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**SEE YOU AT BENCH BAR  
MARRIOTT ANNAPOLIS  
WATERFRONT HOTEL  
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# DELAWARE COUNTY LEGAL JOURNAL

USPS 151-960

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

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DELAWARE COUNTY BAR ASSOCIATION

2016

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Subscription \$75.00 Per Year. Published Every Friday. **Legal Notices, advertisements and notices to the bar must be received by 11:00 a.m. on Wednesday one week prior to the date of publication.** Periodicals-class postage paid at Media, PA and additional offices, under the Act of Congress, March 3, 1879.

Postmasters: Changes of address are to be sent to 335 W. Front St., Media, PA 19063

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

- |      |      |   |
|------|------|---|
| 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 <sup>th</sup> 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 – CLE Seminar – “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 – 4<sup>th</sup> 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 Practices Committee – CLE Seminar – Breakfast – 8:15 a.m. – Seminar Promptly 9:00 a.m.
- July 20 Board of Directors – Meeting – 4:00 p.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](mailto: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  
MARRIOTT ANNAPOLIS WATERFRONT HOTEL**



The Chesapeake's charm shines in Annapolis, Maryland—the maritime home of the Annapolis Waterfront Hotel. Newly updated guestrooms, many with magnificent views, provide a tranquil setting for rest and relaxation; with every amenity considered and every comfort close. The view and viewpoint are never better than at the Annapolis Waterfront Hotel, Autograph Collection.

Join the DCBA for its 44th Annual Bench Bar Conference in Annapolis. Some of the highlights of attending include:

- **Spend time with your colleagues and members of the Bench**
- **Earn 12.5 CLE credits**
- **Enjoy Wednesday night Beach Club Crab Feast**
- **Two nights of hospitality suites**
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- **Optional sailing and walking tours available**

***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](http://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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International Cultural and Political Consulting

**Dr. Peter Brampton Koelle**

J.D. Temple University, Ph.D University of Pennsylvania

610-328-3215, peterbramptonkoelle@gmail.com

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

**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 1<sup>st</sup> 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.

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**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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# The Practice of Law is Just Part of a Successful Firm – Your Legal Administrator Takes Care of the Rest

The Association of Legal Administrators, Independence Chapter, provides education, support, and professional networking opportunities to law firm administrators and office managers.



## *Is your legal administrator in this photo? If not, why?*

**FRONT ROW SEATED, LEFT TO RIGHT** – April Fugate, Johnson Matthey, Inc.; Karen Chellew, Weber Kracht & Chellew; Ellen Freedman, PA Bar Association; Sharon O'Donnell, Health Care Law Associates; Conni Sota, Heckscher Teillon Terrill & Sager.

**MIDDLE ROW, LEFT TO RIGHT** – Sandy Caiazzo, Marshall Dennehey Warner Coleman & Goggin; Suzanne Cressman, Rubin Glickman Steinberg & Gifford PC; Tara Walters, KMS Law Offices, LLC; Lisa Blair, Burns White LLC; Linda Andrews, Lentz Cantor & Massey Ltd.; Lindsey Goldberg, Fox Rothschild LLP; Diane Burkhardt, Lewis Brisbois Bisgaard & Smith LLP; Laura Kogut, Hamburg Rubin Mullin Maxwell & Lupin.

**BACK ROW, LEFT TO RIGHT** – Janet Molloy, Sweet Stevens Katz & Williams LLP; Carmela Ginsberg, Berger & Montague, PC; Joan Wean, Hamburg Rubin Mullin Maxwell & Lupin; Cristin Bucciaaglia, Saul Ewing LLP; Anne Paisley, Heckscher Teillon Terrill & Sager; Dena Lyons, Gadsden Schneider & Woodward LLP; Amy Coral, Pepper Hamilton LLP.

Legal administrators manage more than a law firm's personnel, finances, technology, and human resources – they assist in managing your firm's level of service and reputation for quality. As they navigate the daily pressures of firm management, who can they turn to to improve their skills?

The Independence Chapter of the Association of Legal Administrators brings together legal administrators from Berks, Bucks, Chester, Delaware, Lehigh and Montgomery counties for:

- **Educational Opportunities** Seminars in finance, human resources, technology, disaster recovery, ethics, marketing, and professional development.
- **Networking and Leadership Opportunities**
- **Collegial Support through Monthly Luncheons**



*A Chapter of the Association of Legal Administrators*

For membership and meeting information, view [www.ALA-Independence.org](http://www.ALA-Independence.org) or contact Membership Chair Joan Wean at 215-661-0400 or via email at [jwean@hrmml.com](mailto:jwean@hrmml.com)

**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

**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



**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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**DELAWARE COUNTY BAR ASSOCIATION  
MEMORIAL RESOLUTION  
JOSEPH I. DIAMOND, ESQ.**

Joseph I. "Dukey"\* Diamond, Esq., longtime Wayne lawyer and member of this Association ascended to be with the big Judge in the sky on September 17, 2014. He was 85. Joe is survived by his former wife Mimi Diamond, 4 children: Susan Diamond, Sandra L. Shapiro, Richard K. Diamond and Christopher P. Diamond. He is also survived by eleven grandchildren and a sister, Tris Greenwood.

Growing up on Forest Road, Wayne, Dukey was the son of Dick and Adalyn Diamond; he then attended and graduated from the Haverford School and Lafayette College where he starred as a defensive back on the Leopard football team, which he captained. Joe was an active member of the Delta Upsilon Fraternity. He graduated from Temple Law School, class of 1957. He served his country admirably (no pun intended) as a member of the United States Coast Guard where he was stationed on the West Coast of Oregon.

He was admitted to the Delaware County Bar on March 14, 1958 and this was the start of a wild and woolly 56-year career as a fun loving, hardworking and able advocate for his clients in the Wayne and Main Line area.

Associated with Fronfield Crawford, Sr. and John W. Frazier, 3<sup>rd</sup> in the firm of Crawford, Frazier and Diamond, the firm later became known as Crawford and Diamond, then Crawford Diamond and Flynn. The firm during most of its years was located in a pre-Revolutionary farmhouse at 252 Radnor Chester Road, Radnor. A few of the lawyers that passed through the firm and learned much under Joe's tutelage were Fronfield Crawford, Jr., Thelma Zearfoss, Sondra Slade, Eugene Bonner and Thomas W. Flynn, III.

An interesting story about the fearlessness of Joe Diamond is told by his partner, Tom Flynn:

"At 252 Radnor Chester Road, Joe's old building, I came to the office on Monday morning to find scaffolding built to the top of the chimney, which was a good three and a half stories up, with Joe, who was in his mid-70s at the time, up there with a trowel and board of cement patching the chimney. It must have taken the weekend to build the scaffolding to that height, and, starting around the age of 50, a guy's balance starts to go, so I softly called up to him that he was going to die if he fell off. Joe was unimpressed with the danger. Over the next day or so he patched the chimney, broke the scaffolding down level by level, and then went back to lawyering. It was no big deal to Joe Diamond."

Joe was a true general practitioner, skilled at handling all types of legal matters: criminal, civil, domestic and Orphans' Court. His clients were loyal to him and appreciated how hard he fought on their behalf. Longtime Wayne attorney, Edward N. Flail, Jr., hits the nail on the head when he describes Joe as follows:

"I always liked that Joe was a 'different,' one of those people who make life interesting. Joe was known for taking on the worst cause, espousing the most ridiculous position and, somehow, making a winner out of it. Many

opponents started an encounter with Joe laughing and finished crying after getting beaten in a case that should have been an easy win. He definitely had a different view of reality when it came to his cases. He believed his own line of malarkey, which is why he probably succeeded with some of those 'out there' positions. Joe was cut and dried, rough as sandpaper and tough as nails but he loved to hoot and holler with colleagues and buddies after the fight was over—a combination of John Wayne and Clint Eastwood. Sandy Slade became the first female counterpart to his persona, probably as the result of her natural proclivity in that direction stimulated by her association with him. They were the Wild Bill Cody and Annie Oakley of local lawyers in their heyday. Joe was so contrarian that he rode off into the sunrise when his job was done!"

Joe said he always wanted to be known as a tough guy but down deep in his heart was a large soft spot.

Dukey Diamond was active in this Association, attending most of its events. At the Bench Bar Conferences in the Poconos, Joe, not being a golfer or tennis player, organized Backgammon games. One year at the Annual President's Dinner held at Aronimink Golf Club as the Bar was closing, Joe said, "It's too early to go home." He organized a pilgrimage of Radnor attorneys to a dive bar on Lancaster Ave., Wayne, known as Dave's Cave. Lack of parking required Joe to park across Route 30 in a shopping center. As he assisted Sandy Slade across the street in her formal gown and Joe resplendent in Black Tie attire, a speeding car clipped Sandy as Joe jumped out of the way. Thankfully nobody was seriously injured.

Joe's family had a summer home at Seaside Park, N.J. where he spent many hours relaxing and surf fishing. In an e-mail dated January 12, 2013, after his retirement, Joe advised family and friends of a new address to which he had moved in Seaside Park and said he was "returning to childhood." Joe made his final return on September 17, 2014. An unforgettable character, he will be missed by family, friends, clients and fellow attorneys.

\*Our committee was unable to definitively trace the origin of the nickname "Dukey," but it is believed to have emanated from one of Joe's European ancestors who had earned the title of "Duke" indicating that one has attained nobility and dignity.

