERBACH MILLER a/k/a ELIZABETH W. MILLER, dec'd.
 Late of the Township of Thornbury, Delaware County, PA.
 Extr.: Francis M. Miller, 66 Grist Mill Rd., Glen Mills, PA 19342.
LINDA M. ANDERSON, ATTY.
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 206 Old State Rd.
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MARJORIE C. PAYNE a/k/a MARJORIE PAYNE, dec'd.
 Late of the Township of Middletown, Delaware County, PA.
 Co-Extrs.: Susan Rippey Miller and Ila R. Vassallo c/o Christopher M. Murphy, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
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 3305 Edgmont Avenue
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MARSHALL PHILLIPS, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Dorothy L. Phillips c/o Jeff L.
Lewin, Esquire, 25 W. Second St.,
Media, PA 19063.
JEFF L. LEWIN, ATTY.
25 W. Second St.
Media, PA 19063

MARY J. PURCELL, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extx.: Maureen E. Infanti c/o William
P. Culp, Jr., Esquire, 614 Darby Rd.,
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Havertown, PA 19083

JUNE B. PYLE, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Extx.: Robert R. Pyle, III (Named
in Will as "SON") c/o Louis N. Teti,
Esquire, 17 West Miner St., West
Chester, PA 19382.
LOUIS N. TETI, ATTY.
MacElree Harvey, Ltd.
17 West Miner St.
West Chester, PA 19382

ELWOOD ROLAND SEGESKE, III,
dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Kyle J. Segeske c/o Joseph M.
Hickey, Esquire, 20 W. Front Street,
Media, PA 19063.
JOSEPH M. HICKEY, ATTY.
20 W. Front Street
Media, PA 19063

BERNARD VAN ARKEL, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Extx.: Nancy van Arkel, P.O. Box 210,
Westtown, PA 19395.

**CARLOTA VELARDE a/k/a
CARLOTA DAVIS a/k/a CARLOTA
R. VELARDE and CARLOTA R.
DAVIS**, dec'd.
Late of the Borough of Rose Valley,
Delaware County, PA.
Extx.: Berkley G. Lash, Jr. (Named in
Will As Berkley Lash), 27 Wallingford
Ave., Apt. D-2, Wallingford, PA 19086.
LINDA M. ANDERSON, ATTY.
Anderson Elder Law
206 Old State Rd.
Media, PA 19063

ALAN R. YARNALL, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extx.: Charlotte M. Pizio 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

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
JUNE 13, 2016
10:00 A.M. Prevailing Time**

Notice is hereby given to the heirs, lega-
tees, creditors and all persons interested
that accounts in the following estates have
been filed for confirmation with the office
of the Register of Wills and Clerk of the
Orphans' Court of Delaware County at the
above date and time. The Orphans' Court
will audit these accounts, hear objections
to the same and make distribution of the
balance ascertained to be in the hands of
the accountants.

ELLIS - APRIL 13, First and Final
Account of Stephen J. Polaha, Executor,
Estate of Nathaniel Ellis, Sr., Deceased.

HEALY - MAY 2, First and Final Ac-
count of John J. Healy, Jr. and William J.
Healy, Alternate Executors, Estate of John
J. Healy, Deceased.

LAWRENCE - APRIL 28, First and
Final Account of William T. Lawrence,
Administrator, Estate of John Stephen
Lawrence, Deceased.

MERICHKO - APRIL 28, Amended
First and Final Account of William G. Hal-
ligan, Esquire, Administrator DBN-CTA,
Estate of Helen Carol Merichko, Deceased.

OAKS - MAY 6, First and Final Ac-
count of Bradley R. Casagrande, Suc-
ceeding Trustee, Trust Under Deed dated
8/29/2000, Irrevocable Trust of Edmund C.
Oaks, Settlor.

PARKHILL - APRIL 29, First and Final
Account of Arnold Machles, Executor, Es-
tate of Gloria M. Parkhill, Deceased.

ROSS - MAY 10, First and Final Account
of Joel Pomerantz, Executor, Estate of Betty
W. Ross, Deceased.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2016-003390

NOTICE IS HEREBY GIVEN THAT on April 15, 2016, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Steven Darnell Gutridge, Jr.** to **Steven Darnell Kelly**.

The Court has fixed July 13, 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.

JENNIFER LEMANOWICZ, Solicitor
341 W. State St.
Media, PA 19063

May 27; June 3

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF DELAWARE
COUNTY, PENNSYLVANIA
NO. 2016-002844

NOTICE IS HEREBY GIVEN THAT the Petition of **ROBERT CHRISTOPHER HODGSON**, was filed in the above named Court, praying for a Decree to change his name to **ROBERT CHRISTOPHER ATLEE-HODGSON**.

The Court has fixed Monday, June 27, 2016, at 8:30 a.m., in a Courtroom/Hearing Room 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 the said Petition should not be granted.

JAMES J. RAHNER, Solicitor
Atty. for Petitioner
424 Darby Rd.
Havertown, PA 19083
(610) 853-3093

May 27; June 3

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2016-002262

NOTICE IS HEREBY GIVEN THAT on March 10, 2016, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Aaron Jamal** to **Aaron J. Gill**.

The Court has fixed June 27, 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.

ENRICO PAGNANELLI, Solicitor
1500 JFK Blvd.
Suite 1020
Philadelphia, PA 19102

May 27; June 3

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2016-002670

NOTICE IS HEREBY GIVEN THAT on March 23, 2016, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Kemoh Kandeh** to **Ibrahim Jabbie**.

The Court has fixed June 20, 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.

May 27; June 3

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2016-001972

NOTICE IS HEREBY GIVEN THAT on March 3, 2016, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **REGINA MICHELE MAGEE** to **REGINA MICHELE D'AMATO**.

The Court has fixed June 1, 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.

LINDA WALTERS, Solicitor
114 Montgomery Ave.
Oreland, PA 19075
(215) 836-1142

May 20, 27

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2016-002803

NOTICE IS HEREBY GIVEN THAT on March 29, 2016, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Farhat Rood** to **Sneha Gill**.

The Court has fixed June 27, 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.

FRANCIS X. REDDING, Solicitor
1414 Bywood Avenue
Upper Darby, PA 19082

May 27, June 3

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2015-011125

NOTICE IS HEREBY GIVEN THAT on December 18, 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 **Malika Tajon Royal** to **Malika Tajon Johnson**.

The Court has fixed June 27, 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.

SHAKA JOHNSON, Solicitor
shaka@thetrialpartners.com

May 27, June 3

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2016-001948

NOTICE IS HEREBY GIVEN THAT on May 27, 2016, the Petition of Braiden Michael Whitt, a minor, by and through his parent and natural guardian, Kristen Kirchner for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Braiden Michael Whitt** to **Braiden Michael Kirchner**.

The Court has fixed July 13, 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.

May 27, June 3

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.

26 BONES, INC.

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

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

May 27

**CHARTER APPLICATION
NON-PROFIT**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 9, 2016, for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is:

**Greenbriar Preserve at Westtown
Community Association, Inc.**

The corporation is organized and operated exclusively to act as the homeowners' association through which the owners of lots in the residential community known as "Greenbriar Preserve at Westtown" may implement and enforce the Declaration of Covenants, Conditions, Easements, Liens and Restrictions for Greenbriar Preserve at Westtown, a Planned Community.

RILEY, RIPER, HOLLIN & COLAGRECO, P.C., Solicitors
P.O. Box 1265
Exton, PA 19341-1265

May 27

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

The name of the corporation is:

PARCA, Inc.

The Articles of Incorporation have been (are to be) filed on: May 3, 2016.

The purpose or purposes for which it was organized are as follows: to prevent rhino extinction through fundraising and education.

May 27

CLASSIFIED ADS

LEGAL ASSISTANT

Media law firm seeks full-time legal assistant. Practice focus is estate planning and administration, business transactions and litigation. Strong organizational skills and MS Word experience required.

Send resume in confidence to: Carroll & Karagelian LLP, P.O. Box 1440, Media, PA 19063, Attn.: JOB or e-mail to: ckmedialaw@gmail.com.

May 27; June 3

Newtown Square Law Firm with extensive estates practice seeks part-time experienced paralegal in estate administration. Proficiency in Word and Dictaphone necessary. Knowledge of Timeslips, Zane/One Source Inheritance Tax software helpful. E-mail resume to preddydesquire@sandgibbs.com.

May 20, 27; June 3

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:

Bates Motel Escapes

with its principal place of business at 1835 Middletown Road, Glen Mills, PA 19342.

The name(s) and address(es) of the entity owning or interested in said business is (are): Bates Motel Acquisitions LLC, 1835 Middletown Road, Glen Mills, PA 19342.

The application has been/will be filed on or after May 11, 2016.

LINDSEY J. CONAN, Solicitor
Conan Law Offices, LLC
755 N. Monroe St.
Media, PA 19063

May 27

Better Than Bacon Improv

with its principal place of business at 720 W. Brookhaven Rd., Rear Apt., Wallingford, PA 19086.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Daniel Stabb, 720 W. Brookhaven Rd., Rear Apt., Wallingford, PA 19086.

The application has been/will be filed on or after February 16, 2016.

May 27

CastlePlumbingServices

with its principal place of business at 433 N. Manor Dr., Media, PA 19063.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): J. Brian Alessi, 433 N. Manor Dr., Media, PA 19063.

The application has been/will be filed on or after February 16, 2016.

May 27

Education SAS

with its principal place of business at 224 Lansdowne Ave., Wayne, PA 19087.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Akberalikhhan Pabani, 224 Lansdowne Ave., Wayne, PA 19087.

The application has been/will be filed on or after January 28, 2016.

May 27

Felber Ornamental Plastering

with its principal place of business at 2090 Dutton Mill Road, Willistown, PA 19073.

The name(s) and address(es) of the entity owning or interested in said business is (are): R&S Enterprise, LLC, 2090 Dutton Mill Road, Willistown, PA 19073.

The application has been/will be filed on or after April 25, 2016.

DAVID I. DAVIS, Solicitor
10 E. 6th Avenue
Suite 100
Conshohocken, PA 19428

May 27

GCF Reinsurance Management

with its principal place of business at 3553 Westchester Pike, Suite 339, Newtown Square, PA 19073.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Gregg C. Frederick, 3553 Westchester Pike, Suite 339, Newtown Square, PA 19073.

The application has been/will be filed on or after March 4, 2016.

May 27

Providence Animal Center

with its principal place of business at 555 Sandy Bank Road, Media, PA 19063.

The name(s) and address(es) of the entity owning or interested in said business is (are): The Delaware County Society for Prevention of Cruelty to Animals, 555 Sandy Bank Road, Media, PA 19063.

The application has been/will be filed on or after April 19, 2016.

May 27

Twenty11 Media Group

with its principal place of business at 2 Claudia Circle, Media, PA 19063.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Desmond Barber, 2 Claudia Circle, Media, PA 19063.

The application has been/will be filed on or after February 26, 2016.

May 27

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 0100 OF 2015

NOTICE OF HEARING

TO: Juanita Moseley a/k/a Moore

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 mother of Jamar M. (b.d. 5/31/13).

A Hearing with respect to said Petition is scheduled for June 17, 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 DAN ARMSTRONG, ESQUIRE AT (610) 627-1400.

May 27; June 3, 10

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 0100 OF 2015

NOTICE OF HEARING

TO: Jamar Moore, Sr.

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 Jamar M. (b.d. 5/31/13).

A Hearing with respect to said Petition is scheduled for June 17, 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 ALICE MILLER, ESQUIRE AT (610) 532-4222.

May 27; June 3, 10

SERVICE BY PUBLICATION

IN THE THE OFFICE OF THE
REGISTER OF WILLS OF DELAWARE
COUNTY, PENNSYLVANIA

ESTATE OF ELVIN E.
FREEMAN, SR., DECEASED

FILE NO. 2316-0145

IN RE: THE APPOINTMENT OF
GWENDOLYN DAVIS AND CHARISMA
JONES AS ADMINISTRATRICES
TO SATISFY THE PETITION FOR
CITATION SCHEDULING A HEARING
FOR THE APPOINTMENT OF AN
ADMINISTRATOR OF INTESTATE
ESTATE ORIGINALLY FILED
ON 10/14/15

NOTICE OF RULE RETURNABLE

TO: Elvin E. Freeman, Jr., Intestate
Heir; Floyd Freeman, Intestate
Heir; and All Other Interested
Persons

AND NOW, this 6th day of May, 2016, upon consideration of the Renunciations of Keenan Jones and Cassandra Lisbon to Gwendolyn Davis and Charisma Jones to be appointed as Administratrices to satisfy the Petition for Citation Scheduling a Hearing for the Appointment of an Administrator of Intestate Estate filed by Mark S. Pinnie, Esquire, on behalf of Gwendolyn Davis, with a previous hearing and conference held, it is hereby ORDERED and DECREED that a Rule is issued and directed upon Elvin E. Freeman, Jr., and Floyd Freeman, to show cause why Gwendolyn Davis and Charisma Jones should not be appointed as the Administratrices of the Estate of Elvin E. Freeman, Sr., Deceased.

Rule Returnable on 24th day of June, 2016, in the Office of the Register of Wills, Government Center Building, Media, PA. No Hearing is scheduled.

By the Register of Wills
JENNIFER HOLSTEN MADDALONI,
ESQUIRE
Register of Wills and Clerk of
Orphans' Court Division

You have the right to object to the Petition. If you wish to do so, you or your attorney must file a written appearance and objection on or before the return date of June 24, 2016, in the Register of Wills Office, Government Center Building, Media, PA. This day is NOT a hearing date, but a deadline date by which you have to object to the Petition. If you fail to file a written appearance by the return date, action may be taken in this matter without further notice to you, including appointment of an Administrator.

MARK S. PINNIE, ESQUIRE
Barnard, Mezzanotte, Pinnie and
Sealaus, LLP
218 West Front Street
Media, PA 19063
(610) 565-4055

May 27; June 3

SERVICE BY PUBLICATION

IN THE THE OFFICE OF THE
REGISTER OF WILLS FOR DELAWARE
COUNTY, PENNSYLVANIA

ESTATE OF ANITRA
GIPSON, DECEASED

IN RE: PETITION FOR CITATION
TO SHOW CAUSE WHY AN
ADMINISTRATOR SHOULD NOT BE
APPOINTED TO OPEN UP LETTERS
OF ADMINISTRATION FOR SUIT
PURPOSES ONLY

RULE

AND NOW, this 5th day of May, 2016, upon consideration of the Petition for Citation to Show Cause Why an Administrator Should Not be Appointed to Open Up Letters of Administration for Suit Purposes Only filed by Douglas N. Stern, Esquire, it is hereby ORDERED and DECREED that a Rule is issued and directed upon General Lee Gipson and Juanita Gipson to show cause why this Petition should not be granted.

Rule Returnable on 16th day of June, 2016, in the Office of the Register of Wills, Government Center Building, Media, PA. No Hearing is scheduled.

By the Register of Wills
JENNIFER HOLSTEN MADDALONI,
ESQUIRE
Register of Wills and Clerk of
Orphans' Court Division

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

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

DOUGLAS N. STERN, ESQUIRE
1420 Walnut Street
Suite 1201
Philadelphia, PA 19102
(215) 545-6300

May 27; June 3

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
FAMILY DIVISION
NO.: 15-5615

JASMINE HAYNES
vs.
AARON DAVIS

IN DIVORCE

NOTICE OF DIVORCE

NOTICE IS HEREBY GIVEN THAT a divorce action has been filed between Jasmine Haynes and Aaron Davis on December 29, 2015 in the Court of Common Pleas of Delaware County.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense 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, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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.

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

PETER MANARAS, ESQUIRE
117-119 North Olive Street
Media, PA 19063

May 27, June 3

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 10-006484

NOTICE OF SHERIFF'S SALE

JPMC SPECIALTY MORTGAGE, LLC
v.
SANDRA A. MILLER and EDWARD R. MILLER (Deceased)

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

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

Being Premises: 327 PONTIAC STREET, LESTER, PA 19029-1624.

Being in TINICUM TOWNSHIP, County of DELAWARE, Commonwealth of Pennsylvania, 45-00-01205-00.

Improvements consist of residential property.

Sold as the property of SANDRA A. MILLER and EDWARD R. MILLER (Deceased).

