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**N.B.**

**IN REMEMBRANCE OF  
KAREN L. NEWELL  
June 15, 2016  
*She lives with us in memory  
and will forevermore ....***

# 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**

**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.
- July 28 PBI – CLE Seminar – “Four-County Civil  
Practice” – Breakfast Included – Registration  
– 8:00 a.m. – Seminar – 8:30 a.m. –  
12:45 p.m.

**AUGUST:**

- Aug 3 FLS – Meeting – 3:30 p.m.
- Aug 4 YLS – Meeting – 12:30 p.m.
- Aug 9 Executive Committee – Meeting – 12:15 p.m.
- Aug 10 Orphans’ Court Rules Committee – Meeting –  
Bring Your Own Brown Bag Lunch –  
12:00 Noon – 2:00 p.m.
- Aug 17 Board of Directors – Meeting – 4:00 p.m.
- Aug 19 Real Estate Practices Committee – CLE  
Seminar – “Sunoco Mariner I & II Pipelines—  
Impact on Property Owners” – Breakfast –  
8:15 a.m. – Seminar Promptly 9:00 a.m.

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

- JULY 11, 2016**            **Cyber Insurance (Lunch Included)**  
12:00 Noon to 1:30 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
- AUGUST 29, 2016**        **Heroin Hits Home (Lunch Included) Part of PBI's Public Policy Series**  
12:30 p.m. to 2:30 p.m., Registration 12:00 noon  
Place: Delaware County Bar Association Building  
Tuition—Members: \$159.00, Post 1/12: \$139.00, Others: \$179.00  
Credits: 2 Substantive, 0 Ethics
- AUGUST 30, 2016**        **Business Insurance (Breakfast Included)**  
9:00 a.m. to 1:15 p.m., Registration 8:30 a.m.  
Place: Delaware County Bar Association Building  
Tuition—Members: \$229.00, Post 1/12: \$209.00, Others: \$249.00  
Credits: 4 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. 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.

**2. 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].

**3. 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.

**4. 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].

**5. November 18, 2016 (Friday)** – Seminar (1 CLE Substantive) – “Annual Survey of General Real Estate Law” – *Speaker:* Louis M. Kodumal, Esquire.

**6. December 16, 2016 (Friday)** – Seminar (1 CLE Substantive) – “Annual Survey of Land Use and Zoning Law” – *Speaker:* Vincent B. Mancini, 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

**2016 DELAWARE COUNTY ELDER LAW COMMITTEE**

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.



**FREE NOTARY SERVICE FOR DCBA MEMBERS**

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



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



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**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 Bucciaglia, Saul Ewing LLP; Anne Paisley, Heckscher Teillon Terrill & Sager; Dena Lyons, Gadsden Schneider & Woodward LLP; Amy Coral, Pepper Hamilton LLP.

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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)

**COURT OF COMMON PLEAS OF DELAWARE COUNTY**  
**A.R.D. Administrative Procedure 80124-98**

**DUI Cases**

**Docket No. MD 29-2016**

**ADMINISTRATIVE ORDER**

*And Now, this 19<sup>th</sup> day of May, 2016, it is hereby ORDERED and DECREED that A.R.D. Administrative Guidelines procedure 80124-98 is hereby vacated and repealed. This rule is hereby replaced with the below procedures and requirements effective thirty (30) days after publication in the Pennsylvania Bulletin.*

1) Each person charged with a Driving Under the Influence Offense in the County of Delaware is required to complete the Court Reporting Network (CRN) Evaluation under the direction of Court Diagnostic Services exclusively in the County of Delaware on each and every DUI Offense.

2) Each defendant convicted of Driving Under the Influence in the County of Delaware or admitted to the A.R.D. Program is required to complete the Community Services Hours, if ordered, and the Track 1 or Track 2 Alcohol Highway Safety Educational Classes (1<sup>st</sup> and 2<sup>nd</sup> offenses) in the County of Delaware. Defendants, who reside *outside* of the Philadelphia Metropolitan Area, may be allowed to complete the above requirements in their home county, provided documentation is provided by the supervising county to the County of Delaware attesting to the successful completion thereof. The Philadelphia Metropolitan Area is defined as Philadelphia, Chester, Montgomery, and New Castle Counties.

3) Each defendant who is required to complete DUI outpatient treatment may complete the treatment at a licensed drug and alcohol treatment facility in his or her home county or state, as long as the defendant executes the appropriate HIPAA releases to allow the treatment facility to provide admittance and completion requirements prior to registration and updated treatment information where required by the County of Delaware Office of Probation and Parole.

BY THE COURT:

/s/Chad F. Kenney

CHAD F. KENNEY

President Judge

July 1, 8



**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: Jackie Csop**, 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

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610-328-3215, [peterbramptonkoelle@gmail.com](mailto:peterbramptonkoelle@gmail.com)  
<http://www.google.com/profiles/peterbramptonkoelle>

### MEMBERSHIP APPLICANTS

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

#### LAW SCHOOL STUDENT APPLICANTS

- Douglas W. Dooling  
3716 Sommers Avenue  
Drexel Hill, PA 19026
- Adam W. Johnson  
1243 South Alder Street  
Philadelphia, PA 19147

- Peter K. Maganas  
25 East Marshall Street  
West Chester, PA 19380

*Number of Law Student Applicants: 3*

#### GENERAL APPLICANTS

- Joseph P. Caranci, Esquire  
Suite 200  
2558 West Chester Pike  
Broomall, PA 19008
- Jennifer L. Galante, Esquire  
Court Administrator's Office  
Delaware County Courthouse  
201 West Front Street  
Media, PA 19063
- Yvonne T. Holden, Esquire  
Post Office Box 2294  
Upper Chichester, PA 19061
- Michael T. Malarick, Esquire  
812 Shadeland Avenue  
Drexel Hill, PA 19026
- Danielle L. McNichol, Esquire  
Neumann University  
1 Neumann Drive  
Aston, PA 19014