Respectfully Submitted,  
F. Harry Spiess, Jr., Esq., Chair  
Hon. Stephen J. McEwen  
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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.

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**ADELAIDE D. VERNON, dec'd.**  
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15 Rittenhouse Place  
Ardmore, PA 19003

**GEORGE A. WEYMOUTH, dec'd.**

Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extr.: McCoy du Pont Weymouth, 76  
Rocky Hill Road, Chadds Ford, PA  
19317.

W. DONALD SPARKS, II, ATTY.  
P.O. Box 551  
Wilmington, DE 19899

**HARRIET E. WILLIAMS, dec'd.**

Late of the Township of Edgmont,  
Delaware County, PA.  
Co-Extrs.: Burton Williams and David  
Williams c/o J. Stoddard Hayes,  
Esquire, 17 E. Gay Street, Suite 100,  
P.O. Box 562, West Chester, PA 19381-  
0562.  
J. STODDARD HAYES, ATTY.  
Gawthrop Greenwood, PC  
17 E. Gay Street  
Suite 100  
P.O. Box 562  
West Chester, PA 19381-0562

**THIRD AND FINAL PUBLICATION****PHILIP L. BASELICE, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Margaret Baselice, 5106  
Gramercy Drive, Clifton Heights, PA  
19018.  
ELIZABETH T. STEFANIDE, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**MADELINE M. CONTI, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Steven R. Cauterucci c/o William  
E. Ruane, Esquire, 72 Shawnee Rd.,  
P.O. Box 568, Ardmore, PA 19003.  
WILLIAM E. RUANE, ATTY.  
72 Shawnee Rd.  
P.O. Box 568  
Ardmore, PA 19003

**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  
Baltimore Avenue, Media, PA 19063.  
RONALD DAVID ASHBY, ATTY.  
Ronald David Ashby and  
Associates, PC  
210 W. Baltimore Avenue  
P.O. Box 140  
Media, PA 19063-0140

**MARY E. KALIN, dec'd.**

Late of the Borough of Lansdowne,  
Delaware County, PA.  
Extr.: Mary Lou Baratta c/o Georgia L.  
Stone, Esquire, 2910 Edgmont Avenue,  
Suite 100, Parkside, PA 19015.  
GEORGIA L. STONE, ATTY.  
The Law Offices of Stone & Stone, LLC  
2910 Edgmont Avenue  
Suite 100  
Parkside, PA 19015

**DORIS B. KAYSEN**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Gary S. Kaysen c/o Dana M.  
Breslin, Esquire, 3305 Edgmont  
Avenue, Brookhaven, PA 19015.  
**DANA M. BRESLIN**, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**FLORENCE KERSHNER a/k/a  
FLORENCE M. KERSHNER**, dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extr.: Charlene E. Kershner, 1200  
Winstead Road, Wilmington, DE  
19803.  
**CHRISTOPHER M. MURPHY**, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**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.  
Scherf, Esquire, P.O. Box 2022, Bala  
Cynwyd, PA 19004-6022.  
**MARY A. SCHERF**, ATTY.  
P.O. Box 2022  
Bala Cynwyd, PA 19004-6022

**DOROTHY A. McKEE**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Admr.: Joseph T. Mattson, 1100 W.  
Township Line Road, Havertown, PA  
19083.  
**JOSEPH T. MATTSON**, ATTY.  
Donohue, McKee & Mattson, Ltd.  
1100 W. Township Line Road  
Havertown, PA 19083

**BARBARA B. McLAUGHLIN**, dec'd.  
Late of the City of Chester, Delaware  
County, PA.  
Extr.: Cyrus V. McLaughlin c/o Murray  
S. Eckell, Esquire, 300 W. State St.,  
Ste. 300, Media, PA 19063.  
**MURRAY S. ECKELL**, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloan, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**MARY F. MULLEN**, dec'd.  
Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Extr.: James Mullen c/o Dana M.  
Breslin, Esquire, 3305 Edgmont  
Avenue, Brookhaven, PA 19015.  
**DANA M. BRESLIN**, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**DANIEL G. SEMBELLO a/k/a DANNY  
SEMBELLO and DAN SEMBELLO**,  
dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: John P. Corrigan, Esquire, P.O.  
Box 230, Kulpville, PA 19443.  
**JOHN P. CORRIGAN**, ATTY.  
P.O. Box 230  
Kulpville, PA 19443

**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,  
Delaware County, PA.  
Extr.: Gregory S. Vitali c/o Robert D.  
Steinberg, Esquire, 1845 Walnut St.,  
24<sup>th</sup> Fl., Philadelphia, PA 19103.  
**ROBERT D. STEINBERG**, ATTY.  
Willig, Williams & Davidson  
1845 Walnut St.  
24<sup>th</sup> Fl.  
Philadelphia, PA 19103

**ROBERT JOHN WHITE a/k/a  
ROBERT J. WHITE**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Admx.: Patricia Ann White, 409  
Nashville Court, Wallingford, PA  
19086.  
**CHRISTOPHER M. MURPHY**, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 16-1267

NOTICE IS HEREBY GIVEN THAT on  
February 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 **Arnold Butler** to **Nasir Arnold  
Butler**.

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.

SOLEIMAN RAIE, Solicitor  
1601 Market St.  
Suite 1500  
Philadelphia, PA 19103

June 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2016-002435

NOTICE IS HEREBY GIVEN THAT on March 16, 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 **Jennifer Candelora** to **Jennifer Ann Leonetti**.

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.

June 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2016-002764

NOTICE IS HEREBY GIVEN THAT on March 28, 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 **MAURA RELDA CIRILLI** to **MAURA CIRILLI GIAMMATTEI**.

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.

June 3, 10

**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  
CIVIL ACTION—LAW  
NO. 2016-002721

NOTICE IS HEREBY GIVEN THAT on March 24, 2016, the Petition of Aubree Marie Heiser, a minor, by and through her parent and natural guardian, Kristen Marie Bradley for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Aubree Marie Heiser** to **Aubree Marie Bradley**.

The Court has fixed June 20, 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.

BARBARA FLUM STEIN, Solicitor  
14 W. 3rd Street  
Media, PA 19063

June 3, 10

**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. 2016-002803

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.

**Bob DiCarlo Restoration, Inc.**

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

GREGORY M. McCAULEY, Solicitor  
510 Kennett Pike  
P.O. Box 115  
Chadds Ford, PA 19317

June 3

**INC SALIKA CORP.**

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

June 3

**NEWTOWN 1688, 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

June 3

**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 preddyshire@sandgibbs.com.

May 20, 27; June 3

**LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT on May 14, 2016, Certification of Organization was filed in the Pennsylvania Department of State for **Dynoed with Attitude, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

ROBERT G. WILLIAMSON, Solicitor  
10 W. Front St.  
Media, PA 19063

June 3

NOTICE IS HEREBY GIVEN THAT on February 4, 2014, Certification of Organization was filed in the Pennsylvania Department of State for **Nickson Home Services, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

ROBERT G. WILLIAMSON, Solicitor  
10 W. Front St.  
Media, PA 19063

June 3

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
DELAWARE COUNTY  
CIVIL ACTION—LAW  
NO. 15-9625

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

JPMorgan Chase Bank, National Association, Plaintiff

vs.

The Unknown Heirs of Leonardo H. Mazza, Deceased and Kathleen Mazza, Solely in Her Capacity as Heir of Leonardo H. Mazza, Deceased, Mortgagor and Real Owner, Defendant(s)

TO: The Unknown Heirs of Leonardo H. Mazza, Deceased and Kathleen Mazza, Solely in Her Capacity as Heir of Leonardo H. Mazza, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 4105 West 5<sup>th</sup> Street, Trainer, PA 19061

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, JPMorgan Chase 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 No. 15-9625, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 4105 West 5<sup>th</sup> St., Trainer, PA 19061, whereupon your property will be sold by the Sheriff of Delaware County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

MICHAEL T. MCKEEVER  
KML Law Group, P.C.  
Attys. for Plaintiff  
Mellon Independence Center  
701 Market St.  
Ste. 5000  
Philadelphia, PA 19106-1532  
215.627.1322.