Your house (real estate) at 327 PONTIAC STREET, LESTER, PA 19029-1624 is scheduled to be sold at the Sheriff's Sale on July 15, 2016 at 11:00 A.M. at the DELAWARE County Courthouse, 201 W. Front Street, Media, PA 19063, to enforce the Court Judgment of \$131,516.44 obtained by JPMC SPECIALTY MORTGAGE, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

May 27

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2015-11047

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Bank of America, N.A., Plaintiff
vs.
Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From
or Under Richard H. Hill, Richard Bryan
Hill, Co-Personal Representative of the
Estate of Richard H. Hill, Sheri L. Hill-
Jackson, Co-Personal Representative of
the Estate of Richard H. Hill and Estate
of Richard H. Hill, c/o Richard Bryan Hill,
Personal Representative, Defendants

**COMPLAINT IN
MORTGAGE FORECLOSURE**

TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
Richard H. Hill, Defendant(s)
whose last known addresses
are 702 Felton Avenue, Sharon
Hill, PA 19079 and 908 Shade-
land Avenue, Drexel Hill, PA
19026

You are hereby notified that Plaintiff,
Bank of America, N.A., has filed a Mortgage
Foreclosure Complaint endorsed with a
Notice to Defend, against you in the Court
of Common Pleas of Delaware County,
Pennsylvania, docketed to NO. 2015-11047,
wherein Plaintiff seeks to foreclose on the
mortgage secured on your property located
at, 702 Felton Avenue, Sharon Hill, PA
19079, whereupon your property would
be sold by the Sheriff of Delaware County.

NOTICE

YOU HAVE BEEN SUED IN COURT.
If you wish to defend against the claims
set forth in the notice above, you must
take action within twenty (20) days after
this Complaint and Notice are served, by
entering a written appearance personally
or by attorney and filing in writing with
the Court your defenses or objections to
the claims set forth against you. You are
warned that if you fail to do so the case may
proceed without you and a judgment may be
entered against you by the Court without
further notice for any money claimed in the
Complaint or for any other claim or relief
requested by the Plaintiff. You may lose
money or property or other rights important
to you. **YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER GO TO OR**

TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE
YOU WITH THE 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 REFERRAL SERVICE
Delaware County Bar Assn.
335 W. Front Street
Media, PA 19063
610.566.6625
www.delcobar.org

MARK J. UDREN
Udren Law Offices, P.C.
Attys. for Plaintiff
111 Woodcrest Rd.
Ste. 200
Cherry Hill, NJ 08003
856.669.5400

May 27

SERVICE BY PUBLICATION

**IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL TRIAL DIVISION
NO. 2016-1893**

**CIVIL ACTION—COMPLAINT IN
MORTGAGE FORECLOSURE**

U.S. Bank National Association, Plaintiff
vs.
Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From
or Under Francis J. Agent, Deceased,
Defendant(s)

**COMPLAINT IN
MORTGAGE FORECLOSURE**

TO: The Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
Francis J. Agent, Deceased,
Defendant(s), whose last known
address is 424 N. Bishop Avenue,
Springfield, PA 19064

You are hereby notified that Plaintiff, U.S. Bank National Association, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Delaware County, Pennsylvania, docketed to 2016-1893, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 424 N. Bishop Avenue, Springfield, PA 19064, whereupon your property would be sold by the Sheriff of Delaware County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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 REFERRAL SERVICE

Lawyer Reference Service
Delaware Bar Assn.
335 W. Front St.
Media, PA 19063
(610) 566-6625
www.delcobar.org

JILL MANUEL-CAUGHLIN
AMANDA L. RAUER
JOLANTA PEKALSKA
HARRY B. REESE
MATTHEW J. McDONNELL
Powers Kirn & Assoc., LLC
Attys. for Plaintiff
8 Neshaminy Interplex
Ste. 215
Trevose, PA 19053
215.942.2090

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
CIVIL DIVISION
DELAWARE COUNTY,
PENNSYLVANIA
NO: 2016-000308

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Nationstar Mortgage LLC, Plaintiff
vs.

Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations
Claiming Right, Title or Interest From
or Under Frank Dugan, deceased
Defendant(s)

TO: The Defendant(s), Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or Asso-
ciations Claiming Right, Title or
Interest From or Under Frank
Dugan, deceased Defendant(s)

TAKE NOTICE THAT THE Plaintiff,
Nationstar Mortgage LLC has filed an
action Mortgage Foreclosure, as captioned
above.

NOTICE

IF YOU WISH TO DEFEND, YOU
MUST ENTER A WRITTEN APPEAR-
ANCE PERSONALLY OR BY ATTORNEY
AND FILE YOUR DEFENSES OR OBJEC-
TIONS WITH THE COURT. YOU ARE
WARNED THAT IF YOU FAIL TO DO
SO THE CASE MAY PROCEED WITH-
OUT 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.

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

CHRISTOPHER A. DeNARDO
KRISTEN D. LITTLE
REGINA HOLLOWAY
LEEANE O. HUGGINS
SARAH K. McCAFFERY
LESLIE J. RASE
KATHERINE M. WOLF
Shapiro & DeNardo, LLC
Attys. for Plaintiff
3600 Horizon Dr.
Ste. 150
King of Prussia, PA 19406
610-278-6800

May 27

SERVICE BY PUBLICATION

NOTICE OF DEFAULT AND FORECLOSURE SALE

Re: George T. Sikorski, 34 Dora Drive, Media, PA 19063; George T. Sikorski, Fair Acres Geriatric Center, 340 North Middletown Road, Media, PA 19063; Michael T. Sikorski, POA for George T. Sikorski, 9 Stonepath Court, Rockville, MD 20854

WHEREAS, on November 22, 2004, a certain Mortgage was executed by George T. Sikorski as Mortgagor in favor of Cardinal Financial Company, Limited Partnership, and recorded December 2, 2004, in Delaware County Record Book 3356, Page 768. The Mortgage was assigned to Financial Freedom Senior Funding Corp. recorded December 2, 2004 in Book 3356, Page 777. The Mortgage was further assigned to MERS recorded October 9, 2009, Book 4640, Page 1995. The Mortgage was further assigned to the Secretary of Housing and Urban Development recorded December 11, 2012, in Book 5235, Page 1134; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the Mortgagor has failed to make the payment due on January 15, 2015 and this payment remains wholly paid as of the date of this Notice and payment has not been made to bring the loan current;

WHEREAS, the entire amount delinquent as of January 28, 2016 is \$123,159.90; WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. §3751 et seq., by 24 CFR part 27, Subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on May 3, 2006 in Book 03790, Page 0360, Notice is hereby given that on TUESDAY, JUNE 14, 2016 at 9:30 a.m. local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper Providence, County of Delaware, Commonwealth of Pennsylvania, as shown on Final Subdivision Plan of Property of A. Fred Manno, Made by G. D. Houtman and Son, Civil Engineers and Land Surveyors, dated May 13, 1973, and recorded in Plan Case 12, Page 185, as more fully described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dora Drive (33 feet wide), said point being measured South thirty-one degrees, sixteen minutes East, one hundred seventy-three feet along said side of Dora Drive from its intersection (if extended) with the title line in the bed of State Road (40 feet wide).

CONTAINING in front or breadth along the Northeasterly side of Dora Drive fourteen feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Northeasterly side of Dora Drive seventy-two feet.

BOUNDED on the Northwest by Lot 4, on the Southeast by Lot 6 and on the rear by land now or late of Donald P. McKay.

BEING known as Lot No. 5 on said Plan.
BEING Folio #35-00-00326-27.

BEING the same premises which A. Fred Manno by Deed dated January 24, 1979 and recorded February 2, 1979, in the Recorder of Deeds Office in for Delaware County, Pennsylvania, in Deed Book 2683, Page 259, granted and conveyed unto George T. Sikorski.

The Sale will be held at the Delaware County Courthouse, on the outside main steps of the Delaware County Courthouse, 201 West Front Street, Media, Pennsylvania. The Secretary of Housing and Urban Development will bid \$123,159.90.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, her prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$12,316.00 (10% of the Secretary's bid) in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$12,316.00 must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00 to be paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the Sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established by documented written application of the Mortgagor to the Foreclosure Commissioner not less than three (3) days before the date of the Sale or otherwise that the default or defaults upon which the foreclosure is based did not exist at the time of service of this Notice of Default and Foreclosure Sale, or all amounts due under the Mortgage Agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid to pay off the Mortgage prior to the scheduled sale is \$123,159.90 as of January 28, 2016, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

LEON P. HALLER, ESQUIRE
Foreclosure Commissioner
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178 (voice)
(717) 234-0409 (fax)

May 20, 27; June 3

SERVICE BY PUBLICATION

IN THE OFFICE OF THE
REGISTER OF WILLS OF DELAWARE
COUNTY, PENNSYLVANIA

ESTATE OF JOSEPHINE PETRINI a/k/a
GIUSEPPINA PETRINI, DECEASED

IN RE: LETTER PETITION FOR
THE APPOINTMENT OF AN
ADMINISTRATOR CTA

RULE

AND NOW, this 10th day of May, 2016, upon consideration of the letter Petition dated May 10, 2016 filed by John D. Petrini requesting his appointment as Administrator CTA for the Estate of Josephine Petrini, also known as Giuseppina Petrini, Deceased, for probate of a Last Will and Testament dated April, 16, 1969, it is hereby ORDERED and DECREED that a Rule is issued and directed upon George Bennis and Eli Ridolfi, the named Executors in said Will, to show cause why this Petition should not be granted.

Rule Returnable on 13th day of June, 2016, in the Office of the Register of Wills, Government Center Building, Media, PA. No Hearing is scheduled.

By the Register of Wills
JENNIFER HOLSTEN
MADDALONI, ESQUIRE
Register of Wills and
Clerk of Orphans'
Court Division

May 20, 27

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
DOCKET/CASE NUMBER: 026-2016

PARENTAL RIGHTS TERMINATION
HEARING NOTICE

NOTICE OF HEARING

TO: Shawn Twayne Munson

NOTICE OF HEARING GIVEN THAT a Petition for Termination of Parental Rights has been filed by Joy Jones a/k/a Joy Cauthorn, seeking the termination of the parental rights of Shawn Twayne Munson, natural father of Zion Jovan Munson in the Court of Common Pleas of Delaware County, PA.

A hearing with respect to said petition is scheduled for June 15, 2016 before Judge Durham and will be held at 10:30 A.M. You have the 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.

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

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

ANDREW V. GUILFOIL, ESQUIRE
41 East Front Street
Media, PA 19063
(610) 565-5463

May 20, 27; June 3

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
DOCKET/CASE NUMBER: 026-2016

ADOPTION OF ZION JOVAN MUNSON
HEARING NOTICE

NOTICE OF HEARING

TO: Shawn Twayne Munson

NOTICE OF HEARING IS GIVEN THAT an Adoption Petition has been filed by Joy Jones a/k/a Joy Cauthorn and Ryan Cauthorn, seeking to legally adopt Zion Jovan Munson in the Court of Common Pleas of Delaware County, PA.

A hearing with respect to said petition is scheduled for June 15, 2016 before Judge Durham and will be held at 10:30 A.M. You have the right to appear at said Hearing and contest the Adoption. If you fail to object the adoption may be granted. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption.

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

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May 20, 27; June 3

JUDGMENT NOTICES

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

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

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

Accuracy of the entries is not guaranteed

- Gilmore, John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,491.50
- Gilmore, Willie; Delcora; 05/26/15; \$408.83
- Giordano, Leonard A; US Bank National Association; 05/14/15; \$242,439.17
- Glen Nor Properties; Delcora; 05/28/15; \$293.16
- Glen Nor Properties; Delcora; 05/28/15; \$405.03
- Glen Nor Property Manager; Delcora; 05/28/15; \$252.01
- Glodeb LLC; Delcora; 05/21/15; \$591.39
- Glover, George; Mariner Finance LLC; 05/08/15; \$3,007.02
- Glover, Zaire A; Internal Revenue Service; 05/11/15; \$19,933.23
- Godderz D/B/A, James S; Radiance Capital Receivables Thirteen LLC; 05/04/15; \$63,353.76
- Godfrey, Roberta; Township of Ridley; 05/27/15; \$95.15
- Godfrey, Wm; Township of Ridley; 05/27/15; \$95.15
- Goldsborough, Dennis J; City of Chester; 05/11/15; \$1,167.85
- Goldsborough, Kira J; Delcora; 05/22/15; \$660.19
- Goldsborough, Lemar D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$10,496.00
- Goldsborough, Lemar D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$10,496.00
- Goldsborough, Maxine Marshall; Delcora; 05/22/15; \$660.19
- Gonzalez, Navidad; City of Chester; 05/07/15; \$1,332.92
- Gonzalez, Isauro Moguel; Delcora; 05/29/15; \$247.44
- Gonzalez, Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,333.50
- Gonzalez, Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,333.50
- Goodman, Adolph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,000.50

Goodman, Adolph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,000.50

Goodman, Eileen M; Nationstar Mortgage LLC/DBA; 05/07/15; \$113,471.27

Gordon, David Bernard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,502.50

Gordon, Vanessa S; Delcora; 05/29/15; \$996.04

Gore, Andre Jordan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,315.00

Gourdier, John William; Delcora; 05/21/15; \$773.71

Gowen, Alice; Leroy, Guy; 05/20/15; \$0.01

Graham, Greg; CmwltH of PA Department of Revenue; 05/11/15; \$1,387.49

Granger, Elisha; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,581.50

Granger, Lamar A; City of Chester; 05/07/15; \$1,777.74

Grantland, Keith J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,762.00

Grantland, Keith Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,622.50

Grantland, Keith S.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,220.25

Grantland, Keith S.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,220.25

Graves Stephenson, Lynne; Leber, Beat; 05/11/15; \$42,718.00

Graves Stephenson, Lynne; Leber, Gabriella; 05/11/15; \$42,718.00

Graves, Amir; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,548.00

Graves, Amir; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$822.00

Graves, Amir A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,337.00

Graves, Gregory; City of Chester; 05/07/15; \$1,181.96

Gray, Anna; Township of Chester; 05/22/15; \$322.50

Gray, Barbra; Township of Chester; 05/22/15; \$322.50

Gray, Larney E; Delcora; 05/26/15; \$563.89

Gray, William; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,041.75

Grear Jr, Joseph C; Delcora; 05/29/15; \$415.76

Green, Agnes K; Leroy, Guy; 05/20/15; \$0.01

Green, Amy R; Santander Bank, N.A.; 05/07/15; \$41,858.72

Green, Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$432.00

Green, Darin; Progressive Specialty Insurance Company; 05/05/15; \$12,442.94

Green, Derrick L; CmwltH of PA Department of Revenue; 05/06/15; \$2,598.94

Green, Eunice; Delcora; 05/29/15; \$234.64

Green, George Thomas; Leroy, Guy; 05/20/15; \$0.01

Green, Glint; Delcora; 05/22/15; \$777.25

Green, Gwendolyn; Delcora; 05/28/15; \$284.12

Green, Mark; HSBC Bank USA National Association; 05/26/15; \$119,049.73

Green, Mark A; HSBC Bank USA National Association; 05/26/15; \$119,049.73

Green, Thomas; Delcora; 05/27/15; \$328.27

Greenwich, Bernadette; Synchrony Bank FNA GE Capital Retail Bank; 05/13/15; \$4,610.54

Gregory, Ayana; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,451.00

Greto, Daniel; Franklin Mint Federal Credit Union; 05/05/15; \$1,077.35

Griffin, Monroe; Temple University; 05/26/15; \$1,692.05

Griffin, Levi; Delcora; 05/18/15; \$284.80

Grisack, Jacqueline; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$8,387.59

Grisack, Jacqueline; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$8,387.59