- Max J. Orenstein, Esquire  
Delaware County Public  
Defender's Office  
313 West Front Street  
Media, PA 19063
- Martha F. Reilly, Esquire  
Post Office Box 373  
Swarthmore, PA 19081
- Melanie A. Reynolds, Esquire  
c/o Judge Capuzzi's Chambers  
Delaware County Courthouse  
201 West Front Street  
Media, PA 19063
- Kimberly M. Riley, Esquire  
District Attorney's Office  
Delaware County Courthouse  
201 West Front Street  
Media, PA 19063

*Number of General Applicants: 9*

#### ASSOCIATE APPLICANTS

- Joan D. Gallagher, Esquire  
1760 Market Street  
Philadelphia, PA 19103
- David C. Howe, Esquire  
Widener Univ. Delaware  
Law School  
Veterans Law Clinic  
4601 Concord Pike  
Wilmington, DE 19803

- Enrico J. Pagnanelli, Esquire  
Suite 1020  
Two Penn Center  
1500 John F. Kennedy Boulevard  
Philadelphia, PA 19102
- Daniella R. Price, Esquire  
First Judicial District  
of Pennsylvania  
516 City Hall  
Philadelphia, PA 19107

• Harry J. Kane, Jr., Esquire  
Suite 2500  
123 South Broad Street  
Philadelphia, PA 19109

• Candi L. Schiller, Esquire  
320 Commons Drive #181  
Parkesburg, PA 19365

*Number of Associate Applicants: 6*

**Total Number of New Applicants: 18**

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

July 1, 8

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## LAWYER ADVERTISING

The DCBA Board of Directors, at the recommendation of the Legal Journal Committee, has adopted a new rule permitting Lawyer Advertising in the Legal Journal. Lawyer ads must comply with the prescribed format to be considered for publication. The cost of placing your ad in each issue of the Legal Journal is \$75.00 for a half page and \$100.00 for a full page. Simply complete the Lawyer Advertising form that was e-mailed to the membership and submit it by e-mail to [tracy@delcobar.com](mailto:tracy@delcobar.com) or if you prefer, complete and print the form and fax it to the attention of Tracy Price at (610) 566-7952.

**ESTATE AND TRUST NOTICES**

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

**FIRST PUBLICATION**

**ERVIN OWEN DONALD ADDISON, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Extr.: Natalie Addison.  
JANICE M. SAWICKI, ATTY.  
15 East Second Street  
P.O. Box 202  
Media, PA 19063

**FRANCES R. CAROZZA, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Robert Joseph O'Neill 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

**CHERYL A. COGHLAN a/k/a**

**CHERYL COGHLAN, dec'd.**  
Late of the Township of Tinticum, Delaware County, PA.  
Extr.: Lillian C. Baer, 88 Crosskeys Dr., Garnet Valley, PA 19060-1315.  
SAM S. AUSLANDER, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
P.O. Box 319  
Media, PA 19063

**MARY ELLEN CONLON, dec'd.**

Late of the Township of Upper Providence, Delaware County, PA.  
Extr.: Maureen C. Conlon-Lynn c/o Thomas E. Wyler, Esquire, 22 East Third Street, Media, PA 19063.

THOMAS E. WYLER, ATTY.  
Falzone & Wyler  
22 East Third Street  
Media, PA 19063

**EXIE ANN COVEY, dec'd.**

Late of the Township of Aston, Delaware County, PA.  
Extr.: Bryan G. Covey, 512 Boulder Dr., Shickshinny, PA 18655.  
PATRICK A. KANE, ATTY.  
960 Scranton/Carbondale Hwy.  
Archbald, PA 18403

**JUDITH A. CRASKEY, dec'd.**

Late of the Borough of Darby, Delaware County, PA.  
Admr.: Jeffrey Craskey, 254 Priscilla Lane, Aldan, PA 19018.

**MARJORIE M. DARLINGTON, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
Extr.: Joanne C. Darlington c/o Daniel B. Lippard, Esquire, 327 W. Front St., Media, PA 19063.  
DANIEL B. LIPPARD, ATTY.  
327 W. Front St.  
Media, PA 19063

**BARBARA L. DODDS, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Joseph J. Dodds, III, 372 Kirks Ln., Drexel Hill, PA 19026.

**DOROTHY C. FREEMAN, dec'd.**

Late of the Township of Newtown, Delaware County, PA.  
Extxs.: Lisa H. Freeman and Ruth C. Freeman.  
NEIL W. HEAD, ATTY.  
Klein, Head & Head, LLP  
218 West Miner Street  
West Chester, PA 19382

**DOROTHY A. HARVEY, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Walter E. Bennett.  
NEIL W. HEAD, ATTY.  
Klein, Head & Head, LLP  
218 West Miner Street  
West Chester, PA 19382

**RAMONA HATFIELD, dec'd.**

Late of the Township of Aston, Delaware County, PA.  
Extr.: Susan L. Rusnak c/o Stephen D. Molineux, Esquire, 227 MacDade Boulevard, Collingdale, PA 19023.  
STEPHEN D. MOLINEUX, ATTY.  
227 MacDade Boulevard  
Collingdale, PA 19023

**DOLORES I. KLEMS**, dec'd.  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extxs.: Darlene E. DiPaolo and  
Denise A. Balawejder c/o John Jay  
Wills, Esquire, 4124 Chichester Ave.,  
Boothwyn, PA 19061.  
**JOHN JAY WILLS, ATTY.**  
4124 Chichester Ave.  
Boothwyn, PA 19061

**ALICE F. LAUGINIGER a/k/a**  
**FRANCES LAUGINIGER**, dec'd.  
Late of the Township of Bethel,  
Delaware County, PA.  
Extr.: Joseph K. Lauginiger, Jr., 427  
Oley Road, Fleetwood, PA 19522.  
**HEIDI B. MASANO, ATTY.**  
Masano ♦ Bradley, LLP  
1100 Berkshire Boulevard  
Suite 201  
Wyomissing, PA 19610