June 3

**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  
Seelaus, 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 5<sup>th</sup> 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 16<sup>th</sup> 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**

**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, and recorded in Plan Case 12, Page 185, as more fully described as follows, to wit:

BEGINNING at a point on the North-easterly 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 four-teen 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 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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 41 East Front Street  
 Media, PA 19063  
 (610) 565-5463

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**

- Lynn, Nelson Lynndell; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,399.50
- Lyons, Gloria; Delcora; 05/26/15; \$1,822.29
- Macdonald, Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,911.00
- Mack, Eugene; Delcora; 05/27/15; \$508.94
- Mack, Lorraine; Delcora; 05/27/15; \$508.94
- Macneill Beato, Wendy; Weston Village Condominium Association Inc; 05/20/15; \$13,725.00
- Maguire /AKA, Linda; Deutsche Bank National Association /TR; 05/06/15; \$134,198.39
- Maguire /AKA, Theodore; Deutsche Bank National Association /TR; 05/06/15; \$134,198.39
- Maguire /HEIR, Jamie; Deutsche Bank National Association /TR; 05/06/15; \$134,198.39
- Maguire /HEIR, Tina; Deutsche Bank National Association /TR; 05/06/15; \$134,198.39
- Maguire, Justin R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,376.50
- Maguire, Justin Ryan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,560.00
- Maguire, Linda S; Deutsche Bank National Association /TR; 05/06/15; \$134,198.39
- Maguire, Theodore J; Deutsche Bank National Association /TR; 05/06/15; \$134,198.39
- Maguire, Theodore J; Deutsche Bank National Association /TR; 05/06/15; \$134,198.39
- Maguire/ HEIR, Mark; Deutsche Bank National Association /TR; 05/06/15; \$134,198.39
- Mainello, Michael Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,096.50
- Majeed, Geraldine; Delcora; 05/21/15; \$551.07
- Majeed, Rasheedah; Delcora; 05/21/15; \$551.07
- Majesty Marble and Granite Inc; Commonwealth of PA Unemployment Comp Fund; 05/12/15; \$2,101.04

- Makinwa, Nkrumah; Cavalry SPV I, LLC; 05/05/15; \$6,482.81
- Malara, Mathew John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,582.00
- Malin, Donna M; Delcora; 05/18/15; \$294.72
- Malizia, Charles A; Wells Fargo Bank NA; 05/04/15; \$491,899.04
- Malone, Keith; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,571.50
- Maloney, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,792.50
- Manley, Moses; Delcora; 05/26/15; \$759.25
- Manley, Moses; Delcora; 05/26/15; \$301.04
- Manley, Moses; Delcora; 05/18/15; \$756.60
- Manna, Francis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$740.00
- Manning, Anthony F.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,140.00
- Manning, Anthony F.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,140.00
- Mapp, Latanya; Wells Fargo Bank, NA; 05/20/15; \$125,415.88
- Mapp-Carter, Tonya; Bank of America NA /SSR; 05/14/15; \$96,181.53
- Marcano, Ray; Household Metals Inc; 05/28/15; \$4,903.59
- Marcantuno, Jennifer L; Discover Bank; 05/27/15; \$6,949.52
- Marcelli, Micheal J; Darlington Woods; 05/15/15; \$1,341.06
- Marcha, Amor C; Cmwltth of PA Department of Revenue; 05/06/15; \$699.50
- Marino, Joseph V; Cmwltth of PA Department of Revenue; 05/11/15; \$843.38
- Marino, Renee B; Cmwltth of PA Department of Revenue; 05/11/15; \$843.38
- Marjoe Logistics Inc; Commonwealth of PA Uninsured Employers Gguaranty Fund; 05/06/15; \$7,353.85
- Marko /AKA, Deborah L; Nationstar Mortgage LLC; 05/04/15; \$114,583.77
- Marko, Andrew; Nationstar Mortgage LLC; 05/04/15; \$114,583.77
- Marley III, Joseph E; US Bank NA SSR; 05/05/15; \$1,604,071.77
- Maroulis A/K/A, Kalliopi; Kersey, Shawn; 05/08/15; \$2,400.00
- Marshall, Lamar Andre; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,541.50
- Martel Inc; Internal Revenue Service; 05/11/15; \$2,297.47
- Martin, David; Erie Insurance Eaxchange; 05/15/15; \$14,579.47
- Martin, Dennis P.; Greene Countrie Village Owners Association; 05/19/15; \$12,162.50
- Martin, Eric E; Township of Ridley; 05/27/15; \$58.30
- Martin, John; Delcora; 05/18/15; \$280.07
- Martin, Khalif; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,002.25
- Martin, Khalif; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,002.25
- Martin, Malik S; Erie Insurance Exchange; 05/13/15; \$2,585.93
- Martin, Susan L.; Greene Countrie Village Owners Association; 05/19/15; \$12,162.50
- Martin, Terri Ann; Township of Ridley; 05/27/15; \$58.30
- Martinez, Sergio A; Delcora; 05/29/15; \$355.21
- Martinez, Sergio A; Delcora; 05/29/15; \$1,433.82
- Martino, Alice; LVNV Funding LLC; 05/18/15; \$1,165.98
- Marusco, Marc A; Delcora; 05/26/15; \$370.31
- Marusiodis, John; Borough of Prospect Park; 05/15/15; \$1,403.66
- Marusiodis, Kaliopi; Borough of Prospect Park; 05/15/15; \$1,403.66
- Masciantonio, Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$40,947.97
- Masciantonio, Thomas E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,280.00
- Masone Jr, Michael R; Southern Delaware County Authority; 05/21/15; \$386.69
- Masone, Jessica D Almedia; Southern Delaware County Authority; 05/21/15; \$386.69
- Massaquoi, Mohamed; Internal Revenue Service; 05/13/15; \$20,148.42
- Mastella, Jessica; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,475.00

Matadi, Helen; Wells Fargo Bank, N.A.; 05/18/15; \$128,756.55	Mccloy Etux, William; Southern Delaware County Authority; 05/21/15; \$643.13
Matadi, Kpah; Wells Fargo Bank, N.A.; 05/18/15; \$128,756.55	Mccloy, Barbara; Delcora; 05/21/15; \$420.83
Mathis, Douglas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,620.00	Mccloy, William; Delcora; 05/21/15; \$420.83
Mathis, Jesse Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,576.00	MccClinton, Brian; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,156.50
Matthews, Douglas; Delcora; 05/28/15; \$299.06	Mccray, Crystal; Delcora; 05/29/15; \$483.49
Matthews, Douglas; Delcora; 05/20/15; \$298.54	Mccray, Darnell; Delcora; 05/29/15; \$483.49
Matthews, Marcia; Delcora; 05/20/15; \$298.54	Mccunney, Patty; Citibank, N.A.; 05/20/15; \$7,889.77
Maughan, Christine M; Southern Delaware County Authority; 05/21/15; \$376.48	Mcdonald, Rishad; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,406.50
Maughan, Christine M; Pennymac Loan Services, LLC; 05/04/15; \$101,830.88	Mcdonald, Rishad A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,406.50
Maughan, David W; Southern Delaware County Authority; 05/21/15; \$376.48	Mcdonnell /AKA, Janmarie; Cavalry SPV I LLC; 05/07/15; \$3,982.09
Maughan, David W; Pennymac Loan Services, LLC; 05/04/15; \$101,830.88	Mcdonnell, Colyn M; Erie Insurance Exchange; 05/13/15; \$6,498.25
Maxwell, Richard; Borough of East Lansdowne; 05/29/15; \$1,519.42	Mcelwee, Jennifer; Delcora; 05/28/15; \$274.00
Maysky, Eugene B; Delcora; 05/27/15; \$385.01	Mcgeachie, Karisha; LSF9 Master Participation Trust; 05/26/15; \$110,475.29
Maysky, Lisa D; Delcora; 05/27/15; \$385.01	Mcginty, Daniel; City of Chester; 05/07/15; \$1,737.51
Mazza Jr, Leonard H; Delcora; 05/27/15; \$328.42	Mcginty, Fredrick; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,279.50
Mazucca, Michele; Discover Bank; 05/18/15; \$7,833.00	Mcginty, Mary; City of Chester; 05/07/15; \$1,737.51
McCarthy, Michael J; Internal Revenue Service; 05/13/15; \$2,516.04	Mcgoniff, Dennis; Borough of Prospect Park; 05/18/15; \$688.43
Mcallister, Michael A; Marple Woods Condominium Assoc; 05/20/15; \$3,477.09	Mcgonigle, Kevin; Discover Bank; 05/13/15; \$11,304.03
Mcauliffe Jr, Thomas F; Township of Marple; 05/13/15; \$2,141.86	Mcgraw, Marc B.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,239.00
Mcbride, Tara N; Borough of Prospect Park; 05/15/15; \$845.95	Mcgraw, Marc B.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,239.00
Mccaffery, Martha D; Wells Fargo Bank NA; 05/04/15; \$200,840.09	Mcgrory, Shannon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,046.50
Mccaffery, William P; Wells Fargo Bank NA; 05/04/15; \$200,840.09	Mcgurn, Jasmah Jahnay; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,276.50
Mccans, Shaun M.; Discover Bank; 05/12/15; \$2,502.57	Mcintyre Sr, Jerome; Delcora; 05/26/15; \$1,208.22
Mccartney, Mark E; Cmwlth of PA Department of Revenue; 05/06/15; \$978.55	Mckim, Lamont M; Delcora; 05/15/15; \$898.97
Mccartney, Patricia M; Cmwlth of PA Department of Revenue; 05/06/15; \$978.55	Mcknight /AKA, John E; Citimortgage Inc; 05/20/15; \$157,776.27
MccLain, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,396.50	