Grivas, Athanasia; Cavalry SPV I, LLC / ASG; 05/27/15; \$2,345.10

Grosso, Tiffany D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,941.50

Guardian Investment Group LLC; Delcora; 05/29/15; \$310.33

Gueye, Deborah; City of Chester; 05/11/15; \$1,179.82

- Guyer, Nanci; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,013.50
- Guyer, Nanci Lynn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,120.00
- Guzman, Arizandy; Valley Forge Military Academy & College; 05/06/15; \$4,188.10
- H.C.F. Construction Co. LLC; Buzzi Unicem USA; 05/26/15; \$7,054.29
- Haig, Faith L.; Discover Bank; 05/18/15; \$6,881.10
- Hair, Sylvia; LSF8 Master Participation Trust; 05/01/15; \$151,842.16
- Hair, Sylvia L; City of Chester; 05/08/15; \$1,179.44
- Hall, Deborah H; Capital One Bank (USA) NA; 05/15/15; \$2,089.61
- Hall, Harry R; Capital One Bank; 05/01/15; \$6,321.33
- Halliday, Aaliyah S; Delcora; 05/29/15; \$337.85
- Hameed, Aaliyah; City of Chester; 05/07/15; \$1,859.93
- Hamilton, Edward Lamar; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$38,878.00
- Hamilton, Edward Lamar; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$38,878.00
- Hamler, Ernestine; Delcora; 05/21/15; \$528.85
- Hamler, Eugene; Delcora; 05/21/15; \$528.85
- Hamm, Lawrence; City of Chester; 05/11/15; \$1,327.38
- Hammond & Co Inc; Internal Revenue Service; 05/13/15; \$6,599.70
- Hangey, Mark Brian; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,678.00
- Hanna, Althea J; City of Chester; 05/08/15; \$1,628.39
- Hansley, Andrew Ray; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$134.00
- Haque, Mazedul; City of Chester; 05/08/15; \$1,180.02
- Haque, Mazedul; City of Chester; 05/08/15; \$1,180.02
- Haque, Mazedul; City of Chester; 05/08/15; \$1,168.02
- Harbin, Hazel; Borough of Prospect Park; 05/15/15; \$664.65
- Harbin, Hazel; Borough of Prospect Park; 05/14/15; \$467.86
- Harbin, Joseph; Borough of Prospect Park; 05/15/15; \$664.65
- Harbin, Joseph; Borough of Prospect Park; 05/14/15; \$467.86
- Hardaway, Jerome R; City of Chester; 05/13/15; \$1,178.06
- Harden Painting; Commonwealth of PA Unemployment Comp Fund; 05/12/15; \$9,438.69
- Hardin, Clarence; Delcora; 05/22/15; \$376.90
- Hardware, Richard R; Township of Ridley; 05/27/15; \$233.75
- Hardware, Richard R; Township of Ridley; 05/27/15; \$233.75
- Harley, Hugh; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$541.50
- Harley, Hugh; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$571.50
- Harley, Hugh F.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$590.50
- Harley, Hugh F.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$590.50
- Harley, Hugh Francis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$526.50
- Harley, Hugh Francis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$526.50
- Harley, Hugh Francis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$601.50
- Harley, Hugh Francis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$601.50
- Harmon, Edwawrd; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,800.50
- Harold, Matthew A; Cavalry SPV I, LLC; 05/26/15; \$2,055.27
- Harper Jr, Charles B; Borough of Ridley Park; 05/01/15; \$3,772.15
- Harper Jr, Chas B; Borough of Ridley Park; 05/01/15; \$6,989.23
- Harper Jr, Chas B; Borough of Ridley Park; 05/01/15; \$9,022.09
- Harper, Geoff Louis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,499.50

- Harper, Helen B; Borough of Ridley Park; 05/01/15; \$6,989.23
- Harper, Helen B; Borough of Ridley Park; 05/01/15; \$3,772.15
- Harper, Helen B; Borough of Ridley Park; 05/01/15; \$9,022.09
- Harper, John; Erie Insurance Eaxchange; 05/15/15; \$14,579.47
- Harper, Lisa; Delcora; 05/29/15; \$662.60
- Harper, Luvetta S; City of Chester; 05/07/15; \$1,521.71
- Harper, Robert H; Delcora; 05/29/15; \$662.60
- Harper, Robert J; Borough of Ridley Park; 05/22/15; \$392.99
- Harris, Caldwell; Swarthmore Borough; 05/22/15; \$862.37
- Harris, Donte Rashaad; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,641.50
- Harris, Joshua; Delaware County Juvenile Court; 05/22/15; \$282.98
- Harris, Shelia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,065.50
- Harrison, Andrew; Borough of Prospect Park; 05/18/15; \$438.33
- Harrower, Theodore; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$345.00
- Hart 3rd, Walter; Midland Funding LLC; 05/11/15; \$2,102.74
- Hart, Ryan A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,366.50
- Hart, Todd; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,734.00
- Harvey, Robert; Cmwlth of PA Department of Revenue; 05/06/15; \$8,850.97
- Hassam, Florence; Credit Acceptance Corporation; 05/04/15; \$6,973.89
- Hatton Jr., Kevin Vaughn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$858.50
- Hauser, Charles Edward; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$927.00
- Hauser, Joseph F; Internal Revenue Service; 05/13/15; \$12,536.58
- Hawthorne, Michael Jason; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,624.00
- Hayden, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$991.50
- Hayden, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,829.50
- Hayden, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,829.50
- Hayes, Blayne Edward; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,501.50
- Hayes-Cook, Tahirah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,188.50
- Haynes, Pamela; City of Chester; 05/07/15; \$2,193.87
- HCF Construction LLC; Thompson Trucking Inc; 05/12/15; \$28,232.82
- Health Plus Pharmacy Inc; Haverford Township; 05/01/15; \$903.50
- Hearn, Michael; Delcora; 05/26/15; \$240.41
- Hedgerow Theatre; Delcora; 05/28/15; \$334.71
- Height, Sharif; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,207.00
- Henry, Tyesha; Delcora; 05/29/15; \$420.24
- Henson, Bruce; Delcora; 05/28/15; \$346.38
- Henson, Kevin Rashad; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,117.50
- Henson, Kevin Rashad; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,117.50
- Herbert, Tyrone Malik; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$939.50
- Hickman, Raymond L; Borough of Prospect Park; 05/15/15; \$569.69
- Hill III, Daniel E; Portfolio Recovery Associates LLC; 05/12/15; \$4,537.01
- Hill, Lea Ann; Lansdowne Borough; 05/13/15; \$1,673.86
- Hill, Tiffany Contalina; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,596.50
- Hills, Shaquan; Delcora; 05/21/15; \$956.09
- Hinchey, Michael Francis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$4,030.00
- Hinne, Toe; Midland Funding LLC; 05/11/15; \$1,606.49
- Hitchcock, Clara C; City of Chester; 05/08/15; \$1,165.03

- Hodges, Chavon; City of Chester; 05/11/15; \$1,179.98
- Hodum Jr., Donald; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,691.00
- Hodum Jr., Donald R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,844.20
- Hoffman, Nancy L; City of Chester; 05/07/15; \$3,128.72
- Hoffman, Susan; Wells Fargo Bank N.A. / FKA; 05/14/15; \$227,727.39
- Hoffman, William J; City of Chester; 05/07/15; \$3,128.72
- Hogle, Kurt; Cavalry Investments LLC; 05/05/15; \$1,770.93
- Holland, Jahmal; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,471.50
- Holland, Sean; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,186.50
- Holmes Partners LP; Colliers Lanard & Axilbund Inc SSR; 05/21/15; \$21,873.52
- Horiel, Nicholas Joseph; Franklin Mint Federal Credit Union; 05/05/15; \$2,314.62
- Horiel, Paul David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,569.00
- Horton Sr, Donald W; Southern Delaware County Authority; 05/21/15; \$386.69
- Houtz, Lauren Alisha; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,601.50
- Hub Design/Build; Leber, Gabriella; 05/11/15; \$42,718.00
- Hub Remodeling Inc; Leber, Beat; 05/11/15; \$42,718.00
- Hub Remodeling Inc; Leber, Gabriella; 05/11/15; \$42,718.00
- Hud; Southern Delaware County Authority; 05/21/15; \$336.69
- Hudson III, Robert Earl; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,105.50
- Hudyma, John; City of Chester; 05/07/15; \$2,242.13
- Hudyma, Joseph; City of Chester; 05/07/15; \$2,242.13
- Hudyma, Steven; Delcora; 05/26/15; \$509.04
- Huff, Azon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$4,185.50
- Huff, Brooke; US Bank National Association; 05/05/15; \$292,482.58
- Hunt, Donald Stephen; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$659.00
- Hunt, Donald Stephen; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$659.00
- Hunt, Morris T; Southern Delaware County Authority; 05/21/15; \$386.69
- Hunter, Cheryl E; Wells Fargo Bank NA; 05/29/15; \$141,510.34
- Hunter, Carroll H; Delcora; 05/22/15; \$267.35
- Hurst Jr, Thomas G; City of Chester; 05/08/15; \$1,621.08
- Hurst Jr, Thomas G; City of Chester; 05/11/15; \$2,154.61
- Hurst, Rosanna F; City of Chester; 05/11/15; \$2,154.61
- Hurst, Thomas G; City of Chester; 05/08/15; \$2,363.17
- Iacona, James P; Delcora; 05/21/15; \$638.63
- Iannacci A/K/A, Michael; LSF9 Master Participation Trust; 05/12/15; \$114,993.90
- Iannacci Jr, Michael; LSF9 Master Participation Trust; 05/12/15; \$114,993.90
- Ibbeken, Alex; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$761.00
- IBS LLC; Advanced Bull Structures Inc.; 05/18/15; \$783,717.57
- Ilyaas, Mustafa; City of Chester; 05/08/15; \$3,336.54
- Im, Chang; Vincent B Mancini & Associates; 05/14/15; \$11,981.81
- Infinite Industries LLC; Delcora; 05/22/15; \$362.20
- Inge, Cynthia A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$7,707.00
- Inge, Cynthia A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$7,707.00
- Ingram, Pamela; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,434.50
- Installation Management Group LLC; Commonwealth of PA Unemployment Comp Fund; 05/22/15; \$1,911.34
- Integrated Building Systems, LLC /AKA; Advanced Bull Structures Inc.; 05/18/15; \$783,717.57
- Islam, Shamsiddin; Delcora; 05/27/15; \$635.37
- Islam, Shamsiddin; Delcora; 05/26/15; \$235.91

- Islam, Shamsiddin; Delcora; 05/21/15; \$837.40
- Islam, Shamsiddin; Delcora; 05/21/15; \$22,893.09
- Islam, Shamsiddin; Delcora; 05/20/15; \$547.80
- Islam, Shamsiddin; Delcora; 05/20/15; \$523.10
- Islam, Shamsiddin; Delcora; 05/20/15; \$1,292.60
- Islam, Shamsiddin; Delcora; 05/18/15; \$1,531.25
- Islam, Shamsiddin; Bayview Loan Servicing LLC; 05/06/15; \$133,549.39
- Ivery, Gibson; Sun East Federal Credit Union; 05/12/15; \$1,066.31
- J and M Properties Inc; Alpha Loan Servicing LLC; 05/11/15; \$408,586.70
- J G Nascon Inc; Commonwealth of PA Unemployment Comp Fund; 05/12/15; \$3,295.44
- Jackson, Aisha; HSBC Bank USA National Association; 05/26/15; \$119,049.73
- Jackson, Aisha W; HSBC Bank USA National Association; 05/26/15; \$119,049.73
- Jackson, Annemarie; Mortgage Equity Conversion Asset Trust 2011-1; 05/08/15; \$131,720.60
- Jackson, David; Mortgage Equity Conversion Asset Trust 2011-1; 05/08/15; \$131,720.60
- Jackson, Hannah B; Citimortgage Inc; 05/26/15; \$65,374.83
- Jackson, Joan; Capital One Bank (USA) NA; 05/15/15; \$1,841.08
- Jackson, Joy; Cavalry SPV I, LLC; 05/05/15; \$1,947.45
- Jackson, Karon C; Erie Insurance Exchange; 05/13/15; \$7,314.57
- Jackson, Lakiesha; Delcora; 05/28/15; \$379.83
- Jackson, Robert; Mortgage Equity Conversion Asset Trust 2011-1; 05/08/15; \$131,720.60
- Jacobs, Irma; City of Chester; 05/07/15; \$2,558.51
- Jacobs, James; City of Chester; 05/07/15; \$2,558.51
- Jacobs, James Rodney; City of Chester; 05/07/15; \$558.89
- Jacobs, John Cameran; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,721.10
- Jacobs, Trevor; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,435.50
- James, Addison S.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,008.00
- James, Addison S.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,509.20
- James, Margaret; Portfolio Recovery Associates LLC; 05/01/15; \$1,348.31
- James, Margaret V; Capital One N.A.; 05/18/15; \$3,510.56
- Jamilatu, Nabie; Property A Management; 05/20/15; \$6,316.30
- Jatkowski Jr., Edward John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,240.65
- Jefferson, Joyce E; City of Chester; 05/11/15; \$1,733.79
- Jefferson, Shyderah Monique; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$822.00
- Jenkins, Tracy N; Delcora; 05/20/15; \$285.96
- Jibateh, Sorie; Property A Management; 05/20/15; \$6,316.30
- Jimenez Lara, Maria Del Carmen; CmwltH of PA Department of Revenue; 05/06/15; \$913.12
- Jimenez, Laura A; Ally Financial Inc; 05/11/15; \$7,288.59
- Jirel Real Estate; City of Chester; 05/06/15; \$2,483.35
- John R Williams Landscaping Inc; Santander Bank NA F/K/A Sovereign Bank NA; 05/20/15; \$16,802.88
- Johnson /HEIR, Paul; Deutsche Bank National Association /TR; 05/06/15; \$134,198.39
- Johnson, Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$290.35
- Johnson, Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,705.50
- Johnson, Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,705.50
- Johnson, Arlene; City of Chester; 05/06/15; \$2,438.50
- Johnson, Audrey; Delcora; 05/20/15; \$258.60

- Johnson, Cameron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,105.00
- Johnson, David Lovett; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,570.00
- Johnson, David Lovett; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$687.00
- Johnson, Dorothy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,680.00
- Johnson, Ethel M; City of Chester; 05/14/15; \$1,202.63
- Johnson, Garland H; City of Chester; 05/14/15; \$1,202.63
- Johnson, Gary L.; Cmwlth of PA Department of Revenue; 05/06/15; \$3,031.17
- Johnson, Jordan L; Philadelphia Federal Credit Union; 05/18/15; \$15,631.57
- Johnson, Joshua D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,440.50
- Johnson, Justin Lee; Delaware County Juvenile Court; 05/28/15; \$224.50
- Johnson, Justin Lee; Delaware County Juvenile Court; 05/28/15; \$48.50
- Johnson, Justin Lee; Delaware County Juvenile Court; 05/28/15; \$150.50
- Johnson, Keisha; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$780.00
- Johnson, Maxine Cheryl; Delcora; 05/18/15; \$267.10
- Johnson, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,612.00
- Johnson, Satoria; Delcora; 05/20/15; \$1,637.64
- Johnson, Terry; Cavalry SPV I, LLC; 05/05/15; \$1,970.82
- Johnson, Virginia; City of Chester; 05/11/15; \$1,179.43
- Johnston, Joseph W.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,479.50
- Jones, Charles; Everbank; 05/11/15; \$76,823.72
- Jones, Carl A.; Cmwlth of PA Department of Revenue; 05/06/15; \$1,328.30
- Jones, Dorian E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$351.50
- Jones, Hope A; Delcora; 05/22/15; \$545.23
- Jones, John T; Delcora; 05/22/15; \$272.51
- Jones, Kahlil; Delaware County Juvenile Court; 05/22/15; \$328.50
- Jones, Kahlil; Delaware County Juvenile Court; 05/22/15; \$35.00
- Jones, Nakia; City of Chester; 05/08/15; \$2,057.63
- Jones, Sha-Keya Latoya; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$700.00
- Jones, Taheera S; Delcora; 05/26/15; \$749.49
- Jones, Terrance; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$7,040.50
- Jones, Terrance; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$7,040.50
- Jongtaek /AKA, Park; LSF8 Master Participation Trust; 05/21/15; \$240,402.40
- Jordan, Linford M; Delcora; 05/22/15; \$283.76
- Jordan, Louise V; Delcora; 05/22/15; \$283.76
- Joyner, Roberta T; Bank of New York Mellon /FKA; 05/07/15; \$130,211.48
- JPMorgan Chase Bank; MRD Student Housing LLC; 05/20/15; \$0.01
- Kahl, Todd; Cavalry SPV I LLC; 05/07/15; \$4,051.06
- Kahlili, Eli Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,722.79
- Kahlili, Eli Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,722.79
- Kaler, Harman; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,056.50
- Kalotley, Sukhbir; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,406.50
- Kaminski, Joseph Matthew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,535.50
- Kandenga, David; City of Chester; 05/07/15; \$1,629.01
- Kang, Minyoung; Discover Bank; 05/26/15; \$9,197.52
- Kashishian, Jack L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,183.00
- Kashner, Adam S; Santander Bank, N.A.; 05/13/15; \$390,855.43