**FREDERICK J. MACK, JR. a/k/a**  
**FRED J. MACK, JR.**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Andrew J. Donaghy, Esquire, 17  
West Third Street, Media, PA 19063.  
**ANDREW J. DONAGHY, ATTY.**  
17 West Third Street  
Media, PA 19063

**ANNE E. MANCO**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Co-Extrs.: Joseph M. Manco, Jr. and  
Kathleen K. Ellmore c/o Robert J.  
Breslin, Jr., Esquire, 3305 Edgmont  
Avenue, Brookhaven, PA 19015.  
**ROBERT J. BRESLIN, JR., ATTY.**  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**MARIE T. McCAULEY**, dec'd.  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Extrs.: John Patrick McCauley and  
Mary Gillooly c/o Robert M. Firkser,  
Esquire, 333 West Baltimore Avenue,  
P.O. Box 606, Media, PA 19063.  
**ROBERT M. FIRKSER, ATTY.**  
333 West Baltimore Avenue  
P.O. Box 606  
Media, PA 19063

**JOSEPH MICHAEL McLAUGHLIN**,  
dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Admx.: Dorothy A. Mitchell.

**TIMOTHY F. SULLIVAN, ATTY.**  
216 South Orange Street  
Media, PA 19063

**HENRIETTA REITER**, dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extx.: Deborah Lee Reiter c/o Nelson  
J. Sack, Esquire, 221 N. Olive Street,  
Media, PA 19063.  
**NELSON J. SACK, ATTY.**  
221 N. Olive Street  
Media, PA 19063

**ERNEST LUDWIG SPOR, SR.**, dec'd.  
Late of the Borough of Norwood,  
Delaware County, PA.  
Extx.: Georgette M. Paoletta c/o  
Vincent Carosella, Jr., Esquire, 882  
South Matlack Street, West Chester,  
PA 19382.  
**VINCENT CAROSELLA, JR., ATTY.**  
Carosella & Associates, P.C.  
882 South Matlack Street  
West Chester, PA 19382

**EDWIN J. TRAVIS**, dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Mercedes Travis Brewer, 11111  
Biscayne Blvd., III-858, Miami, FL  
33181.  
**JEFF L. LEWIN, ATTY.**  
25 W. Second St.  
Media, PA 19063

**JAMES GRIFFITH WALKER a/k/a**  
**JAMES G. WALKER**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Stephen B. Blumenthal c/o  
Lawrence S. Chane, Esquire, One  
Logan Square, 130 N. 18<sup>th</sup> St.,  
Philadelphia, PA 19103-6998.  
**LAWRENCE S. CHANE, ATTY.**  
Blank Rome LLP  
One Logan Square  
130 N. 18<sup>th</sup> St.  
Philadelphia, PA 19103-6998

**JAMES LEE YOUNG a/k/a JAMES**  
**YOUNG and JAMES L. YOUNG**,  
dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Carmella Young, 608 Barclay  
Circle, Springfield, PA 19064.

**SECOND PUBLICATION**

**ROSE N. ALCARO**, dec'd.  
Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Francis X. Alcaro, 1008 Kedron  
Avenue, Morton, PA 19070.



**DELORES A. ALFE**, dec'd.  
 Late of the Township of Nether Providence, Delaware County, PA.  
 Extx.: Pamela A. Millio c/o Kyle A. Burch, Esquire, 22 Old State Road, Media, PA 19063-1442.  
**KYLE A. BURCH**, ATTY.  
 22 Old State Road  
 Media, PA 19063-1442

**ALBERT A. BLANDA a/k/a ALBERT BLANDA and ALBERT BLANDA, SR.**, dec'd.  
 Late of the Township of Aston, Delaware County, PA.  
 Extr.: Albert A. Blanda, Jr., 77 Woodbrook Way, Aston, PA 19014.  
**CHRISTOPHER M. MURPHY**, ATTY.  
 Pappano & Breslin  
 3305 Edgmont Avenue  
 Brookhaven, PA 19015

**WALTER Z. CRAIG, SR.**, dec'd.  
 Late of the Township of Concord, Delaware County, PA.  
 Extx.: Sandra Gamble c/o Marc H. Pachtman, Esquire, 2211 Chichester Ave., Suite 201, Boothwyn, PA 19061.  
**MARC H. PACTHMAN**, ATTY.  
 2211 Chichester Ave.  
 Suite 201  
 Boothwyn, PA 19061

**DENISE A. DISCHERT**, dec'd.  
 Late of the Township of Haverford, Delaware County, PA.  
 Admx.: Jean M. Vetter, 1505 Melrose Ave., Havertown, PA 19083.  
**HENRY M. LEVANDOWSKI**, ATTY.  
 Levandowski & Darpino, LLC  
 17 Mifflin Ave.  
 Ste. 202  
 Havertown, PA 19083

**GLEN P. FETTERMAN, JR. a/k/a G. PAT FETTERMAN a/k/a GLEN FETTERMAN a/k/a GLEN PAUL FETTERMAN, JR. a/k/a GLEN P. FETTERMAN and GLEN FETTERMAN, JR.** dec'd.  
 Late of the Township of Upper Providence, Delaware County, PA.  
 Extx.: Elaine Rider Fetterman, 15 Kenmore Lane, Media, PA 19063.  
**P. JEFFREY HILL**, ATTY.  
 38 West Third St.  
 Bloomsburg, PA 17815

**ROBERT L. FRANK**, dec'd.  
 Late of the Township of Springfield, Delaware County, PA.  
 Extx.: Joan E. Kobasic c/o Nicholas M. Orloff, Esquire, 19 West Third Street, Media, PA 19063.