- Mcknight III, John; Citimortgage Inc; 05/20/15; \$157,775.27
- Mcknight, Jennifer; Citimortgage Inc; 05/20/15; \$157,776.27
- Mcmaster, Donna M; Citimortgage Inc; 05/21/15; \$124,243.16
- Mcshane, Kimberly S; Nationstar Mortgage LLC; 05/04/15; \$189,911.15
- Mease, Brian P.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$17,049.00
- Medina, Angel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$7,551.50
- Medina, Angel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$7,551.50
- Melchor, Devon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,481.00
- Melone, Patrick J; Delcora; 05/18/15; \$301.55
- Melone, Vanessa; Delcora; 05/18/15; \$301.55
- Melvin, Kimberly; Delcora; 05/21/15; \$373.81
- Mensation, Dylan Matthew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,643.50
- Mensack, William A.; Sun East Federal Credit Union; 05/05/15; \$1,319.23
- Meriwether, Elizabeth A; Wells Fargo Bank; 05/15/15; \$372,357.23
- Metras, Rene John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,041.50
- Micola, Maria M; U.S. Bank, National Association /TR; 05/21/15; \$1,002,922.72
- Mid Penn Consumer Discount Company; MRD Student Housing LLC; 05/20/15; \$0.01
- Middleman, Amara A; Pennsylvania Higher Education Assistance Agency; 05/13/15; \$1,429.20
- Middleman, Karla; Pennsylvania Higher Education Assistance Agency; 05/13/15; \$1,429.20
- Miles, Charlene Olivia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,962.20
- Miles, Charlene Olivia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,962.20
- Milewska, Anna E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,739.00
- Milewski, Philip; Township of Ridley; 05/27/15; \$51.15
- Miley, Matthew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,891.50
- Millard Jr., Raymond; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,264.50
- Millard Jr., Raymond; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,526.50
- Millard Jr., Raymond; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,103.50
- Miller Exx, Judith; Federal National Mortgage Association; 05/04/15; \$32,238.93
- Miller, Andrew Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$7,775.00
- Miller, Beverly A; Swarthmore Borough; 05/22/15; \$885.95
- Miller, David D; Southern Delaware County Authority; 05/21/15; \$337.75
- Miller, K Marie; Wells Fargo Bank, N.A.; 05/07/15; \$199,135.90
- Miller, Kim M; Wells Fargo Bank, N.A.; 05/07/15; \$199,135.90
- Miller, Kim Marie; Wells Fargo Bank, N.A.; 05/07/15; \$199,135.90
- Miller, Kim-Marie R; Wells Fargo Bank, N.A.; 05/07/15; \$199,135.90
- Miller, Mcewan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,326.00
- Miller, Michael; Delcora; 05/29/15; \$639.51
- Miller, Ondrei L.; Philadelphia Federal Credit Union; 05/21/15; \$15,660.57
- Miller, Tevaughn L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,166.50
- Mills, Sloane; City of Chester; 05/08/15; \$2,591.02
- Mininall, Azim; Delaware County Juvenile Court; 05/22/15; \$1,120.50
- Minor, Olivia; City of Chester; 05/11/15; \$1,621.24
- Minor, Rodney; City of Chester; 05/11/15; \$1,621.24
- Mitch Electric Inc; Internal Revenue Service; 05/13/15; \$30,630.14

- Mitchell, Barry; Delcora; 05/22/15; \$308.95  
 Mitchell, Martin C; Fifth Mortgage Company; 05/04/15; \$234,228.10  
 Mitchell, Mary T; Fifth Mortgage Company; 05/04/15; \$234,228.10  
 Mohawk Investments LLC; City of Chester; 05/14/15; \$773.31  
 Mohollen, Edward C.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$676.50  
 Mohommad, Anding; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$557.00  
 Mohommad, Anding; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$557.00  
 Molluro, Robert A; Delcora; 05/28/15; \$634.61  
 Molnar, Joseph; Borough of Prospect Park; 05/15/15; \$908.76  
 Molnar, Joseph; Borough of Prospect Park; 05/15/15; \$993.84  
 Molnar, Margaret; Borough of Prospect Park; 05/15/15; \$908.76  
 Molnar, Margaret; Borough of Prospect Park; 05/15/15; \$993.84  
 Monroe, William P; Pennymac Loan Services LLC; 05/20/15; \$172,100.27  
 Montague, Bridgee Altamese; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$4,302.00  
 Montgomery, Joanne M; PHH Mortgage Corporation; 05/14/15; \$159,244.51  
 Mooney, Barbara; Wells Fargo Bank, N.A.; 05/20/15; \$110,373.02  
 Moore, Anthony; U.S. Bank National Association/TR; 05/05/15; \$351,369.32  
 Moore, Jonathan L; City of Chester; 05/08/15; \$1,323.82  
 Moore, Sarah M; Discover Bank; 05/26/15; \$1,425.65  
 Moore, Tyus Afernee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,585.48  
 Morales, Maria E; City of Chester; 05/11/15; \$1,179.82  
 Moran, Cathleen V.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,255.00  
 Morgan, Bruce Alexander; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$946.70  
 Morris, Bryan; Delcora; 05/20/15; \$266.99  
 Morris, Getrude M; Borough of Colwyn; 05/29/15; \$2,166.55  
 Morris, Lornell; Delcora; 05/18/15; \$1,477.51  
 Morris, Shezetta; Delcora; 05/20/15; \$266.99  
 Morrow, Daniel; Midland Funding LLC; 05/12/15; \$1,160.31  
 Morrow, James A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,546.10  
 Morton Borough; Lindsay, James; 05/04/15; \$1,821.31  
 Moscharis, Matula; Borough of East Lansdowne; 05/29/15; \$2,256.07  
 Moscharis, Matula; Borough of East Lansdowne; 05/29/15; \$3,218.35  
 Moses, Chante; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$626.00  
 Moses, Lois; Delcora; 05/15/15; \$898.97  
 Moss Incorporated; Internal Revenue Service; 05/13/15; \$9,609.34  
 Moss Incorporated; Internal Revenue Service; 05/13/15; \$85,420.02  
 Motley, Mariah Sierra; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$788.50  
 Moulton Jr, Robert L; Sun East Federal Credit Union; 05/12/15; \$1,097.59  
 Mozol, Brad; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$857.50  
 Mozol, Brad Alan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$896.20  
 Mozol, Brad Alan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,231.00  
 Muaddi, Fairouz; TD Bank USA, N.A.; 05/11/15; \$2,073.17  
 Muhammad, Jaquil; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$726.00  
 Muhammad, Mustafa Abdul; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,281.00  
 Mulloy, Robert C.; Citizens Bank of Pennsylvania; 05/18/15; \$138,834.52  
 Mun, Dong Shik; Delcora; 05/29/15; \$1,545.48  
 Mun, Jun Ja; Delcora; 05/29/15; \$1,545.48  
 Murphy, David J.; Discover Bank; 05/12/15; \$3,052.48



Murphy, Sharon Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$40,499.01	Nationscredit Financial Services Corp.; MRD Student Housing LLC; 05/20/15; \$0.01
Murphy, Sharon Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$40,499.01	Nationwide Mutual Insurance Company; CPR Restoration & Cleaning Service Inc; 05/15/15; \$1,437.56
Murray Jr., Andrew Maurice; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,507.05	Naurd, Amardeep; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$577.00
Murray Jr., Andrew Maurice; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,507.05	Naylor, Mellonease C; Internal Revenue Service; 05/13/15; \$78,375.23
Murray, Emanuel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,553.00	Naylor/DCD/EST, Marian R; Citizens Bank of Pennsylvania; 05/18/15; \$138,834.52
Murray, Matthew Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,484.10	Nelson, Edward; Delcora; 05/28/15; \$344.29
Musa, Fatima; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,435.50	Nelson, Jerry; Discover Bank; 05/12/15; \$6,399.71
Musa, Fatima; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,736.50	Nelson, Paula M; Delcora; 05/27/15; \$468.26
Musa, Fatima; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,435.50	New Heights South LLC; Delcora; 05/29/15; \$310.73
Musa, Fatima Michelle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$4,862.50	New Heights South LLC; Delcora; 05/21/15; \$557.37
Musa, Fatima Michelle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,294.00	New Image Properties; Delcora; 05/29/15; \$1,912.97
Musa, Fatima Michelle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,412.50	New Image Properties LLC; Delcora; 05/29/15; \$637.02
Musa, Fatima Michelle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,412.50	New Image Properties LLC; Delcora; 05/29/15; \$1,129.82
Myers, Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/12/15; \$683.60	New Image Properties LLC; Delcora; 05/29/15; \$613.18
Myers, Barbara; City of Chester; 05/08/15; \$2,867.30	New Image Properties LLC; Delcora; 05/29/15; \$491.40
NAC Installations Inc; Commonwealth of PA Unemployment Comp Fund; 05/12/15; \$683.60	New Image Properties LLC; Delcora; 05/29/15; \$485.02
Naduety, Justice; University of Pennsylvania; 05/26/15; \$29,463.18	New Image Properties LLC; Delcora; 05/28/15; \$435.15
	New Image Properties LLC; Delcora; 05/27/15; \$819.61
	New Image Properties LLC; Delcora; 05/27/15; \$956.79
	New Image Properties LLC; Delcora; 05/18/15; \$256.66
	New Image Properties LLC; Delcora; 05/18/15; \$244.48
	Newsome, Dahquan; Delaware County Juvenile Court; 05/22/15; \$463.50
	Newsome, Dahquan; Delaware County Juvenile Court; 05/22/15; \$118.48
	Newsome, Dahquan; Delaware County Juvenile Court; 05/22/15; \$353.94
	Newsome, Dahquan; Delaware County Juvenile Court; 05/22/15; \$263.50
	Newton, Deborah; Delcora; 05/27/15; \$397.33