- Kashner, Jill; Santander Bank, N.A.; 05/13/15; \$390,855.43
- Kateusz, Daniel; City of Chester; 05/08/15; \$1,363.08
- Kateusz, Daniel T; City of Chester; 05/08/15; \$1,363.08
- Kattes Jr., Dion; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,956.00
- Kazanjan, Stephen C; Wells Fargo Bank N.A.; 05/22/15; \$226,488.70
- Kealey, John; Delcora; 05/29/15; \$285.84
- Kealey, Tracey A; Delcora; 05/29/15; \$285.84
- Kearney III /AKA, Francis J; Wells Fargo Bank; 05/18/15; \$87,228.64
- Kearney III, Francis J; Wells Fargo Bank; 05/18/15; \$87,228.64
- Kearney, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,448.50
- Kearney, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,448.50
- Keast, Angela Gwenn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,926.50
- Kemkeng, Magloire A; HSBC Bank USA, National Association /TR; 05/04/15; \$147,955.84
- Kennard, Colette; Delcora; 05/27/15; \$355.28
- Kennedy, Anthony; Delcora; 05/28/15; \$470.65
- Kenneth, Elliette; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$345.00
- Kennish, John E; Cmwlt of PA Department of Revenue; 05/08/15; \$760.40
- Keris, Christina M; Delcora; 05/26/15; \$370.31
- Kerr, Shannon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$426.00
- Keryluk, Michael E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,857.50
- Keyes, Richard D; TD Bank, N.A. /SSR; 05/13/15; \$425,424.41
- Khalifa, Ashraf; Delcora; 05/22/15; \$545.23
- Khoury Grou; Delcora; 05/21/15; \$414.51
- Khoury, Tony; Delcora; 05/29/15; \$328.56
- Kilby Sr, Daniel; Delcora; 05/27/15; \$361.62
- Kilby Sr, Daniel; Delcora; 05/27/15; \$265.66
- Kim, Soyeong; Delcora; 05/28/15; \$649.88
- King, Bashir Aaron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,381.00
- King, Bashir Aaron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,381.00
- Kisselback, Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,944.00
- Kisselback, Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,862.00
- Kline, Beth R; HSBC Bank USA, National Association; 05/13/15; \$132,292.59
- Kline, David B; HSBC Bank USA, National Association; 05/13/15; \$132,292.59
- Knarr, John W; Delcora; 05/28/15; \$620.15
- Knight, Kenneth D; Philadelphia Federal Credit Union; 05/22/15; \$18,935.88
- Knorr, Edward; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$13,906.70
- Knott, Deborah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$4,091.50
- Knox, Frederick; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,669.30
- Knox, Leonard S; City of Chester; 05/14/15; \$1,646.63
- Kohler, Brooke; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,411.50
- Komosienski, Marta R; Cmwlt of PA Department of Revenue; 05/08/15; \$1,408.71
- Konski, Edward F; Delcora; 05/18/15; \$250.60
- Kosak, Debra; Novello, David A; 05/29/15; \$3,963.44
- Kosk, William; Wells Fargo Bank N.A.; 05/11/15; \$137,442.33
- Koski, Rachel A; Wells Fargo Bank N.A.; 05/11/15; \$137,442.33
- Koski, Raymond J; Wells Fargo Bank N.A.; 05/11/15; \$137,442.33
- Koski, William M; Borough of Lansdowne; 05/13/15; \$657.63
- Kostomite, Gregory; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$9,437.36
- Kostomite, Gregory; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$9,437.36

- Kowles Jr, Daniel C; Spring Valley Estates Association; 05/18/15; \$5,323.13
- Krassnosky, January C.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,844.00
- Krauthamer, Nathan; Delcora; 05/22/15; \$674.12
- Kroll, Stephen; JPMorgan Chase Bank, National Association; 05/28/15; \$136,476.93
- Kruse-Latshaw, Galina K.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,826.50
- Kwiatkowski, Jeanette K.; Wells Fargo Bank, Na; 05/29/15; \$132,191.17
- L C Investor LLC; Delcora; 05/29/15; \$287.12
- L.N.C. Inc; CAMA Self Directed IRA; 05/14/15; \$117,480.84
- La Tez Byob LLC; Arway Apron & Uniform Rentals Inc A/K/A Arway Linen and Uniform Rental Service Inc; 05/26/15; \$394.47
- Labuono, Christen R.; Atlantic Credit & Finance, Inc.; 05/11/15; \$2,582.55
- Lacey, Lorne; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,477.00
- Lafferty, Jeremy; Delaware County Juvenile Court; 05/22/15; \$411.00
- Lamb, Helen D; Borough of Lansdowne; 05/13/15; \$2,974.77
- Lamb, Joseph A; Borough of Lansdowne; 05/13/15; \$2,974.77
- Lamon, William Edward; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,760.50
- Lamon, William Edward; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,760.50
- Lampe, Marie; The Bank of New York Mellon/FKA; 05/01/15; \$265,287.41
- Lampmann, Janmarie; Cavalry SPV I LLC; 05/07/15; \$3,982.09
- Lanctot, Kathleen; LVNV Funding LLC; 05/18/15; \$7,031.27
- Lang, Heather Rose; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,220.00
- Latch, David Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,689.00
- Laudenberger, Elwood; Borough of Prospect Park; 05/15/15; \$304.12
- Laudenberger, John; Borough of Prospect Park; 05/15/15; \$304.12
- Laury, Roligue Morgan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,566.50
- Laury, Roligue; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,039.50
- Lavallee, Anna G; Delcora; 05/29/15; \$362.59
- Lavallee, Patrick C; Delcora; 05/29/15; \$362.59
- Lavoro II LLC; City of Chester; 05/07/15; \$1,326.22
- Law Office of James S Godderz; Radiance Capital Receivables Thirteen LLC; 05/04/15; \$63,353.76
- Law, James H; U.S. Bank, National Association /TR; 05/21/15; \$1,002,922.72
- Lawlar, Daniel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,916.00
- Lawrence, John; City of Chester; 05/07/15; \$2,075.84
- Lawrence, John I; Delcora; 05/26/15; \$362.39
- Laws, Sandra; Synchrony Bank FNA GE Capital Retail Bank; 05/07/15; \$2,856.61
- Lawson, Thomas Edward; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,526.50
- Layton, Elise; Mariner Finance LLC; 05/28/15; \$4,352.64
- Le Buhn, Bruce; Delcora; 05/28/15; \$1,032.50
- Lee, Lavance Montrell; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,604.00
- Lee, Lavance Montrell; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,038.00
- Lee, Lavance Montrell; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,231.00
- Lee, Min J; Absolute Resolutions VI, LLC; 05/26/15; \$3,036.42
- Lee, Preston; Delcora; 05/21/15; \$360.98
- Lefferty, Jeremy; Delaware County Juvenile Court; 05/22/15; \$321.50
- Lefferty, Jeremy; Delaware County Juvenile Court; 05/22/15; \$427.00
- Legette, Francis; Delcora; 05/26/15; \$294.15
- Leipzigiger, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$226.00

- Lemke, Kenneth; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,641.50
- Leone /AKA, David S; Wells Fargo Bank, N.A.; 05/28/15; \$240,534.56
- Leone /AKA, David S; Wells Fargo Bank, N.A.; 05/28/15; \$2,405,340.56
- Leone, David; Wells Fargo Bank, N.A.; 05/28/15; \$240,534.56
- Lester, Edward; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,970.50
- Levere, Maleena Maria; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,565.00
- Lewis /AKA, Lystra L; PNC Bank, National Association; 05/11/15; \$71,659.75
- Lewis, Chamir Isaiah Paul; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$756.50
- Lewis, Mark; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$876.50
- Lewis, Martin; Delcora; 05/21/15; \$619.96
- Lewis, Miesha S; Pfaff Properties LLC; 05/11/15; \$5,347.48
- Lewis, William; Delcora; 05/18/15; \$266.50
- Lewis-Simon /AKA, Lystra; PNC Bank, National Association; 05/11/15; \$71,659.75
- Lewis-Simon, Lystra L.; PNC Bank, National Association; 05/11/15; \$71,659.75
- Lightsey, Clifton; Delcora; 05/28/15; \$237.39
- Lightsey, Diane P; Delcora; 05/28/15; \$237.39
- Lilley, Melissa M.; Nationstar Mortgage LLC; 05/28/15; \$132,910.55
- Lindsay, Mary W; Borough of East Lansdowne; 05/29/15; \$1,551.60
- Linn, Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$132.50
- Linn, Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,103.00
- Lippa, Christopher; Wilmington Savings Fund Society FSB D/B/A Christiana Trust; 05/28/15; \$200,568.71
- Lipski, Joseph; Delcora; 05/18/15; \$401.53
- Lites, Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,493.50
- Little, George; City of Chester; 05/07/15; \$1,805.88
- Little, Michele; City of Chester; 05/07/15; \$1,805.88
- Litvin, Sally A.; Federal National Mortgage Association("Fannie Mae"); 05/20/15; \$443,619.37
- Lofton, Jessie T; Borough of Lansdowne; 05/15/15; \$2,582.52
- Logan, Ernestine; Morton Borough; 05/04/15; \$2,136.53
- Logue, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,793.00
- Logue, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,793.00
- Logue, Robert Patrick; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,441.50
- Logue, Robert Patrick; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,441.50
- Louis Starkman Company; The Bryn Mawr Trust Company; 05/01/15; \$189,721.21
- Lowery, Francis; Barclay's Bank Delaware; 05/04/15; \$2,686.31
- Lowman Jr., Johnnie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,081.50
- Lumbers, Cherrol E.; Cmwlth of PA Department of Revenue; 05/07/15; \$341.43
- Lundy, Michael O; Christiana Trust /TR; 05/15/15; \$32,562.12
- Luo, Gang; Burel, Katherine; 05/20/15; \$469.24
- Lupi, Michele A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$6,689.50
- Lupi, Michele A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$6,689.50
- Lupi, Michelle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$8,441.50
- Lupi, Michelle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$8,441.50
- Lydon, Michael T.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,482.50
- Lyles, Steven; U.S. Bank, NA; 05/28/15; \$205,553.01
- Lyn Jr., Bertram; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,156.75

**LOCALITY INDEX
SHERIFF'S SALES
OF REAL ESTATE
COUNTY COUNCIL
MEETING ROOM
COURTHOUSE, MEDIA, PA
June 17, 2016
11:00 A.M. Prevailing Time**

BOROUGH

Brookhaven 33
Chester Heights 56
Clifton Heights 28, 63, 97
Collingdale 8, 11, 40, 43, 94, 103
Darby 17, 36, 37, 41, 65, 73, 77, 98, 108
East Lansdowne 66, 91
Eddystone 90
Folcroft 6, 12, 82
Glenolden 23, 24, 53, 104, 106
Lansdowne 14, 68, 86, 96
Marcus Hook 44, 72, 79
Media 39
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Norwood 4, 10, 99
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Ridley Park 26
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Yeadon 27, 83

CITY

Chester 30, 34, 49, 105, 107

TOWNSHIP

Aston 46, 52
Bethel 38
Chester 7, 9
Darby 84
Haverford 5, 19, 29, 42, 50, 69
Newtown 47, 54
Ridley 1, 3, 18, 59, 67, 95, 100
Springfield 20, 80, 92
Tinicum 51
Thornbury 2, 22
Upper Chichester 32, 75, 89
Upper Darby 13, 15, 16, 31, 35, 45, 48, 62,
64, 70, 71, 74, 78, 81, 85, 87, 88, 101, 102,
109, 110

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. 10325 1. 2014

MORTGAGE FORECLOSURE

Judgment Amount: \$153,569.77

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

Front: Irregular Depth: Irregular

BEING Premises: 104 Morris Avenue, Woodlyn, PA 19094.

Folio Number: 38-02-01488-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Matthew R. Hutchinson.

Hand Money \$15,356.97

Sarah K. McCaffery, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 8360 2. 2013

MORTGAGE FORECLOSURE

428 Glen Mills Road
Thornton, PA 19373

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Allison Jones a/k/a Allison E. Jones, Elizabeth H. Jones.

Hand Money \$29,476.55

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 9465A 3. 2014

MORTGAGE FORECLOSURE

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Southwesterly side of Springfield Avenue.

Front: IRR Depth: IRR

BEING Premises: 219 Springfield Avenue, Folsom, PA 19033.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer Escher and James C. Escher, Jr.

Hand Money \$19,221.04

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 11114 4. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Norwood, County of Delaware, Commonwealth of PA on the Southerly side of Winona Avenue.

Front: IRR Depth: IRR

BEING Premises: 226 East Winona Avenue, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: George R. Davidson and Patricia M. Davidson a/k/a Pat M. Davidson.

Hand Money \$15,951.46

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 5830 5. 2015

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Southwest side of Prescott Road.

Front: IRR Depth: IRR

BEING Premises: 2600 Prescott Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Damian Crossan and Patricia Crossan.

Hand Money \$23,894.42

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 006564 6. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Folcroft, County of Delaware, Commonwealth of PA on the Southeasterly side of Heather Road.

Front: IRR Depth: IRR

BEING Premises: 2047 Heather Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: The unknown heirs of Lillian Taylor a/k/a Marguerite Taylor, deceased, Patricia Pannett, solely in her capacity as heir of Lillian Taylor a/k/a Marguerite Taylor, deceased, James D. Taylor, Jr. solely in his capacity as heir of Lillian Taylor a/k/a Marguerite Taylor, deceased and Kathy S. Needham a/k/a Kathy Needham.

Hand Money \$7,629.59

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 000090 7. 2015

MORTGAGE FORECLOSURE

Property in the Township of Chester, County of Delaware, Commonwealth of PA on the Easterly side of Elson Road.

Front: IRR Depth: IRR

BEING Premises: 1225 Elson Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Dominick J. Cappelli, Jr. and Dorothy G. Cappelli aka Dorothy Cappelli.

Hand Money \$7,170.08

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 010243A 8. 2011

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 917 Bedford Avenue, Darby, PA 19023-3607.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cynthia Mason and Charles William Mason, Jr.

Hand Money \$9,868.94

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 9028 9. 2015

MORTGAGE FORECLOSURE

PARCEL/FOLIO No. 07-00-00600-34.

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

BEING more commonly known as: 1450 Rainer Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Barry W. Vanrenslar, Administrator of the Estate of Eugene Best, deceased, Estate of Eugene Best, deceased, and all known and unknown individuals, heirs, successors, assigns, business entities, non-profit entities, and/or charitable entities having and/or claiming any right, title and/or interest therein, therefrom and/or thereunder, United States of America.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 10446 10. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$211,062.54

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

Front: Irregular Depth: Irregular

BEING Premises: 538 East Winona Avenue, Norwood, PA 19074.

Folio Number: 31-00-01809-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Doris Podsiadlo.

Hand Money \$21,106.25

Sarah K. McCaffery, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 229 11. 2015

MORTGAGE FORECLOSURE

118 Felton Avenue
Collingdale, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rose Marie a/k/a Rose Marie McKeon.

Hand Money \$11,371.47

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 000709A 12. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Folcroft, County of Delaware, Commonwealth of PA on the Southeasterly side of Windsor Circle.

Front: IRR Depth: IRR

BEING Premises: 729 Windsor Circle Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Roseann Yarris.

Hand Money \$9,580.20

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 010584A 13. 2014

MORTGAGE FORECLOSURE

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

Front: 15 Depth: 90

BEING Premises: 305 Margate Road, Upper Darby, PA 19082-4613.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Crystal C. ST Louis and Jackie K. ST Louis.

Hand Money \$12,082.20

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 8758C 14. 2013

MORTGAGE FORECLOSURE

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

Front: 22 Depth: 152

BEING Premises: 56 Linden Avenue, Lansdowne, PA 19050-2808.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James P. Padilioni, Sr. a/k/a James P. Padilioni a/k/a James Patrick Padilioni, Sr.

Hand Money \$14,016.33

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 010829 15. 2013

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 917 Anderson Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lisa Marie Cook.

Hand Money \$19,090.05

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 006666A 16. 2014

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 101 Irr

BEING Premises: 318 Harrison Avenue, Upper Darby, PA 19082-4302.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Marcellus Somerville and Lisa D. Somerville.

Hand Money \$6,647.23

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 5382 17. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Borough of Darby, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 12 in Block "O" on a plan of Lansdowne Park Gardens, Section No. 2 made by Damon and Foster, Civil Engineers, Sharon Hill Pennsylvania, dated January 20, 1944 and which Plan is recorded at Media, in the Office for the Recording of Deeds I.C., in and for the County and State aforesaid on February 8, 1944, in Plan Case No. 6 page 1 and being known as No. 1136 Glen Avon Road.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway as shown on the aforesaid plan laid out across the rear of these and adjoining premises as and for a driveway, passageway, 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 for keeping said driveway in good condition and repair at all times hereafter, forever.

BEING Folio No. 14-00-01228-00.