**NICHOLAS M. ORLOFF**, ATTY.  
 Raffaele Puppio  
 19 West Third Street  
 Media, PA 19063

**GLENN MARTIN FUNDERBURG a/k/a GLENN M. FUNDERBURG**, dec'd.  
 Late of the Township of Tinicum, Delaware County, PA.  
 Extr.: William James Funderburg c/o Dawn Getty Sutphin, Esquire, 852 11<sup>th</sup> Ave., Prospect Park, PA 19076.  
**DAWN GETTY SUTPHIN**, ATTY.  
 852 11<sup>th</sup> Ave.  
 Prospect Park, PA 19076

**WALTER F. GABRIEL, SR. a/k/a WALTER GABRIEL a/k/a WALTER FRANK GABRIEL and WALTER F. GABRIEL**, dec'd.  
 Late of the Township of Middletown, Delaware County, PA.  
 Co-Admxs: Dana Lynn Gabriel and Elisha M. Gabriel c/o Kenneth R. Schuster, Esquire, 334 West Front Street, Media, PA 19063.  
**KENNETH R. SCHUSTER**, ATTY.  
 Schuster and Associates  
 334 West Front Street  
 Media, PA 19063

**ETTA D. JOHNSON a/k/a ETTA DORETHA DOSS JOHNSON**, dec'd.  
 Late of the Borough of Brookhaven, Delaware County, PA.  
 Extr.: Henry M. Johnson c/o Robert J. Breslin, Jr., Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.  
**ROBERT J. BRESLIN, JR.**, ATTY.  
 Pappano & Breslin  
 3305 Edgmont Avenue  
 Brookhaven, PA 19015

**RALPH ALLEN PILKINGTON a/k/a RALPH A. PILKINGTON and RALPH PILKINGTON**, dec'd.  
 Late of the Borough of Lansdowne, Delaware County, PA.  
 Extr.: Douglas E. Cook, P.O. Box 397, Drexel Hill, PA 19026.  
**DOUGLAS E. COOK**, ATTY.  
 P.O. Box 397  
 Drexel Hill, PA 19026

**ROBERT J. PIOTTI**, dec'd.  
 Late of the Borough of Media, Delaware County, PA.  
 Extr.: Carol A. DeLizzio.  
**TIMOTHY F. SULLIVAN**, ATTY.  
 216 South Orange Street  
 Media, PA 19063

**ALICE C. RODGERS a/k/a ALICE CATHERINE RODGERS**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Robert T. Rodgers, 1504  
Briarwood Rd., Havertown, PA 19083.  
**HENRY M. LEVANDOWSKI, ATTY.**  
Levandowski & Darpino, LLC  
17 Mifflin Ave.  
Ste. 202  
Havertown, PA 19083

**BERNHARD ALBERT SACK, II a/k/a BERNHARD A. SACK**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Thomas J. Sack c/o Jean White  
E. Jones, Esquire, 130 W. Lancaster  
Ave., Wayne, PA 19087.  
**JEAN WHITE E. JONES, ATTY.**  
Butera & Jones  
130 W. Lancaster Ave.  
Wayne, PA 19087

**MARY JANE SALING**, dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Extr.: Mary E. Sell, 1060 Palmers Mill  
Rd., Media, PA 19063.

**IRA STERBAKOV**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Hugh Sterbakov, 11115 Acama  
St., #106, Studio City, CA 91602.

**NANCY E. WILSON**, dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Admr.: Donald Wilson, 2102 Ellis Dr.,  
Glen Mills, PA 19342.  
**JOHN B. ZONARICH, ATTY.**  
Skarlatos Zonarich LLC  
17 S. Second St.  
6<sup>th</sup> Fl.  
Harrisburg, PA 17101-2039

**THIRD AND FINAL PUBLICATION**

**PATRICIA ROBERTS COX a/k/a PATRICIA A. COX**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Franklin T. Cox, Jr. c/o Philip G.  
Curtin, Esquire, 1231 Lancaster Ave.,  
Berwyn, PA 19312-1244.  
**PHILIP G. CURTIN, ATTY.**  
Philips, Curtin & DiGiacomo  
1231 Lancaster Ave.  
Berwyn, PA 19312-1244

**JOSEPH W. DOUGHERTY, SR. a/k/a JOSEPH W. DOUGHERTY and JOSEPH DOUGHERTY**, dec'd.  
Late of the Borough of Collingdale,  
Delaware County, PA.  
Extr.: Joseph W. Dougherty, Jr.,  
7 Maplegrove Court, Woolwich  
Township, NJ 08085.

**ROBERT WARREN ENGLE a/k/a ROBERT W. ENGLE**, dec'd.  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Thomas Warren Engle (Named  
in Will As Thomas Engle) c/o Joseph A.  
Bellingheri, Esquire, 17 W. Miner St.,  
West Chester, PA 19382.  
**JOSEPH A. BELLINGHERI, ATTY.**  
MacElree Harvey, Ltd.  
17 W. Miner St.  
West Chester, PA 19382

**RUBY KLAUS FREED a/k/a RUBY M. KLAUS FREED**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Gail Allred Lucas c/o Kathleen  
A. Stephenson, Esquire, 3000 Two  
Logan Square, 18<sup>th</sup> & Arch Streets,  
Philadelphia, PA 19103-2799.  
**KATHLEEN A. STEPHENSON,  
ATTY.**  
Pepper Hamilton LLP  
3000 Two Logan Square  
18<sup>th</sup> & Arch Streets  
Philadelphia, PA 19103-2799

**FLORENCE TINA FRIGHT**, dec'd.  
Late of the Township of Nether  
Providence, Delaware County, PA.  
Extr.: Rosemary Lavin c/o Elaine T.  
Yandrisevits, Esquire, 30 Cassatt Ave.,  
Berwyn, PA 19312.  
**ELAINE T. YANDRISEVITS, ATTY.**  
McAndrews Law Offices, P.C.  
30 Cassatt Ave.  
Berwyn, PA 19312