Nguimfack, Tambeck Rodrigue; Property A Management; 05/20/15; \$4,123.76  
 Nguyen, Thanh An; Macciocca, Arnold; 05/11/15; \$10,293.87  
 Nickson, Raymond; Delcora; 05/27/15; \$326.49  
 Nitram Inc; Borough of Colwyn; 05/29/15; \$1,404.78  
 Nitram Inc; Borough of Colwyn; 05/29/15; \$1,404.78  
 Nitram Inc; Borough of Colwyn; 05/29/15; \$1,404.78  
 Nitram Inc.; Borough of Colwyn; 05/29/15; \$1,404.78  
 Noel, Meghan Michelle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,921.50  
 Noel, Meghan Michelle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,199.50  
 Nolan Jr., William F.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,947.00  
 Noonan, David R; Delcora; 05/29/15; \$374.97  
 Norman Jr, Gregory L; Morton Borough; 05/04/15; \$1,046.37  
 Northern, Andrew Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,870.50  
 Northern, Andrew Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,870.50  
 Norwood, Troy; City of Chester; 05/07/15; \$1,309.79  
 Novira Therapeutics; Commonwealth of PA Unemployment Comp Fund; 05/22/15; \$1,207.44  
 Novira Therapeutics Inc /TA; Commonwealth of PA Unemployment Comp Fund; 05/22/15; \$1,207.44  
 Now Investments LLC; Delcora; 05/26/15; \$289.57  
 Now Investments LLC; Delcora; 05/26/15; \$292.41  
 Now Investments LLC; Delcora; 05/21/15; \$266.60  
 NS Inveatments Inc; Delcora; 05/18/15; \$448.69  
 Nuttall, Todd; Delcora; 05/28/15; \$525.86  
 Nwaobasi, Chibuzor; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,407.00

Nwaobasi, Chibuzor; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,962.31  
 Nwaobasi, Chibuzor; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,150.86  
 Nyafor, Rosalyn; JPMorgan Chase Bank National Assoc; 05/27/15; \$135,099.09  
 O Neal, Jamelia; Delcora; 05/26/15; \$768.42  
 Obrien, Joseph L; Delcora; 05/20/15; \$506.10  
 Obrien, Robert Charles; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,271.10  
 O'brien, Robert Charles; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,450.50  
 O'brien, Robert Charles; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$5,450.50  
 Oconnor, Frances M; Everbank; 05/11/15; \$76,823.72  
 O'donnell, Brian; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$3,161.50  
 Ogden, Donna; State Farm Fire and Casualty Co.; 05/05/15; \$193,510.33  
 Ogurko, Dawn M.; Wells Fargo Bank, NA; 05/11/15; \$190,982.70  
 Ojeda, Carlos Eliut; City of Chester; 05/11/15; \$1,179.44  
 Olaro Inc; Napoli, Christopher; 05/21/15; \$174,960.00  
 OLCR Inc; Internal Revenue Service; 05/12/15; \$10,393.19  
 Oliai, Roseann; CmwltH of PA Department of Revenue; 05/08/15; \$752.82  
 Oliver, Byron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$798.00  
 Oliver, Byron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,866.00  
 Oliver, Byron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$798.00  
 Oliver, Byron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,866.00  
 Omvig, Barbara H; Wells Fargo Bank; 05/29/15; \$58,111.34  
 One Pine VIII LLC; Delcora; 05/18/15; \$286.43  
 O'neil, Margaret; Borough of Prospect Park; 05/15/15; \$531.85

Oneill, Steven Daniel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$15,051.97	Pappas, Linda; Internal Revenue Service; 05/13/15; \$19,141.52
Oniell, Margaret; Borough of Prospect Park; 05/15/15; \$528.87	Paranich, Andrew J; Southern Delaware County Authority; 05/21/15; \$386.69
Opoku, Naa B; Cmwltth of PA Department of Revenue; 05/06/15; \$2,323.82	Park, A/K/A Jong Taek; LSF8 Master Participation Trust; 05/21/15; \$240,402.40
Ora, Mae Queen; City of Chester; 05/08/15; \$2,347.11	Park, Kwiseon; LSF8 Master Participation Trust; 05/21/15; \$240,402.40
Organic Organization LLC; Delcora; 05/27/15; \$675.24	Parker, Aaron Jaleel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,150.50
Organic Organization LLC; Delcora; 05/27/15; \$283.51	Parker, Alfred S; Delcora; 05/27/15; \$446.04
Organic Organization LLC; Delcora; 05/21/15; \$346.20	Parker, Rudell V; Delcora; 05/27/15; \$446.04
Organic Organization LLC; City of Chester; 05/14/15; \$1,598.31	Parks, Christopher John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$945.00
Organic Organzation LLC; Delcora; 05/22/15; \$372.39	Parks, Christopher John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,008.00
Ortiz, Cory Ryan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$971.50	Parks, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$13,180.00
Ortliip, Donna; Discover Bank; 05/11/15; \$5,365.69	Parks, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$13,180.00
Ortner, Joel; Wells Fargo Bank N.A.; 05/11/15; \$42,351.07	Parks, Joseph John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$9,119.90
Otterson, John D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$7,147.00	Pascal, Robert F.; Discover Bank; 05/12/15; \$4,882.34
Owens, Brandon Kyrhee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$424.00	Passamonti, Greg; Capital One Bank (USA), N.A.; 05/12/15; \$3,327.72
Owens, Brandon Kyrhee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$424.00	Patch, Bradley; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,103.50
Paan Properties LLC; Delcora; 05/29/15; \$485.87	Patch, Bradley Eugene; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,055.50
Pagan, Brenda L; Delcora; 05/29/15; \$268.31	Patel, Naresh; Township of Ridley; 05/27/15; \$34.65
Paige, Vincent; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$379.50	Patel, Rajesh; Township of Ridley; 05/27/15; \$34.65
Paige, Vincent D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$996.50	Patrick, Francis; Delcora; 05/28/15; \$419.30
Palmer, Maurice Delon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,237.50	Patterson, Lavelle; Tappenden, Phillip; 05/14/15; \$1,817.08
Pane, Noelle R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,539.00	Paules, Ryan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,735.50
Pappas, Harry; Internal Revenue Service; 05/13/15; \$19,141.52	Paulose, Salomy; Wells Fargo Bank N.A.; 05/04/15; \$237,353.86
	Paulson, David Charles; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,561.50

- Payne, Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,279.00
- Pedano, David J; Federal National Mortgage Association; 05/18/15; \$349,394.41
- Pedano, Kathleen A; Federal National Mortgage Association; 05/18/15; \$349,394.41
- Peed, Kyle Elliot; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,363.00
- Pelzer, Adrian George; Property A Management; 05/20/15; \$3,938.55
- Pelzer, Atoyia; Capital One Bank (USA), N.A.; 05/11/15; \$1,119.94
- Pennsylvania Housing Finance Agency; MRD Student Housing LLC; 05/20/15; \$0.01
- Pernsley, Patrick R; City of Chester; 05/11/15; \$1,792.50
- Pernsley, Patrick R.; City of Chester; 05/11/15; \$2,500.37
- Perry, Rosalie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,245.00
- Perry, Rosalie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$2,403.96
- Perry, Rosallie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$844.23
- Peters, Christopher J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,356.50
- Pettit, Laurie R; Deutsche Bank National Trust Company; 05/15/15; \$86,541.54
- Pettit, Timothy C; Deutsche Bank National Trust Company; 05/15/15; \$86,541.54
- PGCB Inc; Delcora; 05/27/15; \$934.43
- PGCB Inc Organic Organization; Delcora; 05/26/15; \$267.04
- PGCB Inc Organic Organization; Delcora; 05/26/15; \$897.22
- Phal, Khemma; Newlands Asset Holding Trust; 05/28/15; \$131,309.92
- Phillips, Wendy V; Township of Chester; 05/22/15; \$172.50
- Phillips, William R; Township of Chester; 05/22/15; \$172.50
- Piavis, James R.; Cmwltth of PA Department of Revenue; 05/07/15; \$3,494.81
- Pierre, Heurtelou; Delcora; 05/29/15; \$283.63
- Pietluck /DCD , Robert J; Citimortgage Inc; 05/21/15; \$126,243.16
- Pietrini, Paul; U.S Bank National Association; 05/28/15; \$184,204.03
- Pigors, Robert; Midland Funding LLC; 05/07/15; \$1,721.61
- Pineda, Omar G.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$4,799.00
- Pinkston, Brandon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,544.50
- Pinto Jr., Joseph L; Borough of East Lansdowne; 05/29/15; \$620.59
- Pinto Jr., Joseph L; Borough of East Lansdowne; 05/29/15; \$1,641.33
- Pinto, Suzanne L; Borough of East Lansdowne; 05/29/15; \$1,641.33
- Pitts, Jennifer; Borough of Prospect Park; 05/15/15; \$643.41
- Pizarro, Joseph; State Farm Credit Union; 05/21/15; \$9,937.05
- Plank, Alison; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$754.00
- Plank, Alison Christine; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$835.00
- Plath, Aaron Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,293.50
- Ploskon, Lorraine; Citimortgage Inc; 05/18/15; \$119,109.15
- PNC Bank; Wood, William; 05/27/15; \$7,524.00
- Polecat Properties LLC; City of Chester; 05/08/15; \$1,262.94
- Pollard, Tamika J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,648.50
- Pollard, Tamika J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$1,648.50
- Pomante, Donna L.; Capital One Bank (USA), N.A.; 05/11/15; \$4,640.84
- Porter, Nicole O.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$43,483.50
- Porter, Nicole O.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/01/15; \$43,483.50
- Posey Sr, Gregory A; Wells Fargo Bank, N.A.; 05/27/15; \$70,980.75
- Posey, Andre; Wells Fargo Bank, N.A.; 05/27/15; \$70,980.75
- Posey, Richard; Wells Fargo Bank, N.A.; 05/27/15; \$70,980.75

**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  
Morton 55  
Norwood 4, 10, 99  
Prospect Park 60  
Ridley Park 26  
Trainer 61  
Yeadon 27, 83

**CITY**

Chester 30, 34, 49, 105, 107

**TOWNSHIP**

Aston 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. 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 Tysha 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: Tysha 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 Tinicum, 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

## Commonwealth v. Smile

### *Criminal Appeals – Sufficiency of Evidence – Rape-Forcible Compulsion – Burglary – Simple Assault.*

When reviewing a challenge to the sufficiency of the evidence to support a conviction, the court must determine whether the evidence was sufficient to enable the trier of fact to find every material element of the crime charged and the commission thereof by the accused, beyond a reasonable doubt, viewing the evidence and the reasonable inferences therefrom in the light most favorable to the Commonwealth, as the verdict winner.