For information purposes only - property a/k/a 1136 Glen Avon Road, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Adrian Coleman.

Hand Money 7,712.37

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

MARY McFALL HOPPER, Sheriff

No. 009161 18. 2015

MORTGAGE FORECLOSURE

312 Sloan Street
Crum Lynne, PA 19022

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: United States of America, Department of the Treasury—Internal Revenue Service, Robert Emanuel a/k/a Robert T. Emanuel.

Hand Money \$12,278.41

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 009946 19. 2015

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 220 North Edmonds Avenue, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nancy M. Riley and Michael R. Riley.

Hand Money \$24,102.12

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 10558 20. 2015

MORTGAGE FORECLOSURE

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

Front: 65 Depth: 100

BEING Premises: 231 Kent Road, Springfield, PA 19064-2513.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shawn McLane and Nicole McLane.

Hand Money \$18,980.19

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 010838A 22. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Thornbury, County of Delaware and Commonwealth of Pennsylvania, and described according to a plan of Valley Wood Acres, Inc., made by Howard W. Doran, Inc., Registered Surveyor, Newtown Square, PA on 6/18/1968 and last revised 11/27/1972 as follows, to wit:

BEGINNING at a point on the South-easterly side of Timber Lane (50 feet wide) which point is measured the three following courses and distance along same from a point of curve on the Southwesterly side of Thornton-Concordville Road (1) leaving Thornton-Concordville Road on the arc of a circle curving to the left having a radius of 25 feet to arc distance of 39.27 feet to a point on the Southeasterly side of Timber Lane; (2) extending along same South 65 degrees 21 minutes West 277.83 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 350 feet the arc distance of 19.78 feet to the point and place of beginning; thence extending from said beginning point and leaving the thence extending South 35 degrees 46 minutes West 140 feet to a point; thence extending North 41 degrees 47 minutes 37 seconds West 507.19 feet to a point; thence extending North 41 degrees 47 minutes 37 seconds West 507.19 feet to a point on the Southwesterly side of Timber Lane; thence extending along the same the two following courses and distance; (1) North 29 degrees 12 minutes 23 seconds East 186.65 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 350 feet the arc distance of 27.12 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Donovan Mackey and Dolores Mackey by Deed from Jeffrey K. Panzram and Christine M. Panzram dated 08/12/2005 and recorded 08/16/2005 in the Delaware County Recorder of Deeds in Book 03570, page 0544.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Dolores Mackey and Donovan Mackey.

Hand Money \$65,986.76

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 1685 23. 2015

MORTGAGE FORECLOSURE

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

Front: Irregular ft Depth: Irregular ft

BEING Premises: 100 E. Glenolden Avenue, Unit P2, Glenolden, PA 19036-2262.

Parcel No. 21-00-00900-17.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Richard C. Milburne.

Hand Money \$3,000.00

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

MARY McFALL HOPPER, Sheriff

No. 12163 24. 2013

MORTGAGE FORECLOSURE

Property in the Borough of Glenolden, County of Delaware, Commonwealth of PA on the Southeast side of Glen Avenue.

Front: IRR Depth: IRR

BEING Premises: 3 South Glen Avenue, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Beth A. O'Connor.

Hand Money \$14,285.49

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 161 26. 2016

MORTGAGE FORECLOSURE

Judgment Amount: \$159,356.82

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

Front: Irregular Depth: Irregular

BEING Premises: 205 Hinkson Boulevard, Ridley Park, PA 19078.

Folio Number: 37-00-01101-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael D. Almond, II a/k/a Michael Almond.

Hand Money \$3,000.00

Sarah K. McCaffery, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 000174 27. 2014

MORTGAGE FORECLOSURE

757 Bullock Avenue
Yeadon, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Emelyn Edwards a/k/a Emelyn D. Edwards, last record owner, Jessica Edwards, known heir of Emelyn Edwards a/k/a Emelyn D. Edwards, Jovan Edwards, known heir of Emelyn Edwards a/k/a Emelyn D. Edwards, Emelyn Edwards a/k/a Emelyn D. Edwards, last record owner, Simone Murray, known heir of Emelyn Edwards a/k/a Emelyn D. Edwards.

Hand Money \$15,938.96

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 011126 28. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Clifton Heights, County of Delaware and State of Pennsylvania, being Lot No. 18 on a Plan of "Westbrook Park No. 1", made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated January 9, 1947, which Plan is recorded in the Office for the Recording of Deeds in and for the County and State aforesaid at Media, on January 31, 1947 in Plan Case No. 6, page 13 and being known as No. 239 Cambridge Road and described according thereto as follows:

BEGINNING at a point on the Northwesterly side of Cambridge Road (50 feet wide) at the distance of 277.94 feet measured North 65 degrees 35 minutes East from a point of tangent in the same, which point of tangent is at the distance of 38.26 feet measured along the arc of a circle having a radius of 25 feet from a point of curve on the Northeasterly side of Oak Lane (45 feet wide); thence extending North 24 degrees 25 minutes West partly through the party wall of the building on these premises and that of the property adjoining to the West (and crossing a certain 12 feet wide driveway which extends Northeastwardly and Southwestwardly and Southeastwardly into the said Cambridge Road) the distance of 105.85 feet to a point; thence extending North 66 degrees 56 minutes 13 seconds East 24.01 feet to a point; thence extending South 24 degrees 25 minutes East recrossing the said driveway the distance of 105.29 feet to a point on the Northwesterly side of Cambridge Road aforesaid; and thence extending along the same South 65 degrees 35 minutes West 24 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway as shown on the aforesaid plan, laid out across the rear of these and the adjoining premises as and for a passageway, driveway 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 UPI Number 10-00-00664-00.

BEING the same premises which Michael F. McDonald and Marian A. McDonald, husband and wife, granted and conveyed unto Michael J. Callaghan by Deed dated May 29, 2003 and recorded June 19, 2003 in Delaware County Record Book 2816, page 2104.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Michael J. Callaghan.

Hand Money \$9,940.79

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

MARY McFALL HOPPER, Sheriff

No. 309 29. 2016

MORTGAGE FORECLOSURE

Judgment Amount: \$183,279.92

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

Front: Irregular Depth: Irregular

BEING Premises: 400 Glendale Road, Unit 21J, Havertown, PA 19083.

Folio Number: 22-09-01139-84.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Diana Bogrette and Elvira Aslanova.

Hand Money \$18,327.99

Sarah K. McCaffery, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 014112 30. 2007

MORTGAGE FORECLOSURE

Property in the City of Chester, County of Delaware, Commonwealth of PA on Maple Street.

Front: IRR Depth: IRR

BEING Premises: 211 West 24th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Simon Barnell and Karen Douglass.

Hand Money \$12,625.19

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 9135 31. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$59,384.48

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

Front: Irregular Depth: Irregular

BEING Premises: 85 North Keystone Avenue, Upper Darby, PA 19082.

Folio Number: 16-06-00603-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Delawer MD Hossen a/k/a Md. Delower Hossen a/k/a Delower MD. Hossen a/k/a Md Delawer Hossen.

Hand Money \$5,938.44

Sarah K. McCaffery, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 9887 32. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$240,799.21

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

Front: Irregular Depth: Irregular

BEING Premises: 652 Meetinghouse Road, Upper Chichester, PA 19061.

Folio Number: 09000212100.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kari Smedley a/k/a Kari L. Bruce and Christopher Smedley.

Hand Money \$24,079.92

Sarah K. McCaffery, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 008352A 33. 2014

MORTGAGE FORECLOSURE

Property in the Borough of Brookhaven, County of Delaware, Commonwealth of PA on Bridgewater Road.

Front: IRR Depth: IRR

BEING Premises: 280 Bridgewater Road No. G-3, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Mary Ann Gilbert.

Hand Money \$4,769.29

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 006116A 34. 2015

MORTGAGE FORECLOSURE

Property in the Chester City, County of Delaware, Commonwealth of PA on the Northeasterly side of Honan Street.

Front: IRR Depth: IRR

BEING Premises: 1419 Honan Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Darryle Stanley and Lucretia Stanley.

Hand Money \$3,000.00

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 007254 35. 2015

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 5361 Delmar Drive, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jaclyn C. Fullerton and Sean W. Fullerton.

Hand Money \$15,957.01

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 7181 36. 2015

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 Darby, County of Delaware Commonwealth of Pennsylvania. BEING Lot No. 5 in Block "A" on a certain plan of lots of "Lansdowne Park Gardens" Section No. 1 made by Damon and Foster Civil Engineers, Sharon Hill, PA, dated 9/22/1943 which plan is recorded at Media in the Office for the Recording of Deeds in and for the County of Delaware on the 19th day of October, A.D. 1943 in Plan File Case 5 page 24 and being known as No. 9 Concord Road.

BEGINNING at a point on the Northwesterly side of Concord Road (40 feet wide) at the distance of 69.23 feet measured North 45 degrees 31 minutes 21 seconds East from a point of tangent which point of tangent is measured on the arc of a circle curving to the left having a radius of 35 feet the arc distance of 76.71 feet from a point on the Northeasterly side of Lansdowne Avenue (45 feet wide) thence extending along Lot No. 4 North 44 degrees 18 minutes 32 seconds West 192.76 feet to a point on the said side of Lansdowne Avenue thence along the same North 8 degrees 54 minutes 18 seconds West 2.89 feet to a point thence extending North 75 degrees 12 minutes 42 seconds East 16.24 feet to a point; thence along Lot No. 6 South 44 degrees 14 minutes 30 second West 186.82 feet to a point on the said Northwest side of Concord Road; thence along the same South 45 degrees 31 minutes 21 seconds West 16.02 feet to the point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway as shown on the aforesaid plan, laid out across the rear of these and adjoining premises, as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and 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.

Parcel ID Number: 14-00-00435-00.

BEING the same premises which Barbara A. McIntyre granted and conveyed unto Morris W. Sampson, III by Deed dated December 1, 2003 and recorded December 5, 2003 in Delaware County Record Book 3031, page 813.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Morris W. Sampson, III.

Hand Money: \$8,299.61

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

MARY McFALL HOPPER, Sheriff

No. 2941A 37. 2013

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected.

SITUATE in the Borough of Darby, County of Delaware and State of Pennsylvania aforesaid, described according to a survey made thereof by Harris and Damcu, Surveyors, as follows, to wit:

SITUATE on the North side of Walnut Street at the distance of 120 feet Westward from the West side of Sixth Street.

CONTAINING in front or breadth on the said Walnut Street 25 feet and extending in length or depth Northward on the East line thereof North 22 degrees, 12 minutes East 130 feet and on the West line thereof North 22 degrees, 11 minutes East 130 feet and containing in breadth on the rear end thereof 25.03 feet.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tahzay Brown.

Hand Money \$3,743.78

Powers, Kirn & Associates, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 4490 38. 2015

MORTGAGE FORECLOSURE

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

Description: 2 Sty Has Gar

BEING Premises: 3129 Woods Edge Drive, Boothwyn, PA 19061.

Parcel No. 03-00-00517-51.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Garfield Taylor and Mary K. Tomlin.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys
Jessica N. Manis, Attorney

MARY McFALL HOPPER, Sheriff

No. 10682 39. 2015

MORTGAGE FORECLOSURE

205 Elm Ave
Media, PA 19063

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jose A. Fonseca.

Hand Money \$25,698.95

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 009901 40. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Collingdale, County of Delaware, Commonwealth of PA on the Southeasterly side of Walnut Street.

Front: IRR Depth: IRR

BEING Premises: 1020 Walnut Street, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lisa A. McCormick.

Hand Money \$12,159.43

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 9110C 41. 2013

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 78

BEING Premises: 122 Spring Valley Road, Darby, PA 19023-1418.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sandra McLean.

Hand Money \$8,374.15

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 000465 42. 2015

MORTGAGE FORECLOSURE

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

BEGINNING at a point on the Northeastly side of Lexington Avenue (45 feet wide) at the distance of 412.80 feet (measured on a line curving to the left with a radius of 4,280.89 feet) Southeastwardly from the Southeasterly side of Gladstone Road (45 feet wide); thence extending Northwardly 69 degrees East, 146.14 feet to a point; thence extending Northwardly 21 degrees West 80 feet more or less; thence extending Southwardly 69 degrees West 146.63 feet to the Northeastly side of Lexington Avenue; thence extending in a Southerly direction along the Northeastly side of Lexington Avenue, said side of Lexington Avenue curving to the left with a radius of 4,280.89 feet the arc distance of 80 feet more or less to the place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David Fili, Jr. and Michelle Ann Fili.

Hand Money \$45,685.38

Powers, Kirn & Associates, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 4549 43. 2015

MORTGAGE FORECLOSURE

128 Chester Pike
Collingdale, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Harry C. Devine a/k/a Harry Charles Devine, Eleanor Devine Allen, known heir of Harry C. Devine a/k/a Harry Charles Devine.

Hand Money \$4,630.15

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 010863 44. 2014

MORTGAGE FORECLOSURE

1126 Washington Avenue
Marcus Hook, PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Estate of Edward A. Wehe III c/o Daniel Costa, personal representative, Daniel Costa, personal representative, Ann Marie Wehe, known heir of Edward A. Wehe III, unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Edward A. Wehe III.

Hand Money \$8,869.08

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 905A 45. 2014

MORTGAGE FORECLOSURE

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

SITUATE on the East side of Kent Road at the distance of 352.01 feet Southward from the South side of Chestnut Street, bounded and described as follows, to wit:

CONTAINING in front or breadth on the said Kent Road 35 feet and extending of that width in length or depth Eastward between parallel lines at right angles to said Kent Road 77.50 feet, the North line thereof,

BEING along the middle of a certain 10 feet wide private driveway laid out and opened over this and the adjoining property to the North thereof, said driveway extending Eastward from the East side of Kent Road 59 feet.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shahil Mustury and Mohammad M. Hossain.

Hand Money \$18,502.08

Powers, Kirn & Associates, LLC,
Attorneys

MARY McFALL HOPPER, Sheriff

No. 6210 46. 2015

MORTGAGE FORECLOSURE

ALL THAT parcel of land in Township of Aston, Delaware County, Commonwealth of Pennsylvania, being known and designated as Lot 2, Subdivision Plan for Steven J. Finley, filed in Plat Book 20, page 170, recorded 01/22/1999, metes and bounds property at a point on the Northwesterly side of Concord Road, 55 feet wide, said point being a corner of Lot No. 1 as shown on said plan, and being more fully described in Deed Book 1998, page 1098 dated 03/29/2000 and recorded 04/03/2000, Delaware County Records, Commonwealth of Pennsylvania.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Debra A. Sanbe.

Hand Money \$16,526.41

Powers, Kirn & Associates, LLC,
Attorneys

MARY McFALL HOPPER, Sheriff

No. 2028A 47. 2015

MORTGAGE FORECLOSURE

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

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

IMPROVEMENTS CONSIST OF: a residential dwelling.

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

Hand Money \$17,337.77

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 3945 48. 2014

MORTGAGE FORECLOSURE

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

BEGINNING at a point in the Southwest side of Brent Road at the distance of 273.14 feet measured Southeastwardly along the Southwest side of Brent Road on the arc of a circle having a radius of 446.35 feet (chord bearing to the left) from the Southeast side of Shelbourne Road.

CONTAINING in front or breadth on the said Brent Road Southeastward on the arc of a circle having a radius of 446.35 feet (chord bearing to the left) the arc distance of 16 feet and extending in length or depth Southwestward between radial lines to Brent Road, 69.77 feet to the middle line of a certain 10 feet wide driveway which extends Southeastward from Shelbourne Road concentric with Brent Road and Northwestward from Shirley Road.

CONTAINING on rear thereof along the middle line of said driveway the arc distance of 18.50 feet.

TITLE to said premises vested in Mafiz Uddin and Rebeka Uddin by Deed from Upper Darby Partnership, L.P. dated August 30, 2005 and recorded on September 21, 2005 in the Delaware County Recorder of Deeds in Book 03602, page 2227.

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: Mafiz Uddin and Rebeka Uddin.

Hand Money \$10,867.66

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 7837 49. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected, Situate on the Westerly side of Parkway Avenue at the distance of 185 feet measured Southwardly from the Southwesterly corner of Parkway Avenue and Blossom Avenue in the City of Chester, County of Delaware and Commonwealth of Pennsylvania being Lot 270 Block "E" on the plan of William Freihofer's Chester Park Development and known as premises 158 E. Parkway Avenue.

CONTAINING in front measured thence Southwardly 30 feet and extending in depth Westwardly between parallel lines at right angles to the said Parkway Avenue 120 feet.