**FRANCIS J. HETZER, JR. a/k/a FRANCIS J. HETZER**, dec'd.  
Late of the Borough of Media,  
Delaware County, PA.  
Extr.: David G. Krainik c/o Annie  
Louise Griffin, Esquire, 460  
Norristown Rd., Ste. 110, Blue Bell, PA  
19422.  
**ANNE LOUISE GRIFFIN, ATTY.**  
Wisler Pearlstine, LLP  
460 Norristown Rd.  
Ste. 110  
Blue Bell, PA 19422

**DORIS M. JONES**, dec'd.  
 Late of the Township of Concord,  
 Delaware County, PA.  
 Extr.: Edward C. Jones, 108 Hatton  
 Place, Glen Mills, PA 19342.  
**CRAIG D. GREAR, ATTY.**  
 1000 N. King Street  
 Wilmington, DE 19801

**YUN-LONG LI a/k/a YUNLONG LI**,  
 dec'd.  
 Late of the Township of Chadds Ford,  
 Delaware County, PA.  
 Extr.: Jennifer Li, 1 Pin Oak Dr.,  
 Chadds Ford, PA 19317.

**RONALD V. MCGOWAN**, dec'd.  
 Late of the Township of Upper  
 Chichester, Delaware County, PA.  
 Co-Extrs.: Patrick H. McGowan  
 and Kellie I. Powley c/o Stuart T.  
 Shmookler, Esquire, 33 S. 7<sup>th</sup> Street,  
 P.O. Box 4060, Allentown, PA 18105-  
 4060.  
**STUART T. SHMOOKLER, ATTY.**  
 33 S. 7<sup>th</sup> Street  
 P.O. Box 4060  
 Allentown, PA 18105-4060

**JOHN A. MELLON**, dec'd.  
 Late of the Borough of Morton,  
 Delaware County, PA.  
 Extr.: Lawrence J. Mellon, Jr. c/o  
 Stephen J. Schofield, Esquire, 1132  
 Heartwood Dr., Cherry Hill, NJ 08003-  
 3135.  
**STEPHEN J. SCHOFIELD, ATTY.**  
 1132 Heartwood Dr.  
 Cherry Hill, NJ 08003-3135

**THOMAS D. RILEY a/k/a THOMAS  
 D. RILEY, JR. and THOMAS  
 DANLEIGH RILEY**, dec'd.  
 Late of the Township of Marple,  
 Delaware County, PA.  
 Extr.: Elizabeth R. Paradise, 2500  
 Highland Avenue, Broomall, PA 19008.

**PIETRO RINALDI**, dec'd.  
 Late of the Township of Marple,  
 Delaware County, PA.  
 Admx.: Kathleen Hohman, 8 Rickland  
 Dr., Sewell, NJ 08080.  
**H. KENNETH TULL, ATTY.**  
 Thistle, Moore, Rosser & Tull  
 1900 Spruce St.  
 Philadelphia, PA 19103

**RALPH O. ROMNEY a/k/a RALPH  
 OLIVER ROMNEY**, dec'd.  
 Late of the Borough of Lansdowne,  
 Delaware County, PA.  
 Extr.: Brenda Romney Martin c/o  
 David R. Black, Esquire, 327 W. Front  
 Street, Media, PA 19063.  
**DAVID R. BLACK, ATTY.**  
 327 W. Front Street  
 Media, PA 19063

**GERTRUDE SCHNEIDER**, dec'd.  
 Late of the Township of Middletown,  
 Delaware County, PA.  
 Extr.: Daniel M. Schneider c/o Allen H.  
 Tollen, Esquire, 41 E. Front St., Media,  
 PA 19063.  
**ALLEN H. TOLLEN, ATTY.**  
 41 E. Front St.  
 Media, PA 19063

**ANPHI TO**, dec'd.  
 Late of the Township of Upper Darby,  
 Delaware County, PA.  
 Admr.: Michael V. Puppio, Jr., Esquire,  
 19 West Third Street, Media, PA  
 19063.  
**MICHAEL V. PUPPIO, JR., ATTY.**  
 Raffaele & Puppio, LLP  
 19 West Third Street  
 Media, PA 19063

**CHRISTOPHER WATTS**, dec'd.  
 Late of the Township of Upper Darby,  
 Delaware County, PA.  
 Extr.: Alaina Watts Cannon c/o  
 Douglas E. Gregor, Esquire, 16  
 Campus Boulevard, Newtown Square,  
 PA 19073.  
**DOUGLAS E. GREGOR, ATTY.**  
 16 Campus Boulevard  
 Newtown Square, PA 19073

**PATRICIA A. WEAVER**, dec'd.  
 Late of the Borough of Chester  
 Heights, Delaware County, PA.  
 Revocable Trust created by the Settlor,  
 Patricia A. Weaver dated March 2,  
 1988.  
 Trustee: Wells Fargo Wealth  
 Management c/o Kristen Sawicki,  
 Trust Administrator, PennDel Trust  
 Center, 101 N. Independence Mall  
 East, 6th Floor, Philadelphia, PA  
 19106.  
**MURRAY S. ECKELL, ATTY.**  
 Eckell, Sparks, Levy, Auerbach, Monte,  
 Sloane, Matthews & Auslander, P.C.  
 300 W. State Street  
 Suite 300  
 P.O. Box 319  
 Media, PA 19063

**IRENE S. YARNALL**, dec'd.  
 Late of the Township of Middletown,  
 Delaware County, PA.  
 Extr.: Harvey E. Yarnall, Jr. c/o Scott  
 D. Galloway, Esquire, 1215 West  
 Baltimore Pike, Suite 14, Media, PA  
 19063.  
**SCOTT D. GALLOWAY, ATTY.**  
 1215 West Baltimore Pike  
 Suite 14  
 Media, PA 19063

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2016-003007

NOTICE IS HEREBY GIVEN THAT on April 5, 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 **Colleen Patricia Blaho** to **Mark Richard Blaho**.

The Court has fixed Wednesday, July 13, 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 24; July 1

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 16-5413

NOTICE IS HEREBY GIVEN THAT on June 20, 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 **Issiah Tyree Cardwell** to **Issiah Tyree Dawson**.