The Commonwealth may sustain its burden by proving the elements of the offense with evidence which is entirely circumstantial and the trier of fact, who determines credibility of witnesses and the weight to give evidence produced, is free to believe all, part or none of the evidence.

If the fact finder reasonably could have determined from the evidence adduced that all of the necessary elements of the crime were established, then that evidence will be deemed to support the verdict.

The standard applies equally to cases in which the evidence is circumstantial, rather than direct, as long as the evidence as a whole links the accused to the crime charged beyond a reasonable doubt. The evidence is sufficient to support a verdict when it establishes each material element of the crime charged against the defendant beyond a reasonable doubt.

A person commits a felony of the first degree when the person engages in sexual intercourse with a complainant by forcible compulsion. Forcible compulsion is defined as the exercise of sheer force or violence and has also come to mean an act of using superior force (physical, moral, psychological or intellectual) to compel a person to do a thing against that person's volition and/or will.

When determining whether forcible compulsion was used, the courts use a totality of the circumstances test, including an analysis of the following factors: (1) the respective ages of the victim and the accused; (2) the respective mental and physical conditions of the victim and the accused; (3) the atmosphere and physical setting in which the incident was alleged to have taken place; (4) the extent to which the accused may have been in a position of authority; (5) domination or custodial control over the victim; and (6) whether the victim was under duress.

Pennsylvania law defines burglary as unauthorized entry with intent to commit a crime after entry.

Elements of burglary can be proved by circumstantial evidence. The elements are the intent to commit a crime and a successful and effective overt act directed toward the commission of the crime by unlicensed or unprivileged entry into a building or occupied structure.

In order to sustain its burden of proof for a simple assault, the Commonwealth must show an attempt to cause or intentionally, knowingly, or recklessly causing bodily injury to another. Intent can be proven by direct or circumstantial evidence and it may be inferred from acts or conduct or from the attendant circumstances.

#### The Trial Court Held:

The instant case is an appeal in which Appellant challenges the sufficiency of evidence against him with regard to his conviction and sentencing for the crimes of Rape-Forcible Compulsion, Burglary and Simple Assault. Appellant was found guilty following a multi-day bench trial and sentenced. An appeal *nunc pro tunc* to the Superior Court was filed after Appellant's appellate rights were reinstated following a failure to timely appeal.

The Court held that the factors of Rape and Forcible Compulsion were established through credible testimony of the victim whereby she described Appellant's forceful entry into her apartment followed by a physical attack and rape. The Court also held that the conviction for the charge of Burglary was also proper, as supported by testimony demon-

strating that Appellant gained entrance to the victim's apartment by grabbing her throat, forcing her backwards, and entering the apartment for no other reason other than to attack the victim. Finally, the Court held that the record supports the Court's finding of Simple Assault in that the evidence showed Appellant struck the victim repeatedly in the face during the attack.

The Court found that the Commonwealth was able to present ample evidence, far in excess of the necessary burdens of each crime charged. The Court concludes that the evidence against Appellant was sufficient and recommends that his Judgment of Sentence be affirmed.

No. CP-23-CR-0004456-2012

PA Superior Court Appeal Docket No. 161 EDA 2016

*A. Sheldon Kovach, Esquire* Attorney for the Commonwealth.

*Scott D. Galloway, Esquire,* Attorney for the Appellant.

Opinion by the Honorable James F. Nilon, Jr. March 16, 2016.

### **OPINION**

After a bench trial, the Court found Noel Smile, hereinafter "Appellant", guilty of Rape-Forcible Compulsion, Burglary and Simple Assault. The Court sentenced the Appellant to 6-12 years S.C.I. and an aggregate sentence of seven years consecutive probation. Appellant filed an appeal in which he challenges the sufficiency of the evidence against him. The court concludes that the evidence against Appellant was sufficient and recommends that his Judgment of Sentence be affirmed.

### **Factual History:**

On May 24, 2012, at approximately midnight, Samantha Haye, went to sleep in her apartment at 216 Walnut Street, in Darby, Delaware County, PA. (N.T. 12/4/2012 p. 26). She was awakened by her upstairs neighbor, Appellant, knocking on her window. He motioned for her to open the outside door for him and she complied. From the hallway, not in her apartment yet, he said: "oh, Samantha, you're playing with me because you know you wants me. You wants me long time and I'm not giving in..."<sup>1</sup> (N.T. 12/4/2012 p. 45). Then, he grabbed her throat, shoved her backwards into her apartment and onto a table. He said "Samantha, you—do you know that I should kill you right now." (N.T. 12/4/2012 p. 49). Then, he lifted her up and shoved her into the bedroom onto her bed. He hit her with a closed fist in the face several times. (N.T. 12/4/2012 pp. 49-50). He stood her up, removed her clothes and then removed his own clothes. Then, he sat on the bed and forced her to perform oral sex upon him. (N.T. 12/4/2012 pp. 66-69). She was crying throughout the ordeal. (N.T. 12/4/2012 pp. 69, 74, 75). Then, he shoved her on the bed and had vaginal sex with her. (N.T. 12/4/2012 pp. 73-74). Thereafter, she ran out the back door, called her boyfriend and then called the police. (N.T. 12/4/2012 p. 75).

Patrolman James J. Murray of the Colwyn Borough Police Department testified that he responded to the area of Third and Walnut Streets in Colwyn Borough, Delaware County, PA in the early morning hours of May 24, 2012 for a call relating to the sexual assault of Samantha Haye. Ms. Haye was transported to Mercy

<sup>1</sup> It should be noted that both the victim and the Appellant were born in Jamaica. It was somewhat difficult to understand their English on occasion. (N.T. 12/4/2012 p. 26). (N.T. 12/5/2012 p. 52)



Fitzgerald Hospital in Darby, Pennsylvania for her injuries. The Officer observed “a fresh lump under her left eye” (N.T. 12/5/2012 p. 6).

As Officer Murray and a second officer, Officer Croddock, looked for the Appellant, at Ms. Haye’s residence, they “heard a loud crash towards the rear of the residence”. (N.T. 12/5/2012 p. 7). They heard a fence rattling and heard somebody hopping a fence. They followed and found the Appellant on the ground attempting to hide underneath a bow window. The Appellant broke his leg in his attempt to flee the apartment building. (N.T. 12/5/2012 pp. 7-8). The Officer later testified that he believed the Appellant rolled off the awning which extended from the second floor, where the Appellant’s apartment was located. (N.T. 12/5/2012 p. 14).

Without the Officers asking questions, the Appellant blurted out a denial. “When I first came upon Mr. Smiles, his first statement is that he didn’t do it. She—that he didn’t know she was saying that. That she doesn’t know why he—he doesn’t know why she would say that he did it.” (N.T. 12/5/2012 pp. 9-10). Another Officer, Detective Dave Taylor, who was also on the scene at about 4a.m. that morning, testified that the Appellant subsequently consented to a DNA swab and when he was obtaining the swab from the Appellant he blurted out: “she knows I didn’t do that to her. I don’t know why she’s doing that to me.” (N.T. 12/5/2012 p. 19).

Dr. Michael McCollum, an E.R. physician at Mercy Fitzgerald, testified that he examined Ms. Haye on May 24, 2012. He determined that there was a bruise on her left cheek with an abrasion and there was swelling around the thyroid area and the neck in general. (N.T. 12/4/2012 p. 124). The Doctor determined that the injuries he observed were consistent with his interview of Ms. Haye. When the District Attorney showed Dr. McCollum Exhibit C-10, a photograph of the Victim in her hospital bed, and asked him about the freshness of the wound, he testified: “well they look relatively fresh. There’s very little discoloration underneath the skin. The abrasion looks fresh. It has not—a scab has not developed on the skin, so it looks within a few hours old.” (N.T. 12/4/2012 p. 126). The Doctor also testified to the entire eye socket being swollen, her cheek being swollen, and her vaginal mucosa being swollen. He testified within a reasonable degree of medical certainty that her vaginal injury was consistent with penetration force. (N.T. 12/4/2012 pp. 130-133).

The Appellant testified that he never forced Ms. Haye to perform oral and vaginal sex with him, rather the sex was consensual.