BOUNDED on the North by lands H.H. Ward; on the West by lands of Harvey S. Fellenbaum, et ux., and on the South by lands of Clara L. and Lillian M. Freshley.

TITLE to said premises vested in Tyesha Henry by Deed from Willard C. Richan dated June 6, 2006 and recorded on July 5, 2006 in the Delaware County Recorder of Deeds in Book 03843, page 1976.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Tyesha Henry.

Hand Money \$13,608.10

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 10265A 50. 2013

MORTGAGE FORECLOSURE

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

55 x 124 x 130 x 65

BEING Premises: 405 Colfax Road, Havertown, PA 19083-1314.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John D. Volpe and Jennifer M. Volpe a/k/a Jennifer M. Marinaro.

Hand Money \$21,941.80

Phelan Hallinan Diamond & Jones, LLP, Attorney

MARY McFALL HOPPER, Sheriff

No. 009378 51. 2015

MORTGAGE FORECLOSURE

Property in the Township of Tincum, County of Delaware, Commonwealth of PA on the Southerly corner of Pontiac Street and Third Avenue.

Front: IRR Depth: IRR

BEING Premises: 500 3rd Street a/k/a 500 Third Street, Lester, PA 19029.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Winlaw Muzirwa.

Hand Money \$17,921.58

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 3435 52. 2015

MORTGAGE FORECLOSURE

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

Front: 24 Depth: 137

BEING Premises: 4211 Chatham Circle, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Steven Mickelberg.

Hand Money \$23,644.13

Phelan Hallinan Diamond & Jones, LLP Attorneys

MARY McFALL HOPPER, Sheriff

No. 5577 53. 2015

MORTGAGE FORECLOSURE

Judgment Amount: \$77,818.24

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

Front: Irregular Depth: Irregular

BEING Premises: 100 East Glenolden Avenue, T22, Glenolden, PA 19036.

Folio Number: 21-00-02017-22.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jason Steele.

Hand Money \$7,781.82

Sarah K. McCaffery, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

No. 7771C 54. 2012

MORTGAGE FORECLOSURE

208 Chestnut Street
Newtown Square, PA 19073

In the Township of Newtown, County of Delaware, State of Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Ann S. Nacke, Laura M. Weishew, Leo F. Weishew, Jr. a/k/a Leo F. Weishew.

Hand Money \$14,783.07

Udren Law Offices, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 8902B 55. 2013

MORTGAGE FORECLOSURE

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

Front: 27 Depth: 86

BEING Premises: 120 Bridge Street, Morton, PA 19070-2003.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Donald W. Peyton, Jr.

Hand Money \$15,561.42

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 5553 56. 2015

MORTGAGE FORECLOSURE

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

2 Sty Kenilworth, Unit 109 Int

BEING Premises: 109 Briarcliff Court, Glen Mills, PA 19342-2011.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Karyn H. Cioll a/k/a Karyn Hilda Cioll.

Hand Money \$20,117.16

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 4887 59. 2015

MORTGAGE FORECLOSURE

432 Edgewood Avenue, Folsom, PA 19033

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Ridley, County of Delaware and State of Pennsylvania, described according to a plan and survey thereof made by Damon and Foster, Civil Engineers, Sharon Hill, PA dated April 17, 1952 and described as follows, to wit:

SITUATE on the Northeasterly side of Edgewood Avenue (fifty feet wide) at the distance of one hundred sixty feet measured South thirty-two degrees twenty-three minutes East from the Southeast corner of Edgewood Avenue and Fifth Street (fifty feet wide); thence extending North fifty-seven degrees thirty-seven minutes East one hundred feet to a point; thence extending South thirty-two degrees twenty-three minutes East fifty feet to a point; thence extending South fifty-seven degrees thirty-seven minutes West one hundred feet to a point on said Edgewood Avenue; thence extending along said Edgewood Avenue North thirty-two degrees twenty-three minutes West fifty feet to the first mentioned point and place of beginning.

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

UNDER AND SUBJECT as aforesaid.

BEING the same premises which Kathleen R. Powell, Executrix under the Will of Mildred E. Powell, deceased by Deed dated November 10, 2009 and recorded on November 19, 2009 with the Delaware County Recorder of Deeds Office in Deed Book 04657, page 2395, granted and conveyed unto Kathleen R. Powell.

Folio Number: 38-03-00229-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kathleen R. Powell.

Hand Money \$3,000.00

Lauren Berschler Karl, Attorney

MARY McFALL HOPPER, Sheriff

No. 3682 60. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Prospect Park, County of Delaware and Commonwealth of Pennsylvania and described according to a Plan for Duffy and Patton made December 10, 1951 by Reeder, Margarity and Bryant, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Carlisle Avenue, which point is at the distance of 4.40 feet measured on a line curving to the right having a radius of 38 feet from a point of reverse curve, which point of reverse curve is at the distance of 26.70 feet measured on a line curving to the left having a radius of 38 feet from a point or curve on the Southwesterly side of Carlisle Avenue (40 feet wide) which point of curve is at the distance of 171.29 feet measured North 29 degrees 14 minutes 1 seconds West along the said side of Carlisle Avenue from its intersection with the Northwesternly side of 4th Avenue (50 feet wide); thence extending from said beginning point South 60 degrees 45 minutes 59 seconds West 88.36 feet to a point; thence extending North 29 degrees 14 minutes 1 second West 24.42 feet to a point; thence extending North 60 degrees 45 minutes 59 seconds East passing partly through a party wall laid out between these premises and the premises adjoining to the Northwest 82.35 feet to a point on the Southwesterly side of Carlisle Avenue; thence extending along the same Southwardly on a line curving to the left having a radius of 38 feet the arc distance of 25.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 17, House 416, Carlisle Avenue as shown on said plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway laid out and opened between these premises and the premises adjoining to the Southeast as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the premises adjoining to the Southeast.

SUBJECT, however, to the proportionate share of the cost and expense of maintaining said driveway in good order, condition and repair.

TITLE to said premises vested in Mark Hornbeck and Patricia M. Hornbeck, husband and wife as joint tenants with right of survivorship and not as tenants in common by Deed from Patricia M. Hornbeck, formerly known as Patricia M. Lyons, a married woman who acquired title as an unmarried woman dated December 22, 2006 and recorded on July 23, 2007 in the Delaware County Recorder of Deeds in Book 4159, page 300.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Mark Hornbeck and Patricia M. Hornbeck.

Hand Money \$16,759.92

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 9200 61. 2015

MORTGAGE FORECLOSURE

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

Front: 32 Depth: 120

BEING Premises: 3813 West 13th Street, Marcus Hook, PA 19061-5310.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF:

Luis A. Ortiz-Correa a/k/a Luis A. Ortiz Correa.

Hand Money \$13,662.66

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 000489 62. 2016

MORTGAGE FORECLOSURE

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

Tax Parcel ID No. 16-01-00330-00.

TITLE to said premises is vested in Nathan Wright, as sole owner by Deed from Federal Home Loan Mortgage Corporation by Marie T. Eaise, by Power of Attorney, dated 06/23/2008, Book 4587, page 894, dated August 22, 2008 recorded August 27, 2008 in the Delaware County Recorder's Office in Deed Book 4422, page 1706.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Nathan Wright.

Hand Money \$7,253.71

Romano, Garubo & Argentieri, Attorney

MARY McFALL HOPPER, Sheriff

No. 010067 63. 2015

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 170

BEING Premises: 313 Harrison Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William A. Rich and Tammy M. Rich.

Hand Money \$14,437.83

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 7036A 64. 2013

MORTGAGE FORECLOSURE

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

Front: 13.62 Depth: 80

BEING Premises: 287 Coverley Road, Lansdowne, PA 19050-1713.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jacqueline Ferguson.

Hand Money \$10,003.07

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 7113 65. 2014

MORTGAGE FORECLOSURE

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

19 x 107

BEING Premises: 512 Spruce Street, Darby, PA 19023-2425.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Muhammed Fakolee a/k/a Mohammed Fakolee and Kula C. Fakolee.

Hand Money \$10,814.36

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 8420 66. 2015

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 120

BEING Premises: 49 Hirst Avenue, East Lansdowne, PA 19050-2520.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gloria Hayes and Jeff F. Hayes.

Hand Money \$11,043.22

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 8688 67. 2014

MORTGAGE FORECLOSURE

Property in the Township of Ridley, County of Delaware and State of Pennsylvania on the Northerly side of Jefferson Avenue.

BEING Folio No. 38-02-01271-00.

BEING Premises: 1251 Jefferson Avenue, Woodlyn, Pennsylvania 19094.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Judith Leighton, Cynthia Palaia and Susan Denise Stevenson.

Hand Money \$19,624.44

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

MARY McFALL HOPPER, Sheriff

No. 003289 68. 2014

MORTGAGE FORECLOSURE

Property in the Borough of Lansdowne, County of Delaware, State of Pennsylvania at a point in the middle of Greenwood Avenue.

BEING Folio No. 23-00-01431-00

BEING Premises: 32 East Greenwood Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Stephen J. Hill.

Hand Money \$31,698.24

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

MARY McFALL HOPPER, Sheriff

No. 9811 69. 2015

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 120

BEING Premises: 1344 Maryland Avenue, Havertown, PA 19083-2036.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Brian Fioravanti a/k/a Brian A. Fioravanti and Susan Spieker a/k/a Susan Fioravanti.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 010802 70. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Upper Darby, County of Delaware, State of Pennsylvania, BEING known and numbered as 724 Collenbrook Avenue, Drexel Hill, PA 19026.

ALSO being known and numbered as 724 Collenbrooke Avenue, Drexel Hill, PA 19026, and ALSO being known and numbered as 724 Collinbrook Avenue, Drexel Hill, PA 19026.

BEING the same premises as Thomas E. McNamara and Jennifer McNamara, by Deed dated June 24, 2004, and recorded on December 1, 2004 by the Delaware County Recorder of Deeds in Record Book 3232, at page 1269 Instrument Number 2004087674, granted and conveyed unto Sirinda Mam and Jenny Taing Mam, as tenants by the entireties.

FOLIO No. 16-11-00883-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Jenny Taing Mam and Sirinda Mam.

Hand Money \$14,096.93

M. Troy Freedman, Attorney

MARY McFALL HOPPER, Sheriff

No. 007092 71. 2015

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on Stoneybrook Lane.

Front: IRR Depth: IRR

BEING Premises: 2422 Stoneybrook Lane, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Christine Meehan a/k/a Christine A. Meehan and Nicholas Meehan a/k/a Nicholas P. Meehan.

Hand Money \$16,806.71

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 006341A 72. 2015

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Holly Demeglio-Burke.

Hand Money \$8,843.06

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 001176A 73. 2014

MORTGAGE FORECLOSURE

Property in the Borough of Darby, County of Delaware, Commonwealth of PA on the Southeasterty side of Spring Valley Road.

Front: IRR Depth: IRR

BEING Premises: 216 Spring Valley Road, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jahmelia Davey.

Hand Money \$12,979.33

KML Law Group, P.C., Attorneys

MARY McFALL HOPPER, Sheriff

No. 8935 74. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania, and described according to a Plan and Survey made for James J.Andrien by Damon & Foster, Civil Engineers on 6/11/1927 as follows:

BEGINNING at a point on the Westerly side of Timberlake Road (40 feet wide) at the distance of 15.03 feet measured Southwardly from a point of curve along said side of said road on the arc of a circle curving to the right with a radius of 338 feet (said point of curve being at the distance of 2112.82 feet) measured South 16 degrees 40 minutes 3 seconds East from the Southerly line of Marshall Road.

CONTAINING in front measured on the arc of a circle curving to the right with a radius of 338 feet the distance of 14.06 feet to a point; thence extending South 82 degrees 13 minutes 57 seconds West and passing through the middle of the party wall of adjoining buildings 69.19 feet to the center line of a 10 feet wide driveway running from a proposed road at its Northerly end Southwardly into Midway Avenue; thence extending along center line of said 10 feet wide driveway North 7 degrees 46 minutes 3 seconds West, 14 feet to a point; thence extending North 82 degrees 13 minutes 57 seconds East and passing through the middle of a party wall of adjoining buildings 67.93 feet to the place of beginning.

BEING No. 272 Timberlake Road, now known as 426 Timberlake Road.

TOGETHER with and subject to the free and common use, right, liberty and privilege of said 10 feet wide driveway and proposed road in common with the owners, tenants and occupiers of other lands adjoining the same.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Rajesh K. Rajankutty and United States of America.

Hand Money \$4,800.47

Law Office of Gregory Javardian, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 9896 75. 2015

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware, State of Pennsylvania on the point in the center line of Meetinghouse Road.

BEING Folio No. 09-00-02213-00.

BEING Premises: 1005 Meetinghouse Road, Boothwyn, Pennsylvania 19061-0000.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jason Muraska.

Hand Money \$11,903.36

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

MARY McFALL HOPPER, Sheriff

No. 6378A 77. 2012

MORTGAGE FORECLOSURE

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

Front: 43.5 Depth: 90

BEING Premises: 23 Winthrop Road, Darby, PA 19023-1117.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Latoya S. Nation.

Hand Money \$8,334.09

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 10667 78. 2015

MORTGAGE FORECLOSURE

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

Front: 18 Depth: 65

BEING Premises: 235 Sansom Street, Upper Darby, PA 19082-3111.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dipti Bhattacharya.

Hand Money \$10,526.20

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 8625 79. 2015

MORTGAGE FORECLOSURE

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

Front: 20 Depth: 120

BEING Premises: 14 East 9th Street, Marcus Hook, PA 19061-4508.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mariluz Ventus.

Hand Money \$12,502.25

Phelan Hallinan Diamond & Jones, LLP Attorneys

MARY McFALL HOPPER, Sheriff

No. 6281 80. 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 Springfield, County of Delaware and State of Pennsylvania, being Lot No. 212 on a certain plan of lots called "South Springfield", surveyed for the Merion Title and Trust Company of Ardmore by Franklin and Company, Civil Engineers, Philadelphia, Pennsylvania on 12/15/1923, which Plan is recorded at Media, in the Office for the Recording of Deeds, in and for the County of Delaware, in Plan Case No. 2 page 18, bounded and described, as follows:

BEGINNING at a point on the Northwest side of Ballymore Road (45 feet wide) at the distance of of 50 feet Southwest from the Southwest side of Leaney Road (45 feet wide); thence extending South 53 degrees 12 minutes 10 seconds West along the said Northeast side of Ballymore Road, 28 feet to a point; thence extending North 36 degrees 47 minutes 50 seconds West along Lot No. 213, 172.2 feet to a point in line of land of the Philadelphia and Garrettford Railway Company, thence extending North 53 degrees 5 minutes 20 seconds East along said land of the Philadelphia and Garrettford Railway Company 25 feet to a point; thence South 36 degrees 47 minutes 50 seconds East along Lot No. 211m 172.25 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions as now of record.

TOGETHER with the free and uninterrupted right and use and privilege of a passageway (14 feet in wide) extending from Leaney Road, Southwestwardly into Woodland Avenue over the rear of the above described premises and other lots (the center line of said passageway begins at a point on the Southwest side of Leaney Road at the distance of 8 feet from the Southwest side of Leaney Road at the distance of 8 feet from the Southwest boundary line of land off the Philadelphia and Garrettford Street Railway Company and extends Southwestwardly parallel with said boundary line to Woodland Avenue), in common with the present and future owners, and occupiers of other lands abutting thereon at all times hereafter, forever.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Melissa E. Dondero.

Hand Money \$8,573.58

Powers, Kirn & Associates, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 6471 81. 2015

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 100

BEING Premises: 4024 Taylor Avenue, Drexel Hill, PA 19026-3603.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James William Billie and Kim Ann Billie.

Hand Money \$14,831.27

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 11107 82. 2015

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 141

BEING Premises: 414 East Ashland Avenue, a/k/a 414 Ashland Avenue, Folcroft, PA 19032-1201.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kathleen E. Leidy a/k/a Kathleen Leidy.

Hand Money \$13,951.36

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 3506 83. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware, State of Pennsylvania beginning at a point in the middle line of Herford Place.

BEING Folio No. 48-00-01889-00.

BEING Premises: 3 Herford Place, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Vivian Thomas Rankin, co-executrix of the Estate of Irma V. Thomas, deceased mortgagor and real owner and Eric W. Thomas, co-executor of the Estate of Irma V. Thomas, deceased mortgagor and real owner.

Hand Money \$20,439.60

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

MARY McFALL HOPPER, Sheriff

No. 007115 84. 2014

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 15-00-01529-00.