The Court has fixed August 29, 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.

July 1, 8

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2016-002952

NOTICE IS HEREBY GIVEN THAT on April 4, 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 **Almaz Kafy** to **Yodit Kidane**.

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.

RICHARD D. STEEL, Solicitor  
1608 Walnut Street  
Ste. 1500  
Philadelphia, PA 19103  
(215) 486-4175

July 1, 8

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2016-3450

NOTICE IS HEREBY GIVEN THAT on April 19, 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 **JACQUELINE McCARNEY** and **BRADLEY BOYD** to **JACQUELINE BAILEY** and **BRADLEY BAILEY**.

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.

MICHELLE C. POWER, Solicitor  
Cicarelli Law Office  
304 N. High Street  
West Chester, PA 19380

July 1, 8

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2016-004320

NOTICE IS HEREBY GIVEN THAT on May 18, 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 **Crystal Seung Park** to **Seung Yeon Park**.

The Court has fixed Tuesday, August 9, 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.

JOHN J. McCREESH, IV, Solicitor  
7053 Terminal Square  
Upper Darby, PA 19082

June 24; July 1

**CHARTER APPLICATION**

NOTICE IS HEREBY GIVEN THAT a corporation is to be or has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**JiIC Corp.**

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

RICHARD M. HELLER, Solicitor  
200 West Front Street  
Media, PA 19063-3101

July 1

**CLASSIFIED AD**

**Office for Rent**

1 furnished office (\$525.00). Furnished secretarial space available, reception area, library-conference room, kitchenette, handicap accessible with off-street parking across from Courthouse at 117-119 N. Olive St., Media, PA. Call John Churchman Smith 9:00 a.m. – 5:00 p.m., at (610) 565-3900. Available July 1, 2016.

June 17, 24; July 1

**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN to all creditors and claimants of **WP 39, Inc.**, a Pennsylvania business corporation, (the “Corporation”) that the shareholders have approved a proposal that the Corporation dissolve voluntarily and that its Director is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988.

KAPLAN STEWART MELOFF REITER & STEIN, P.C., Solicitors  
910 Harvest Dr.  
P.O. Box 3037  
Blue Bell, PA 19422-0765

July 1

NOTICE IS HEREBY GIVEN to all creditors and claimants of **WP Bloomsburg, Inc.**, a Pennsylvania business corporation, (the “Corporation”) that the shareholders have approved a proposal that the Corporation dissolve voluntarily and that its Director is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988.

KAPLAN STEWART MELOFF REITER & STEIN, P.C., Solicitors  
910 Harvest Dr.  
P.O. Box 3037  
Blue Bell, PA 19422-0765

July 1

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 12-5974

NEAL FULVES

v.  
CHESTER REDEVELOPMENT,  
INC. and PNC BANK and DELCO  
FINANCIAL, INC. and OCCUPANTS

**ORDER**

AND NOW, this 9th day of Sept., 2014, upon consideration of Plaintiff’s Motion for Summary Judgment and no response having been filed thereto, it is hereby ORDERED as follows:

1. Defendants shall have thirty (30) days from the date of notice of this Order within which to file an Answer to the Complaint or and/or file a response to Plaintiff’s Motion for Summary Judgment; and

2. Upon the failure of Defendants to file an Answer to the Complaint and/or to file a response to Plaintiff’s Motion for Summary Judgment on a timely basis as set forth in the preceding Paragraph of this Order, upon application of Plaintiff, Judgment shall be entered in favor of Plaintiff and against Defendants forever barring Defendants and all persons claiming under Defendants from asserting any claim, lien, title or interest in the real property which is the subject of the action inconsistent with the claims of Plaintiff as set forth in the Complaint.

Service of this Order on Defendant, J&B Properties, Inc., shall be made in the same manner as set forth in this Court’s Order of October 31, 2012.

By The Court:

/s/James F. Proud  
J.

July 1

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS’ COURT DIVISION  
NO. 37-2016

NOTICE OF HEARING

TO: Amanda Walters

NOTICE IS HEREBY GIVEN THAT petitions have been filed seeking Termination of your Parental Rights to Carletti D. (b.d. 10/31/2011); to Confirm the Consent of Thomas D. to Termination of his Parental Rights to Carletti D. and for the Adoption of Carletti D. by Maureen Gootee and Gary Gootee.

The Court has scheduled a hearing with respect to said Petitions for July 20, 2016 at 10:30 a.m. before the Honorable Kathrynann W. Durham, in Courtroom TBA in the Delaware County Courthouse, Media, Delaware County, Pennsylvania.

You have the right to appear at the hearings and contest the Petitions. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. 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 parents 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. IF YOU DO NOT HAVE AN ATTORNEY OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE DELAWARE COUNTY BAR ASSOCIATION AT (610) 566-6625.

June 17, 24; July 1

**JUDGMENT NOTICES**

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

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

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

**Accuracy of the entries is not guaranteed**

- Deeck, Gregory; Cmwlth of PA Department of Revenue; 06/05/15; \$12,011.31
- Deegan, Stephen; Mariner Finance LLC; 06/10/15; \$3,030.47
- Defilippo Bros Motorcars Auto Sales; Cmwlth of PA Department of Revenue; 06/08/15; \$81,041.81
- Degrathenreed, Qiana Cheron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$633.00