### **Procedural History:**

On May 24, 2012, Appellant was arrested by the Colwyn Borough Police Department and charged with *inter alia* the crimes of: Rape by Forcible Compulsion<sup>2</sup>, Burglary<sup>3</sup>, and Simple Assault.<sup>4</sup> On July 10, 2012, a Preliminary Hearing was conducted by Magistrate Kenneth Miller in Regional District Court Number 32-2-37 and the Appellant was held on the above charges. On August 31, 2012, Denise McCrae, Esquire, of the Delaware County Office of the Public Defender filed an Entry of Appearance on behalf of the Appellant. He was represented by Elliot Cohen, Esquire at the Preliminary Hearing. On September 13, 2012, Joseph a. Malley, III, Esquire, filed an Entry of Appearance on behalf of the Appellant.

<sup>2</sup> 18 Pa.C.S. § 3121(a)(1)

<sup>3</sup> 18 Pa.C.S. § 3502 (a)

<sup>4</sup> 18 Pa.C.S. § 2701(a)(1)

On December 4, 2012, the Non-Jury Trial began, it continued through December 5, 2012, and then the parties agreed to continue the Trial until January 10, 2013. On December 5, 2012, the Court granted a Motion to Produce Telephone Records. On January 11, 2013, the Court found the Appellant Guilty of all charges: Rape by Forcible Compulsion, Burglary and Simple Assault. Prior to sentencing, the Court ordered a County Pre-Sentence Investigative Report, psychiatric, psychological, psychosexual and drug and alcohol evaluations.

On April 23, 2013, Appellant was sentenced as follows: Count 1, Rape by Forcible Compulsion, 6-12 years SCI, 5 years state probation to run consecutive to incarceration; Count 5, Burglary, 2-4 years SCI, concurrent to Count 1; Count 7, Simple Assault, 2 years probation, consecutive to Count 1; no contact with the victim, Lifetime Meaghan's Law registration, no RRRI eligibility, credit time from 5/24/12-4/23/13. (N.T. 4/23/13 pp.20-21). There was no direct appeal filed.

On January 24, 2014, the Appellant filed a *pro se* Petition for Post-Conviction Collateral Relief and also filed a Motion for a *Grazier* Hearing. Mr. Henry DiBenedetto-Forrest, Esquire, was appointed as counsel for the Appellant, to file an amended PCRA Petition. On March 6, 2014, a *Grazier* Hearing was held and the Appellant's request to proceed *pro se* was granted. On May 30, 2014, an Order was entered granting the Appellant the right to file a direct appeal *nunc pro tunc* within 60 days. No appeal was filed. On April 29, 2015, the Appellant filed *pro se* an amended PCRA. On June 15, 2015, Scott D. Galloway, Esquire was appointed as the attorney for the Appellant. On August 31, 2015, a counseled amended PCRA was filed. On November 10, 2015, a stipulation and order was filed wherein the Appellant's appeal rights were reinstated *nunc pro tunc*.

On January 7, 2016, Appellant filed a timely *nunc pro tunc* Appeal to the Superior Court of Pennsylvania from his Judgment of Sentence. On February 1, 2016, the Appellant, through counsel, filed a "Rule 1925(b) Statement [-] Concise Statement of Matter Complained of on Appeal," raising the following issues for appellate review:

- 1) Was there sufficient evidence at the time of Trial to convict the Defendant of Rape, Burglary, and Simple Assault?

### **Discussion:**

#### **I. THERE WAS SUFFICIENT EVIDENCE TO SUSTAIN THE APPELLANT'S CONVICTION FOR THE CHARGE OF RAPE BY FORCIBLE COMPULSION.**

Appellant's first issue raised on appeal alleges that there was insufficient evidence to sustain the conviction for Rape by Forcible Compulsion because the Commonwealth failed to prove, beyond a reasonable doubt, that the Appellant engaged in sexual intercourse with Samantha Haye by forcible compulsion or threat of forcible compulsion.

#### **Standards governing sufficiency of the evidence:**

A claim challenging the sufficiency of the evidence is a question of law. *Commonwealth v. Strouse*, 2006 Pa. Super. 273, 909 A.2d 368 (2006); *Commonwealth v. Dale*, 2003 Pa. Super. 413, 836 A.2d 150 (2003). When reviewing a challenge to the sufficiency of the evidence to support a conviction, the court must determine whether the evidence was sufficient to enable the trier of fact to find every material element of the crime charged and the commission thereof by the accused, beyond

a reasonable doubt, viewing the evidence and the reasonable inferences therefrom in the light most favorable to the Commonwealth, as the verdict winner. *Commonwealth v. Strouse, supra*; *Commonwealth v. Dale, supra*. (See also *Commonwealth v. McCloskey*, 2003 Pa. Super. 409, 835 A.2d 801 (2003); *Commonwealth v. Widmer*, 560 Pa. 308, 744 A.2d 745 (2000).

Furthermore, the Commonwealth may sustain its burden by proving the elements of the offense with evidence which is entirely circumstantial and the trier of fact, who determines credibility of witnesses and the weight to give evidence produced, is free to believe all, part, or none of the evidence. *Commonwealth v. Jette*, 818 A.2d 533, 534 (Pa. Super. 2003).

The Superior Court may not substitute its judgment for that of the finder of fact. *Commonwealth v. Hopkins*, 747 A.2d 910 (Pa. Super. 2000). If the fact finder reasonably could have determined from the evidence adduced that all of the necessary elements of the crime were established, then that evidence will be deemed to support the verdict. *Commonwealth v. Wood*, 432 Pa. Super. 183, 637 A.2d 1335 (1994). The standard applies equally to cases in which the evidence is circumstantial, rather than direct, as long as the evidence as a whole links the accused to the crime charged beyond a reasonable doubt. *Commonwealth v. Hardcastle*, 519 Pa. 236, 546 A.2d 1101 (1988); *Commonwealth v. Swerdlow*, 431 Pa. Super. 453, 636 A.2d 1173 (1994).

Additionally, mere conflicts in the testimony of the witnesses do not render the evidence insufficient. *Commonwealth v. Moore*, 436 Pa. Super. 495, 648 A.2d 331 (1994). Issues of credibility are left to the finder of fact, who is free to accept all, part, or none of a witness's testimony. *Commonwealth v. Johnson*, 542 Pa. 384, 668 A.2d 97 (1995); *Commonwealth v. Valette*, 531 Pa. 384, 388, 613 A.2d 548 (1992); *Commonwealth v. Simmons*, 541 Pa. 211, 662 A.2d 621 (1995); *Commonwealth v. Kelley*, 444 Pa. Super. 377, 664 A.2d 123 (1995); *Commonwealth v. Lytle*, 444 Pa. Super. 126, 663 A.2d 707 (1995). Questions of doubt are for the finder of fact, unless the evidence is so weak and inconclusive that, as a matter of law, no probability of fact can be drawn from the totality of the circumstances. *Commonwealth v. Cassidy*, 447 Pa. Super. 192, 668 A.2d 1143 (1995); *Commonwealth v. Govens*, 429 Pa. Super. 464, 488, 632 A.2d 1316 (1993), alloc. den., 539 Pa. 675, 652 A.2d 1321 (1994). Only when the evidence offered to support the verdict is in contradiction to the physical facts, or in contravention to human experience and the laws of nature, can the evidence be considered insufficient as a matter of law. *Commonwealth v. Widmer, supra*. The evidence is sufficient to support a verdict when it establishes each material element of the crime charged against the defendant beyond a reasonable doubt. *Id.*

In this case, the Commonwealth was able to present ample evidence, far in excess of the necessary burden enumerated above. Therefore, the Judgment of Sentence as to the Rape charge should be upheld.

The Pennsylvania Crimes Code defines Rape as follows: "A person commits a felony of the first degree when the person engages in sexual intercourse with a complainant ... by forcible compulsion." 18 Pa.C.S. § 3121(a)(1). The Crimes Code defines "forcible compulsion" in relevant part as "compulsion by use of physical, intellectual, moral, emotional or psychological force, either express or implied." 18 Pa.C.S. § 3101. The Pennsylvania Superior Court has described "forcible compulsion" as the "exercise of sheer physical force or violence and has also come to mean an

act of using superior force, physical, moral, psychological or intellectual to compel a person to do a thing against that person's volition and/or will." *Commonwealth v. Ables*, 404 Pa. Super. 169, 590 A.2d 334, 337 (1991).

When determining whether forcible compulsion was used, courts use a totality of the circumstances test, including an analysis of the following factors: (1) the respective ages of the Victim and the accused, (2) the respective mental and physical conditions of the Victim and the accused, (3) the atmosphere and physical setting in which the incident was alleged to have taken place, (4) the extent to which the accused may have been in a position of authority, (5) domination or custodial control over the Victim, and (6) whether the Victim was under duress. *Commonwealth v. Rhodes*, 510 A.2d 1217, 1226 (Pa. 1986). It is not necessary to show that Samantha struggled or resisted the assault in order to prove forcible compulsion. *Id.* A rape victim's uncorroborated testimony to penal penetration is sufficient to establish sexual intercourse and thus support a rape conviction. See *Commonwealth v. Poindexter*, 646 A.2d 1211, 1214 (Pa. Super. 1994), *appeal denied*, 655 A.2d 512 (Pa. 1995).