Property: 809 Greenhill Road, Sharon Hill, PA 19079.

BEING the same premises which Matthew Yates, by Deed dated December 22, 1986 and recorded October 8, 1987 in and for Delaware County, Pennsylvania in Deed Book Volume 421 page 265 granted and conveyed unto Matthew Yates, life tenant and Doris E. Benson.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Matthew Yates, life tenant and Doris E. Benson.

Hand Money 10% of Judgment Amount: \$6,426.37

Justin F. Kobeski, Attorney

MARY McFALL HOPPER, Sheriff

No. 11332 85. 2015

MORTGAGE FORECLOSURE

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

Description: 16 x 80

BEING Premises: 7170 Radbourne Road, Upper Darby, PA 19082.

Parcel No. 16-02-01872-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Debra Kent.

Hand Money \$3,000.00

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

MARY McFALL HOPPER, Sheriff

No. 61453 86. 2014

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, State of Pennsylvania.

LOCATION OF PROPERTY: 37 Windermere Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jessie T. Lofton.

Hand Money \$3,000.00

James R. Wood, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

CONTAINING in front or breadth on the said side of Margate Road, 15.25 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Margate Road, 80 feet to a center of a certain 10 feet wide driveway, which driveway extends Northwestwardly from the said Madeira Road, parallel with the said Margate Road and connects at its Northwestern end with another certain 10 feet wide driveway, Northwestwardly into the said Margate Road.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveways as and for passageways, watercourses and driveways at all times hereafter, forever in common with the owners, tenants and occupiers of other properties abounding thereon having the use thereof.

BEING Folio No. 16-04-01387-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jacqueline McKenzie-Lumpkin a/k/a Jacqueline McKenzie-Lumpkin and David Lumpkin, Jr.

Hand Money \$11,292.43

Powers, Kirn & Associates, LLC, Attorneys

MARY McFALL HOPPER, Sheriff

No. 10287 87. 2014

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and IMPROVEMENTS thereon erected, Situate, lying and being in the Township of Upper Darby, County of Delaware and State of Pennsylvania:

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, described according to a plan of lots and an official survey thereof made by William W. Reeder, Surveyor of Upper Darby Township Delaware County, Pennsylvania, dated November 11th, 1927 as follows, to wit:

SITUATE on the Southwesterly side of Margate Road (40 feet wide) at the distance of 207 feet Northwesterly side of Madeira Road (40 feet wide) in the Township of Upper Darby, County of Delaware, Pennsylvania.

No. 008347 88. 2015

MORTGAGE FORECLOSURE

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

Front: 26 Depth: 100

BEING Premises: 4049 Lasher Road, Drexel Hill, PA 19026-5127.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Beverly Griffith, Wayne T. Neff, and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Walter J. Neff, Jr. a/k/a Walter J. Neff, deceased.

Hand Money \$5,549.85

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 6180 89. 2015

MORTGAGE FORECLOSURE

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

Description: 64.77 x 157.22 Irr Lot 15

BEING Premises: 3510 Spring Mill Road, a/k/a 3510 Springmill Road, Upper Chichester, PA 19061.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeffrey M. Carr.

Hand Money \$21,541.40

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 7499 90. 2015

MORTGAGE FORECLOSURE

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

Front: 32 Depth: 100

BEING Premises: 1318 East 12th Street, Eddystone, PA 19022-1349.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sean J. Demeis.

Hand Money \$14,178.83

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 10657 91. 2015

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 125

BEING Premises: 230 Penn Boulevard, Lansdowne, PA 19050-2629

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sharnette Campbell a/k/a Sharnette D. Caldwell and Turhan Campbell a/k/a Turhan C. Campbell, Sr.

Hand Money \$12,596.89

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 6014 92. 2015

MORTGAGE FORECLOSURE

Property in the Township of Springfield, County of Delaware, State of Pennsylvania on the Northeasterly side of Edwards Drive.

BEING Folio No. 42-00-01696-12.

BEING Premises: 949 Edwards Drive, Springfield, Pennsylvania 19064.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown surviving heirs of Shirley R. Hilliard, Lawrence Hilliard, known surviving heir of Shirley R. Hilliard, Suzanne Hilliard, known surviving heir of Shirley R. Hilliard, David Hilliard, known surviving heir of Shirley R. Hilliard, Alison Ciccone, known surviving heir of Shirley R. Hilliard and Sandra McGarvey, known surviving heir of Shirley R. Hilliard.

Hand Money \$27,968.78

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

MARY McFALL HOPPER, Sheriff

No. 8161 94. 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, Commonwealth of Pennsylvania, described according to a Plan of property made for Frank Hancock, by G.D. Houtman, Civil Engineer, dated 10/30/46, as follows, to wit:

SITUATE on the Southwest side of Lafayette Avenue (50 feet wide) at the distance of 201.30 feet measured Northwest from the present Northwest side of MacDade Boulevard (formerly Parker Avenue) (50 feet wide).

CONTAINING in front or breadth on the said Southwest side of Lafayette Avenue 50 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Southwest side of Lafayette Avenue 138 feet.

TITLE to said premises vested in John Trigg by Deed from Vadim Slesarev and Jun Nogami dated June 23, 2007 and recorded on June 23, 2007 in the Delaware County Recorder of Deeds in Book 4185, page 949.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: John Trigg.

Hand Money 12,528.97

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 7579 95. 2015

MORTGAGE FORECLOSURE

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

BEING Folio No. 38-05-00965-05.

BEING Premises: 668 School Side Lane, Swarthmore, Pennsylvania 19081.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Harry J. Ponci, Jr., known surviving heir of Mary E. Ponci and unknown surviving heirs of Mary E. Ponci.

Hand Money \$25,994.23

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

MARY McFALL HOPPER, Sheriff

No. 10053 96. 2014

MORTGAGE FORECLOSURE

Property in the Borough of Lansdowne, County of Delaware, State of Pennsylvania at a point in the middle of Union Avenue.

BEING Folio No. 23-00-03203-00.

BEING Premises: 46 South Union Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Ange Jean-Louis and Aly Jean-Louis.

Hand Money \$13,648.01

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

MARY McFALL HOPPER, Sheriff

No. 6956 97. 2015

MORTGAGE FORECLOSURE

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

BEING Folio No. 10-00-00355-00.

BEING Premises: 249 East Berkley Avenue, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Daniel Tyron, Known surviving heir of Theodore E. Fedus and unknown surviving heirs of Theodore E. Fedus.

Hand Money \$4,105.87

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

MARY McFALL HOPPER, Sheriff

No. 6668 98. 2015

MORTGAGE FORECLOSURE

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

Front: 24 Depth: 100

BEING Premises: 100 North Front Street, a/k/a 9 Mill Road, Darby, PA 19023-3014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ansumane Bility.

Hand Money \$4,713.44

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 3952 99. 2015

MORTGAGE FORECLOSURE

Property in the Borough of Norwood, County of Delaware, State of Pennsylvania on the front on the said Winona Avenue.

BEING Folio No. 31-00-01701-00.

BEING Premises: 285 East Winona Avenue, Norwood, Pennsylvania 19074.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: unknown surviving heirs of John Jacob Texter, Jr., deceased mortgagor and real owner, John J. Texter, III, known surviving heir of John Jacob Texter, Jr., deceased mortgagor and real owner and William Texter, known surviving heir of John Jacob Texter, Jr., deceased mortgagor and real owner.

Hand Money \$11,425.34

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

MARY McFALL HOPPER, Sheriff

No. 009509 100. 2014

MORTGAGE FORECLOSURE

Property in the Township of Ridley, County of Delaware, State of Pennsylvania on the Southwest side of Randall Avenue.

BEING Folio No. 38-02-01647-00.

BEING Premises: 165 Randall Avenue, Woodlyn, Pennsylvania 19094.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John J. Gontarz, known surviving heir of Elizabeth Gontarz, deceased mortgagor and real owner and unknown surviving heirs of Elizabeth Gontarz, deceased mortgagor and real owner.

Hand Money \$12,363.48

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

MARY McFALL HOPPER, Sheriff

No. 10982B 101. 2013

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 80

BEING Premises: 7133 Greenwood Avenue, Upper Darby, PA 19082-5321.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Saydia W. Kabbah.

Hand Money \$8,364.61

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 10498 102. 2015

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 142

BEING Premises: 5103 Gramercy Drive, Clifton Heights, PA 19018-1206.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alexander W. Marcone.

Hand Money \$2,818.42

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 9930 103. 2015

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 Collingdale, County of Delaware and State of Pennsylvania, described according to a Plan of property of Floyd Mousley, said plan made by Damon and Foster, Civil Engineers, dated May 28, 1956 revised June 19, 1956 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Blackstone Avenue (50 feet wide) at the distance of 28 feet measured along the said of Blackstone Avenue on a bearing of South 65 degrees 58 minutes West from its point of intersection with the Southwesterly side of Sharon Avenue (50 feet wide).

CONTAINING in front or breadth in the said side of Blackstone Avenue 28 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Blackstone Avenue the Northeasterly side of bearing partly through the party wall 150 feet to a point on the Southeasterly side of a certain 15 feet wide alley said alley extending Southwestwardly from Sharon Avenue to Clifton Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 15 feet wide alley as and for an alley, 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 same in good order and repair.

TITLE to said premises vested in Courtney Leigh Cake, unmarried by Deed from Christina Miller, unmarried dated February 27, 2006 and recorded on March 7, 2006 in the Delaware County Recorder of Deeds in Book 3745, page 954.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Courtney Leigh Cake.

Hand Money 11,745.02

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 6371 104. 2015

MORTGAGE FORECLOSURE

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

Front: 24 Depth: 138

BEING Premises: 27 South Glen Avenue, Glenolden, PA 19036-1901.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lisa N. Bickings.

Hand Money \$9,741.39

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 4987 105. 2015

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the City of Chester, County of Delaware, State of Pennsylvania, being Lot No. 286 Block No. 12 on plan of Edgemont Park Gardens made by Damon and Foster, Civil Engineers dated 12/14/1946 revised 6/25/1947 and which plan is recorded in the Office for the Recording of Deeds in and for the County of Delaware in Plan Case No. 6 page 20 &c., bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of West 22nd Street (60 feet wide) which point is at the distance of 227.79 feet Southwestwardly from a point of tangent, which point of tangent is on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet from a point of tangent on the Southwesterly side of Wetherill Avenue (50 feet wide); thence extending from a point of beginning South 62 degrees 01 minute 44 seconds East part of the distance of through the party wall and part of the distance of crossing a 12 feet wide driveway 114.95 feet to a point; thence extending South 27 degrees 58 minutes 16 seconds West 16 feet to a point; thence extending North 62 degrees 01 minute 44 seconds West part of the distance of recrossing the said 12 feet wide driveway and part of the distance through the party wall 114.95 feet to a point on the Southeast side of 22nd Street, aforesaid; thence extending along the said side of said West 22nd Street North 27 degrees 58 minutes 16 seconds East 16 feet to the first mentioned point and place of beginning.

BEING known as House No. 329 West 2nd Street.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway as shown on the aforesaid plan laid out across the rear of these and adjoining premises as and for a passageway, driveway and watercourse at all times hereafter, in common with the other owners 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.

TITLE to said premises vested in Donald M. Rose and Linda M. Rose, as tenants by the entirety by Deed from John Chambers and Rita Chambers dated October 18, 2005 and recorded on November 1, 2005 in the Delaware County Recorder of Deeds in Book 3642, page 859.

IMPROVEMENTS CONSIST OF: a residential dwelling.

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

Hand Money \$3,987.28

Robert W. Williams, Attorney

MARY McFALL HOPPER, Sheriff

No. 8594A 106. 2014

MORTGAGE FORECLOSURE

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

Front: 42 Depth: 150

BEING Premises: 205 North Chester Pike, Glenolden, PA 19036-1424.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Bruce Smith.

Hand Money \$21,639.42

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 008293C 107. 2011

MORTGAGE FORECLOSURE

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

Front: 55 Depth: 135.25

BEING Premises: 714 Irvington Place, a/k/a 714 Irvington Road, Chester, PA 19013-5214.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lorraine Ploskon and Alexander Babicki.

Hand Money \$11,910.91

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 5377 108. 2015

MORTGAGE FORECLOSURE

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

Front: 19 Depth: 78

BEING Premises: 325 South 5th Street, Darby, PA 19023-2835.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Catherine G. Lombardo and Daniel F. Dignazio.

Hand Money \$10,071.30

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 005495A 109. 2011

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 59

BEING Premises: 258 Coverly Road, Lansdowne, PA 19050-1714.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Talya Ferguson.

Hand Money \$14,552.17

Phelan Hallinan Diamond & Jones, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 1381A 110. 2015

MORTGAGE FORECLOSURE

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

Front: 25 feet Depth: 120 feet

BEING Premises: 3825 Albemarle Avenue, Drexel Hill, PA 19026.

Parcel No. 16-13-00073-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Lynn A. Gevjan a/k/a Lynn Gevjan.

Hand Money \$3,000.00

Jessica N. Manis, Attorney

MARY McFALL HOPPER, Sheriff

May 27; June 3, 10

In re: R.M.D.*Common Law Marriage – Civil Action Law – Declarations of Common Law Marriage – Declaratory Judgments – Requirements for a Common Law Marriage – Clear and Convincing Evidence – Same-Sex Marriage – Rights and Benefits of Surviving Spouses*

Historically, the right to marry was limited by both federal and state law. Notably, the union of marriage was only permitted between a man and a woman.

Over time, with significant developments, marriage has been held to be a fundamental right protected by the Constitution.

The right to marry, whether as a heterosexual couple or a same-sex couple, is a liberty interest protected by the Due Process and Equal Protection Clauses of the United States Constitution.

Pennsylvania laws that once banned same-sex marriages and forbid the recognition of same-sex ceremonies that occurred outside of the Commonwealth violates the Due Process and Equal Protection Clauses of the Fourteenth Amendment and thus, is unconstitutional.

The Commonwealth recognizes common law marriages contracted on or before January 1, 2005. Pursuant to *23 Pa.C.S. Section 3306*, the proper procedure to declare a common law marriage valid is by Declaratory Judgment.

In order to support the proposition that a common law marriage existed between two people, the Court must find by clear and convincing evidence that the couple continuously held themselves out to be married; examining factors such as constant cohabitation, reputation of marriage, and proof of an agreement to enter into a marriage.

The Court held:

After a hearing on Petitioner's Declaratory Judgment Complaint for a Declaration of a Commonwealth Law Marriage, the Court found overwhelming evidence, both testimonial and through corroborating exhibits, that prior to January 1, 2005, Petitioner and now her deceased same-sex partner fulfilled the requirements of a common law marriage.

Petitioner and her partner held themselves out to be a married couple for thirty-nine years, purchased a condo together, vacationed together, socialized together, shared in martial responsibilities and expenses, and executed complimentary Living Wills that designated each other as surrogate to make all medical treatment decisions for the other. In addition, as soon as the couple was legally allowed to marry in Pennsylvania, they celebrated their commitment in a ceremonial marriage. Friends and family testified that the two were very much in love and that the whole town knew they were together as a couple and that the only thing stopping them from legally marrying was the law.

As Petitioner and her partner shared their lives as spouses in every way and with the recent developments in same-sex marriage, the Court entered a Declaratory Judgment, declaring a retroactive common law marriage, entitling Petitioner to Widow's Insurance Benefits with the Social Security Administration.

No. 2016-000

Lee M. Herman, Esquire, Attorney for Petitioner
Andrew K. Fabian, Esquire, Attorney for Petitioner

Opinion by the Honorable Barry C. Dozor

ORDER AND DECLARATION OF THE VALIDITY OF MARRIAGE

AND NOW, to wit, this 21st day of March, 2016, upon consideration of Petitioner R.M. D Verified Declaratory Judgment Complaint for Declaration of Common

Law Marriage Pursuant to 23 Pa.C.S.A. Section 3306 and a hearing on March 10, 2016, it is **DECLARED** and **DECREED** that the relief requested in the Petition is **GRANTED**.

This Court hereby declares that R M. D and C A. R entered into a valid and enforceable marriage, under the Pennsylvania Common Law, on September 27, 1995 and remained married under the laws of the Commonwealth of Pennsylvania until the death of C A. R on August 11, 2014. Their marriage is valid and enforceable, and they are entitled to all rights and privileges of validly licensed married spouses in all respects under the laws of the Commonwealth of Pennsylvania.

For all the reasons set forth herein, found in Findings of Fact and Conclusions of Law, attached hereto and incorporated herein, R M. D and C A. R met every requirement in the Pennsylvania law for this Court to recognize their marriage as a valid, legal and enforceable common law marriage under the laws of the Commonwealth of Pennsylvania.