- Degrave, Brian; The Bank of New York Mellon /FKA; 06/11/15; \$284,347.32
- Degrave, Karen; The Bank of New York Mellon /FKA; 06/11/15; \$284,347.32
- Deibert, Alecia N.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,024.00
- Deibert, Alecia N.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$10,253.00
- Dejesus Martinez, Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,106.50
- Dejesus-Rivera, Julio; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,519.50
- Del Collo, Michele; Cmwlt of PA Department of Revenue; 06/08/15; \$1,988.60
- Delco Financial LLC; Delcora; 06/01/15; \$414.49
- Delco Home Buyers; Citizens Bank of Pennsylvania; 06/01/15; \$33,793.01
- Delellis, Erika M; Commonwealth of PA Unemployment Comp Fund; 06/09/15; \$1,152.78
- Delgrosso, Kenneth G; Discover Bank; 06/18/15; \$14,783.67
- Derkrikorian, Arlene; Merion Hill Homeowners Association; 06/29/15; \$12,110.00
- Derkrikorian, Zohrab; Merion Hill Homeowners Association; 06/29/15; \$12,110.00
- Deutsche Bank; Borough of Aldan; 06/26/15; \$1,322.83
- Deutsche Bank National Trust Company D/B/A; Borough of Aldan; 06/26/15; \$1,322.83
- Devereux, John C; Internal Revenue Service; 06/19/15; \$45,376.88
- Devlin, Jason; Viscuso, Nancy; 06/29/15; \$8,148.04
- DHLP-Limerick Golf Community LP; Limerick Township; 06/09/15; \$440,000.00
- Diamond, Gina Marie; Wells Fargo Bank; 06/22/15; \$115,451.65
- Diarra, Abdul K; Cmwlt of PA Department of Revenue; 06/03/15; \$443.60
- Diaz, Hugo G; Bank of America N.A.; 06/30/15; \$390,044.06
- Dicecco, Joseph; LPP Mortgage Ltd; 06/25/15; \$253,452.03
- Dicecco, Maureen; LPP Mortgage Ltd; 06/25/15; \$253,452.03
- Diciccio, Anthony J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$6,806.63
- Dickerson, Shannon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$482.00
- Dill, Donna M.; Commonwealth of PA Unemployment Comp Fund; 06/09/15; \$536.74
- Diluzio, Maureen A; Cmwlt of PA Department of Revenue; 06/03/15; \$3,315.54
- Dilworth, Kyle E; Federal National Mortgage Association (Fannie Mae); 06/26/15; \$301,555.31
- Dilworth, Timothy E; Federal National Mortgage Association (Fannie Mae); 06/26/15; \$301,555.31
- Dimajo, Dominic; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,518.00
- Dimaulo III, Anthony J; CSAA Mid-Atlantic Insurance Co./FKA; 06/15/15; \$3,474.67
- Dimeglio, Kristine M; Discover Bank; 06/23/15; \$4,984.12
- Dimond, Joesph M; Wells Fargo Bank NA; 06/23/15; \$150,989.56
- Dinicola, Justin A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,657.50
- Dinnella, Andrew Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,730.50
- Dinnella, Peter A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$479.00
- Dipaolo /AKA, David A; Nationstar Mortgage, LLC; 06/09/15; \$128,329.69
- Dipaolo, David; Nationstar Mortgage, LLC; 06/09/15; \$128,329.69
- Dipeitro, Philip Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$3,936.50
- Disaverio, Deborah A; Delcora; 06/01/15; \$253.90
- Disaverio, John G; Delcora; 06/01/15; \$253.90
- Divers, Eboni Anya; Property A Management; 06/03/15; \$2,575.31
- Dixon, Joyce I; City of Chester; 06/08/15; \$1,636.85
- Dobson, David; Wells Fargo Bank, N.A.; 06/03/15; \$189,666.58
- Dodsworth, Jon Stretch; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,856.00
- Donahue, George; LVNV Funding LLC; 06/29/15; \$1,518.34

- Donahue, John Martin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$5,241.50
- Dorsey, Christoph; Commonwealth of PA Unemployment Comp Fund; 06/24/15; \$7,448.92
- Dougan, David D; Internal Revenue Service; 06/23/15; \$24,397.25
- Douglas Jr., Elijah June; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,031.50
- Dowdy, Rasheem D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$4,435.00
- Doyle, Catherine E; Borough of Aldan; 06/26/15; \$1,322.83
- Doyle, Thomas John; Borough of Aldan; 06/26/15; \$1,322.83
- Draine, Violet K; Delcora; 06/01/15; \$379.37
- Drakopoulos, Maria; Mouratidoy, Koulla; 06/18/15; \$7,162.50
- Drakopoulos, Suzann; Mouratidoy, Koulla; 06/18/15; \$7,162.50
- Drexel Hill Auto Services, LLC; Haverford Township; 06/26/15; \$2,103.50
- Driggins, Aurena M; Cmwlth of PA Department of Revenue; 06/02/15; \$971.89
- Duer, Heather; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$6,158.50
- Duffy A/K/A, Phyllis; American Express Bank FSB; 06/10/15; \$35,654.98
- Duffy Jr, James P; Weiss Family Limited Partnership; 06/17/15; \$115,000.00
- Duffy, Kathleen M; Weiss Family Limited Partnership; 06/17/15; \$115,000.00
- Duffy, Phyllis M; American Express Bank FSB; 06/10/15; \$35,654.98
- Dukes, Eugenia L; Commonwealth of PA Unemployment Comp Fund; 06/09/15; \$6,097.09
- Dukes, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,491.00
- Duley, Gerald; Borough of Colwyn; 06/30/15; \$2,052.86
- Duley, Robin; Borough of Colwyn; 06/30/15; \$2,052.86
- Dunston, Doretha; City of Chester; 06/08/15; \$1,484.28
- Dunvegan Holding Corp; Cmwlth of PA Department of Revenue; 06/02/15; \$9,273.37
- Duranto, Angela M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,692.00
- Durham, Althea Lynnel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$7,291.50
- Dyitt, Breon Shrone; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,719.50
- Eagle Towing; Tillman Real Estate Associates; 06/12/15; \$7,272.20
- Early, Bernice T; Internal Revenue Service; 06/02/15; \$7,172.37
- Easley, Garry Tyrone; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,324.50
- Eastern States Distributors Inc; Cmwlth of PA Department of Revenue; 06/08/15; \$4,577.42
- Ebasco Properties Inc; Delcora; 06/01/15; \$609.56
- Eberle, Michael; Midland Funding LLC; 06/15/15; \$1,914.42
- Echevarria, Emiliano; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,083.50
- Eckert, Albert; Midland Funding LLC; 06/19/15; \$2,853.25
- Eddings, Theodore David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$5,426.60
- Edge, Sakeenah Talibah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,426.00
- Edge, Sakeenah Talibah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$994.00
- Education Enhancement Enterprises I; Cmwlth of PA Department of Revenue; 06/05/15; \$676.10
- Edwards, Barbara J.; Citimortgage, Inc. / SSR; 06/10/15; \$101,476.55
- Edwards, Gary; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$817.00
- Edwards, Maurice D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$4,742.50
- Edwards, Violet M.; Citimortgage, Inc. / SSR; 06/10/15; \$101,476.55
- Edwards, Xavier Marcullus; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,338.00