In the case *sub judice*, the evidence is sufficient to support a conviction of Rape by Forcible Compulsion against the Appellant. When analyzing the facts using the factors established by *Rhodes*, it is clear that the evidence for forcible compulsion was sufficiently established. (1) There was a fairly significant age difference between Samantha and the Appellant. Samantha was 24 years-old, and the Appellant was 41-years-old at the time of the incident. (2) There were no significant differences in the mental and physical conditions of Samantha and the Appellant. (3) The physical setting in which the incident took place was very isolated and the atmosphere was one which left Samantha very vulnerable. (4) The Appellant was in a position of authority over the Victim as he physically assaulted her by grabbing her throat, shoving her, and punching her in the face. (N.T. 12/4/2012 pp. 48-49). (5) The Appellant was not in custodial control over Samantha. (6) Samantha was under duress as the Appellant invaded the privacy of her home.

Samantha testified that as she opened the door to her apartment, the Appellant grabbed her by the throat, shoved her into the bedroom, punched her, forced her into performing oral sex upon him and then vaginally raped her. (N.T. 12/4/2012 pp. 47-48, 66, 69, and 74). The Appellant inserted his penis into her vagina without Samantha's consent. (N.T. 12/4/2012 p.74). Samantha testified that she did not want to have sex with Appellant. (N.T. 12/4/2012 p.74). She cried during the ordeal. (N.T. 12/4/2012 p.69).

Samantha's testimony at trial is sufficient to support a conviction for the charge of Rape by Forcible Compulsion. The Appellant grabbing her by the throat, shoving her into the bedroom, and punching her established the use of physical force. (N.T. 12/4/2012 pp. 47-49). Samantha specifically testified that the Appellant inserted his penis into her vagina without her consent. (N.T. 12/4/2012 p.74).

Based upon Samantha's credible testimony that the Appellant forcibly grabbed her throat and with a closed-fist punched her in the face in order to engage in sexual intercourse with her, there was sufficient evidence to sustain the Rape by Forcible Compulsion conviction in this case. Further, Dr. McCollum's testimony as to the physical injuries to her neck and eye area corroborated her version of the facts. The Doctor testified that the abrasion looked fresh, it didn't have a scab on it, and so it looked within a few hours old. (N.T. 12/4/2012 p. 126). The Doctor also

testified to the entire eye socket being swollen, her cheek being swollen, and her vaginal mucosa being swollen. He testified within a reasonable degree of medical certainty that her vaginal injury was consistent with penetration by force. (N.T. 12/4/2012 pp. 130-133). Based upon Samantha's credible testimony that the Appellant shoved her down in order to engage in sexual intercourse with her, there was sufficient evidence to sustain the Rape by Forcible Compulsion conviction in this case.

**II. THERE WAS SUFFICIENT EVIDENCE TO SUSTAIN THE APPELLANT'S CONVICTION FOR THE CHARGE OF BURGLARY.**

The second issue raised for appellate review presents a challenge to the sufficiency of evidence to sustain the conviction for Burglary. Appellant contends that the Commonwealth failed to prove, beyond a reasonable doubt, that the Appellant committed Burglary. When reviewing a challenge to the sufficiency of the evidence, Pennsylvania appellate courts must view all evidence and all reasonable inferences, in the light most favorable to the Commonwealth. *Commonwealth v. Widmer*, 560 Pa. 308, 744 A.2d 745, 751 (2000). The evidence is sufficient to support a verdict when it establishes each material element of the crime charged against the defendant beyond a reasonable doubt.

The offense of Burglary is defined, in pertinent part, as follows:

[A] person commits the offense of burglary if, with the intent to commit a crime therein, the person:

(1) enters a building or occupied structure, or separately secured or occupied portion thereof that is adapted for overnight accommodations in which at the time of the offense any person is present...

18 Pa.C.S. § 3502 (a)(1).

Pennsylvania law defines "Burglary" as the unauthorized entry with intent to commit crime after entry. *Commonwealth v. Alston*, 651 A.2d 1092 (1994). Elements of Burglary may be proved by circumstantial evidence. *Commonwealth v. Tessel*, 500 A.2d 144 (1994). Elements of the offense of Burglary are intent to commit a crime and a successful and effective overt act directed toward the commission of the crime by unlicensed or unprivileged entry into a building or occupied structure; "breaking" is not required. *Commonwealth v. Atkins*, 335 A.2d 375 (1975). The crime of willfully and maliciously breaking and entering any building with intent to commit any felony therein is completed when the felon breaks into the building either actually, or constructively by fraud, conspiracy or threats, with the intent above named. *Commonwealth ex rel. Moszczynski v. Ashe*, 343 Pa. 102, 105, 21 A.2d 920, 921 (1941).

As the Pennsylvania Superior Court held in the case of *Commonwealth v. Knight*, 419 A.2d 492, 501 (1980), evidence that appellant gained entrance only by forcing the complainant through the door, that he entered only to attack her, and that he never stated to her any reason or purpose for the entry but to attack her, when coupled with the complainant's testimony ... that she had not given him permission to enter, permitted the factfinder to infer that appellant was neither licensed nor privileged to enter the apartment.

In the case *sub judice*, Samantha had gone to sleep for the evening but was awakened by the Appellant "knocking on my window". (N.T. 12/4/12 p. 39). She moved the curtain, and saw that it was the Appellant, her upstairs neighbor. He gestures for her to open the door. The apartments are configured such that the

Appellant and the Victim can both enter the front door and enter into a common hallway. (See photos C-1 and C-2) The common hallway leads to Ms. Hays's apartment door on the first floor and the Appellant enters his apartment upstairs, on the second floor. Samantha thought that he was locked out of the front door but in fact he was in the common hallway and was trying to enter her apartment. (N.T. 12/4/12 p.44). The Appellant then said: "you better stop playing with me." I know you want me. Then, "he held me by my throat." (N.T. 12/4/12 p.47) and forced his way into her apartment. She testified:

Q. Was he still right on the other side of the door or was he in your...

A. um-hum

Q. so he was on the other side?

A. Right.

Q. And you were right inside your apartment?

A. Right.

...

Q. And he grabbed you by your throat?

A. Right.

Q. What did he do after he grabbed you by your throat?

A. He grabbed me by my throat and shoved me in my living room on this table right here on C-5....

Q. So he pushed you backwards.

A. He shoved me, right. And I went on the table.

(N.T. 12/4/12 pp.47-48).

Here, the Appellant entered 216 Walnut Street in Darby, Pa, the Victim's apartment. He entered the apartment with the intent to commit the crime of Rape (See discussion of Rape *supra*). The Victim's apartment was not open to the public. The Appellant did not have permission to enter Samantha's apartment, he forced his way into the apartment. Finally, Samantha's apartment was an occupied structure, that was adapted for overnight accommodations (she testified she was raped in her bedroom) and at the time of the offense Samantha was present. Therefore, all of the elements of Burglary have been proven beyond a reasonable doubt.

In the case *sub judice*, as in *Knight*, the evidence that Appellant gained entrance only by grabbing Samantha's throat and forcing her backwards through the door, that he entered only to attack her, and that he never stated to her any reason or purpose for the entry but to attack her, permitted the factfinder to infer that Appellant was neither licensed nor privileged to enter the apartment. Therefore, there was sufficient evidence to sustain Appellant's conviction for the charge of Burglary.

### **III. THERE WAS SUFFICIENT EVIDENCE TO SUSTAIN THE APPELLANT'S CONVICTION FOR THE CHARGE OF SIMPLE ASSAULT**

The final issue raised for appellate review presents a challenge to the sufficiency of evidence to sustain the conviction for Simple Assault. In order to sustain its burden of proof for a Simple Assault, the Commonwealth must show that Appellant "attempts to cause or intentionally, knowingly or recklessly causes bodily injury to another[.]" 18 Pa.C.S. § 2701(a)(1). "Bodily injury" is defined as "[i]mpairment of physical condition or substantial pain." 18 Pa.C.S. § 2301. "Intent can be proven by direct or circumstantial evidence; it may be inferred from acts or conduct or from the attendant circumstances." *Commonwealth v. Matthews*, 870 A.2d 924, 929 (Pa. Super. 2005) *aff'd sub nom.* *Commonwealth v. Matthews*, 589 Pa. 487, 909 A.2d 1254 (Pa. 2006).

In *Commonwealth v. Richardson*, 636 A.2d 1195, 1196 (Pa. Super.1994), the Superior Court determined that a punch to the face constituted a Simple Assault. In *Richardson*, the Appellant punched a police officer in the face with his fist. The punch to the face caused the Officer to suffer a sore jaw for a couple of days but did not require him to go to a hospital or to miss work. *Richardson*, at 1196.

Here, the Appellant hit Samantha in the face with a closed fist. (N.T. 12/4/12 pp. 49-50). "...he shoved me on the bed and then went over me, came over me, and then hits me twice in my face again." She was required to go to the hospital to seek treatment for her injury. Dr. McCollum, the E.R. physician, described her injury: "...the area around her left eye is swollen and bruised and there's an abrasion beneath her left eye. Her upper eyelid here is also—appears to be bruised." (N.T. 12/4/12 p.125). He continued: "the entire eye socket is swollen and her cheek ...is also swollen there, too." (N.T. 12/4/12 p.130).

The record supports the court's findings; there was sufficient evidence to convict the Appellant of Simple Assault.

**CONCLUSION:**

For the foregoing reasons, the Trial Court's Judgment of Sentence should be affirmed on appeal.

**BY THE COURT:**

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**JAMES F. NILON, JR., J.**

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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, June 6, 2016**

**DCBA AFFINITY PARTNERS**