BY THE COURT:

/s/Barry C. Dozor

Barry C. Dozor, J.

FINDINGS OF FACT AND CONCLUSION OF LAW

AND NOW, this 21st day of March, 2016, the following Findings of Fact and Conclusions of Law are hereby declared and affirmed, and incorporated in the Order and Declaration of the Validity of Marriage.

A. FINDINGS OF FACT

1. This is an action in which Petitioner, R M. D, is seeking to have the court retroactively declare that a Common Law Marriage had occurred between her and her same-sex partner, C A. R.
2. The Petitioner, R M. D is a resident of the Commonwealth of Pennsylvania residing in the Borough of Media, Delaware County, Pennsylvania.
3. Venue is proper in this court as both the Petitioner and her life partner have continuously resided in Delaware County, Pennsylvania.
4. 23 Pa.C.S.A. Section 3306, provides that a "Declaratory Judgment" is the proper procedure to declare a Common Law Marriage valid.
5. The Commonwealth of Pennsylvania recognizes Common Law Marriages contracted on or before January 1, 2005. *See* 23 Pa.C.S.A. § 1103.
6. In 1968, Ms. D and Ms. R met at a softball tournament. The two began dating in 1974 and Ms. R moved into Ms. D apartment in 1975. In 1995 Ms. D and Ms. R purchased a condominium together in Holly House, 501 N. Providence Road, Media, Delaware County, Pennsylvania 19063. Both names appear on the Deed and both were on the mortgage.
7. The two lived together, acted, and held themselves out to all as a married couple for thirty-nine (39) years, until the death of Ms. R in August 2014.
8. Throughout the relationship they constantly told each other, and others, that they were married.
9. Throughout their relationship Ms. D and Ms. R lived as a married couple. They vacationed together, socialized together, and shared in marital responsibilities including caring for each other when sick and sharing family, personal, and marital expenses.

10. A constant conversation between Ms. D and Ms. R centered upon the fact that they wanted to get married but the Commonwealth of Pennsylvania did not recognize same-sex marriages. They discussed either going to another State or having a non-recognized ceremony in Pennsylvania but they ultimately decided that they wanted to wait until their relationship and love was legally recognized in the State where they lived.
11. As evidenced by the parties marriage license and record, marked Petitioner's Exhibit, P-2, Mayor Robert Diamond certified that the Petitioner and C A. R were legally and ceremonially married on August 6, 2014. The Mayor of the town where the Petitioner and C A. R had resided testified
that everyone in our small town knew that R and C were together as a couple and they were always together and inseparable ... vacationing together ... traveling with each other ... with Roberta taking care of her ailing Life Partner during time of illness ... with the parties very much in love and were so very happy that they could finally legally get married in Pennsylvania after so many years of loving each other.
See Notes of Testimony as well as Affidavit of Robert L. Diamond incorporated into the evidence.
12. This Court finds the testimony of R M. D and Mayor Robert Diamond as credible.
13. On September 27, 1995 the Petitioner and C A. R purchased together a condominium located in the Borough of Media, Delaware County, Pennsylvania as evidenced by Exhibit-D attached to Petitioner's Motion, with both parties co-borrowing and co-guaranteeing the loan on said property marked as Exhibit-D to Petitioner's Motion.
14. With regard to the parties jointly owned Media, Delaware County, Pennsylvania residence, testimony confirmed that the parties shared expenses, taxes, utilities, maintenance and all responsibilities to maintain thereof.
15. On October 12, 2009, both Petitioner and C A. R executed complimentary Living Wills designating each other as surrogate to make all medical treatment decisions for each other if either party should be incompetent, in a terminal condition, or in a state of permanent unconsciousness. *See* Petitioner's Exhibits-I thru J of Petitioner's Motion.
16. On October 12, 2009 each of the parties executed complementary Durable Power of Attorney documents naming each other as Agent on behalf of each other with broad powers to handle the property of the other, of which may include powers to sell or otherwise dispose of any real or personal property without advance notice or approval of the other party. *See* Petitioner's Exhibit-K of Petitioner's Motion.
17. Although September 27, 1995 is the first documentary evidence of their union, there is an abundance of testimony to confirm that as early as "sometime around 1993" the parties communicated to others that they were married. Petitioner credibly testified that "it felt right and we lived like all married couples we knew except that Pennsylvania wouldn't allow us to get married."
18. The Petitioner, R M. D, and her Life Partner, C A. R lived together as a couple in a married relationship. They considered themselves to be a married couple in every way, and those familiar with R M. D and C A. R relationship, including their family, friends, and neighbors considered them to be married.

19. Ms. D and Ms. R discussed formally getting married on many occasions but the existing Laws of the Commonwealth prevented formal ceremony and license.
20. In early summer 2014 Ms. R health took a turn for the worse and she was told that her death was inevitable.
21. As Pennsylvania Law now permitted a formal ceremony and marriage license, Ms. D and Ms. R wed on August 4, 2014.
22. R M. D and C A. R would have celebrated their commitment to each other in a ceremonial marriage in Pennsylvania but for the fact that Pennsylvania prohibited same-sex marriage during most of their entire relationship. They always hoped that someday they could be married in a ceremony that Pennsylvania Law would license and recognize, but unfortunately, the discriminatory aspects of Pennsylvania Marriage Laws were not addressed in time for their hope to become reality sooner.
23. For many years, prior to January 1, 2005, Ms. D and Ms. R shared their lives as spouses in every way, living together, owning a marital home, sharing all residential, family and personal expenses, legally designating and trusting each other for all significant decisions involving each other's physical health and well-being and all financial and business affairs. They vacationed together and lived in every way as a family until Ms. R untimely death.
24. Ms. D and Ms. R met every requirement in the Pennsylvania Law for this Court to recognize their marriage as a valid, legal, and enforceable Common Law Marriage.
25. As the law requires equal protection under the law, due process, and equality to all, as marriage is a fundamental right, this Court is compelled to grant the Petitioner's Relief.
26. Their status as a same-sex couple should not prevent this Court from declaring their Common Law Marriage to be valid. *See* 23 Pa. C.S. §1103; *see also Whitewood v. Wolf*, 992 F. Supp.2d 410, 413 (M.D. Pa. 2014) ("by virtue of this ruling, same-sex couples who seek to marry in Pennsylvania may do so, and already married same-sex couples will be recognized as such in the commonwealth.").
27. The Petitioner demonstrated a long standing marriage embodying a love that has endured in sickness, sorrow, and even the recent death of Ms. C. R. Their union reflected the highest ideals of love, fidelity, devotion, sacrifice and family.

B. CONCLUSIONS OF LAW

1. Historically both State and Federal laws limited persons rights to marry and associate freely. Over time, as societal ideals changed, so did these laws.
2. There is no doubt that there have been significant doctrinal developments in recent years to classification and definition imposed by Pennsylvania Marriage Laws based on sexual orientation.
3. Marriage was historically only allowed to take place between a man and a woman. *Baker v. Nelson*, 291 Minn. 310, 191 N.W. 2d 185 (1971) (Defense of Marriage Act).
4. Marriage was historically only allowed to take place between people of the same race.

5. Sex between persons of the same sex was historically a criminal offense. **Bowers v. Hardwick**, 478 U.S. 186 (1986).
6. Over time these limitations referred above have been found to be unconstitutional.
7. Over time, and through many decisions, marriage has been held to be a fundamental right which is protected by the Constitution.
8. The United States Supreme Court held that sex between persons of the same sex was not a criminal act. **Lawrence v. Texas**, 539 U.S. 558 (2003)
9. The United States Supreme Court has held that that mixed race marriages were a right afforded under the Constitution. **Loving v Virginia**, 388 U.S. 1, 87 S.Ct. 1817 (1967).
10. The United States Supreme Court has recently held that any laws that prevented marriage between same sex partners were unconstitutional as a violation of the Due Process and Equal Protection Clauses of the Fourteenth Amendment. **Obergefell v. Hodges**, 576 U.S. ____, 135 S. Ct. 2584, (2015). This most recent United States Supreme Court decision holds that the Fourteenth Amendment to the United States Constitution requires a state to license a marriage between two people of the same sex.
11. Even before the decision in **Obergefell**, Federal and State laws that prohibited the recognition of same-sex marriages had been deemed unconstitutional. **United States v. Windsor**, 570 U.S. __ 133 S.Ct. 2675 (2013); **Whitewood v. Wolf**, 992 F. Supp.2d 410.
10. As a result of numerous cases most federal benefits have been extended to same sex couples.
11. The right to marry, whether it is a heterosexual or a same-sex couple, is a liberty interest protected by both the Due Process and Equal Protection Clauses of the United States Constitution. The Petitioner and her life partner had a fundamental right to marry which was infringed by the same sex marrying ban. See **Whitewood v. Wolf**, 992 F. Supp. 2d 410 and **In Re: Stevenson**, 40 A.3d. 1212 (Pa.2012).
12. In **Obergefell**, the United States Supreme Court confirmed the validity of Petitioner's argument, holding that "the right of same sex couples to marry that is part of the liberty promised by the Fourteenth Amendment is derived ... from that Amendment's guarantee of the Equal Protection of the Laws." 135 S. Ct. 2604.
13. The **Obergefell** elaborated upon the unequal and unconstitutional nature of laws that limit marriage to opposite-sex couples, the Supreme Court stated:

It is now clear that the challenged laws burden the liberty of same-sex couples, and it must be further acknowledged that they abridge central aspects of equality. Here the marriage laws enforced by the respondents are in essence unequal: same-sex couples are denied all the benefits afforded to opposite-sex couples and are barred from exercising a fundamental right.

135 S. Ct. at 2604.
14. The Supreme Court concluded its opinion with an insightful truth:

No union is more profound than marriage, for it embodies the highest ideals of love, fidelity, devotion, sacrifice, and family. In

forming a marital union, two people become something greater than once they were. As some of the petitioners in these cases demonstrate, marriage embodies a love that may endure even past death. It would misunderstand these men and women to say they disrespect the idea of marriage. Their plea is that they do respect it, respect it so deeply that they seek to find its fulfillment for themselves. Their hope is not to be condemned to live in loneliness, excluded from one of civilization's oldest institutions. They ask for equal dignity in the eyes of the law. The Constitution grants them that right.

135 S. Ct. at 2608.

15. The *Obergefell* decision confirms that there is no basis upon which to deny the relief that Petitioner's request.
16. The *Whitewood* decision declared the Pennsylvania Marriage Laws that banned same-sex marriages and forbid recognition of same-sex ceremonies occurring outside of the Commonwealth as unconstitutional in violation of the Due Process and Equal Protection Clauses of the Fourteenth Amendment. *Whitewood v. Wolf*, 992 F. Supp.2d 410.
17. In declaring the Pennsylvania Marriage Laws to be in violation of the Due Process Clause, the *Whitewood* Court stated

With the weight and impetus of the foregoing Supreme Court jurisprudence in mind, this Court is not only moved by the logic that the fundamental right to marry is a personal right to be exercised by the individual, but also rejects Defendants' contention that concepts of history and tradition dictate that same-sex marriage is excluded from the fundamental right to marry. THE RIGHT PETITIONERS SEEK TO EXERCISE IS NOT A NEW RIGHT, BUT IS RATHER A RIGHT THAT THESE INDIVIDUALS HAVE ALWAYS BEEN GUARANTEED BY THE UNITED STATES CONSTITUTION.

Id. at 423(emphasis added).

18. It is exactly this argument that the *Whitewood* Court relied upon in reasoning that if the Commonwealth's law banning same-sex marriage is unconstitutional then the law which prevented recognition of same-sex marriages from other States was also unconstitutional.

Having reached the conclusion that same-sex marriage is included within the fundamental right to marry and is infringed upon by 23 Pa.C.S.A. Section 1102, it necessarily follows that 23 Pa.C.S.A. Section 1704, which refuses to recognize same-sex marriages validly performed in other jurisdictions, is also unconstitutional.

Id. at 424.

19. For over 130 years the Commonwealth of Pennsylvania recognized Common Law Marriages between a man and a woman. In 2005 the legislature passed Pennsylvania Title 23 Section 1103 which banned common law marriages from that date forward BUT EXPLICITLY ALLOWED THE RECOGNITION OF COMMON LAW MARRIAGES THAT TOOK PLACE ON OR BEFORE JANUARY 1, 2005.

20. The Court finds sufficient proof and corroborating evidence prior to January 1, 2005 of constant cohabitation, reputation of marriage, proof of an agreement to have entered into a marriage, with the parties continuously holding themselves out as married and living as married.
21. Conduct, words, actions and responsibilities of Petitioner and her Life Partner are proof of an express agreement to enter into a legal relationship of marriage. The Court finds clear and convincing evidence of an abundance of indicia of Common Law Marriage.
22. Based upon the overwhelming credible testimony, and corroborating evidence, Ms. D and Ms. R fulfill the requirement for a Common Law Marriage.
23. The Court further finds that the earliest point in time the testimony, and documentary evidence confirm the parties Common Law Marriage is September 27, 1995, the date of the parties acquiring real estate.
24. The Fourteenth Amendment to the United States Constitution requires States to license a marriage between two people of the same sex. The *Obergefell* Court determined that

the right to marry is a fundamental right inherent in the liberty of the person, and under the Due Process and Equal Protection Clauses of the Fourteenth Amendment couples of the same sex may not be deprived of that right and liberty. The Court now holds that same-sex couples may exercise the fundamental right to marry.

135 S.Ct. at 2604-2605.

25. Under *Obergefell* same-sex couples can now marry and be afforded all of the protections and rights afforded them under the Constitution. These constitutional rights include, but are not limited to, inheritance rights, survivor benefits, property rights and custody.
26. The *Obergefell* Court reasoned that in denying these rights to same-sex couples, a state, such as, the Commonwealth of Pennsylvania, would be denying same-sex couples Equal Protection guaranteed them under the Constitution.

It is now clear that the challenged laws burden the liberty of same-sex couples, and it must be further acknowledged that they abridge central precepts of equality. Here the marriage laws enforced by the respondents are in essence unequal: same-sex couples are denied all the benefits afforded to opposite-sex couples and are barred from exercising a fundamental right.

Id. at 2064.

27. The status as a same-sex couple of Petitioner and Ms. Riley should not prevent this Court from declaring their Common Law Marriage to be valid. See 23 Pa.C.S.A § 1103; see also *Whitewood*, 992 F. Sup 2d at 431 (“by virtue of this ruling, same-sex couples who seek to marry in Pennsylvania may do so, and already married same-sex couples will be recognized as such in the Commonwealth of Pennsylvania.”).
28. Another Pennsylvania Court of Common Pleas has retroactively granted a same-sex Common Law Marriage and held the rights and benefits granted by the Constitution shall be afforded to the surviving spouse. In *In Re: Es-*

- tate of Kimberly M. Underwood*** (Bucks County Court of Common Pleas 2014-EO681-29, (2015), the Bucks County Court of Common Pleas Court has retroactively declared that a same-sex couple who met in 1988, and had a non-legally binding ceremony in 2001, had a valid and enforceable marriage under Pennsylvania Common Law.
29. R D and C R meet all the qualifications for a Common Law Marriage in that they cohabitated for 39 years, they spoke present words of intent in that they told each other that they were married, and they held themselves out to the community as a married couple. These actions were confirmed in the testimony of witnesses and Exhibits submitted to the court, especially that of the Mayor of their home town and who stated that “everyone in our small town know that R and C were together as a couple.”
 30. To deny a Common Law Marriage to Ms. D and Ms. R would deny Ms. D of the rights and benefits that, until ***Obergefell***, were denied same-sex couples but freely given by the Commonwealth and Federal Government to opposite-sex spouses.
 31. To deny a Common Law Marriage to Ms. D and Ms. R would deny them the Due Process and Equal Protection guaranteed them under the Constitution.
 32. Due to the fact that ***Obergefell*** and ***Whitewood*** hold that any laws that uphold restrictions on marriage based on sex are unconstitutional and must be struck down, the only course of action for this Court is to enter an Order and Declaration of Common Law Marriage as this is the only action that would be in accordance with the law.
 33. An Order shall hereby be entered and Declared that R.M. D and C.A. R entered into a Common Law Marriage on September 27, 1995, that they have been legally wed since that date and that they are accorded all rights, privileges and benefits that all legally married couples are guaranteed under the United States Constitution.

BY THE COURT:

/s/Barry C. Dozor

Barry C. Dozor, J.

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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, May 30, 2016**

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