Egbert, Jude Timothy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$3,711.50  
 Eidell, Erica; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,811.50  
 Ekaro, Helen; Cmwlt of PA Department of Revenue; 06/03/15; \$42,542.74  
 El, Darrius Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,275.00  
 Elam, La Fenus; Palisades Colleciton LLC; 06/05/15; \$5,820.31  
 Elam, Colette L; The Bank of New York Mellon /FKA; 06/09/15; \$335,250.06  
 Elam, Richard B; The Bank of New York Mellon /FKA; 06/09/15; \$335,250.06  
 Elliott, Joshua; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,713.57  
 Ellis Jr., Joey Warren; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$5,200.50  
 Ellis, Candace A.; Commonwealth of PA Unemployment Comp Fund; 06/24/15; \$1,260.05  
 Ellis, James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,306.50  
 Elmwood Developers Inc.; Cmwlt of PA Department of Revenue; 06/04/15; \$1,628.62  
 Emergency Heat & Air Services Inc; Cmwlt of PA Department of Revenue; 06/04/15; \$371.93  
 Emm & S Inc; Internal Revenue Service; 06/30/15; \$8,642.50  
 Emmens, Parthena; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,980.50  
 Engler /AKA, Gro M; HSBC Bank USA N.A.; 06/24/15; \$337,621.92  
 Engler, Brian J; HSBC Bank USA N.A.; 06/24/15; \$337,621.92  
 Erb, Barbara J; Target National Bank; 06/08/15; \$12,150.22  
 Erickson, Tina M.; Cavalry SPV I, LLC; 06/29/15; \$4,047.83  
 Ericsson /AKA, Scott; Diemidio, Nico; 06/19/15; \$50,000.00  
 Ericsson /AKA, Scott; Hunt, Thomas; 06/19/15; \$6,000.00  
 Erikson, Scott; Diemidio, Nico; 06/19/15; \$50,000.00

Erikson, Scott; Hunt, Thomas; 06/19/15; \$6,000.00  
 ESF Ventures Inc D/B/A; Radnor Properties-555 LA L.P.; 06/18/15; \$1,230,763.29  
 Espanol, Eilene; Swaney, David; 06/19/15; \$50,533.62  
 Espanol, Eilene; Swaney, Emily; 06/19/15; \$50,533.62  
 Esposito, Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,076.00  
 Essick, Michael Craig; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$6,539.57  
 Estate of Roberto Damicodatri; Wells Fargo Bank, N.A.; 06/01/15; \$28,970.15  
 Estate of Thelma Pittman; CIT Bank NA F/K/A; 06/09/15; \$85,312.10  
 Estate of Virginia B Kellerman; Citimortgage Inc; 06/02/15; \$173,377.69  
 Ethridge, Paul; Cmwlt of PA Department of Revenue; 06/05/15; \$1,166.06  
 Ettorre, Stephanie Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,982.90  
 Evans Jr, James J; Internal Revenue Service; 06/09/15; \$87,443.05  
 Evans, Bridget A; Internal Revenue Service; 06/09/15; \$87,443.05  
 Evans, Elmer M; Southwest Del Co Municipal Authority; 06/03/15; \$680.30  
 Evans, Iva; Southwest Del Co Municipal Authority; 06/03/15; \$680.30  
 Evans, Vance A; Cmwlt of PA Department of Revenue; 06/03/15; \$4,577.07  
 Everett, Vera; Squares, Jefferis; 06/04/15; \$5,316.00  
 Eyster, Michael Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$435.00  
 Faione /DCD, John; Wells Fargo Bank, NA; 06/11/15; \$294,555.05  
 Falligan, Tanya; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,054.90  
 Fanuiel Jr, Raleigh I; Commonwealth of PA Unemployment Comp Fund; 06/24/15; \$27,096.55  
 Farally, Michelle; Wells Fargo Bank NA; 06/25/15; \$240,518.29  
 Farally, William; Wells Fargo Bank NA; 06/25/15; \$240,518.29

- Farmers Produce Inc; CmwltH of PA Department of Revenue; 06/05/15; \$2,056.12
- Farrell, James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$5,187.50
- Father & Sons Furniture Inc; CmwltH of PA Department of Revenue; 06/03/15; \$849.34
- Fedoriw, Rickey Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,487.00
- Feinstein, Joshua E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,014.00
- Feldman, Damon Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$5,226.50
- Felt Properties LLC; Borough of Colwyn; 06/29/15; \$5,718.63
- Ferguson, Maurice E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,830.10
- Ferguson, Stephen; CmwltH of PA Department of Revenue; 06/04/15; \$13,169.39
- Fernandez, Drusilla Lee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$681.50
- Fernandez, Isaiah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$991.00
- Fernandez-Guzman, Joshua; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,065.50
- Ferraccio, Priscilla A.; Commonwealth of PA Unemployment Comp Fund; 06/24/15; \$4,895.48
- Ferreira, Deborah; Wells Fargo Bank National Association; 06/10/15; \$59,219.56
- Ferreira, Deborah A; Wells Fargo Bank National Association; 06/10/15; \$59,219.56
- Ferrucci, Patricia A; Barclays Bank Delaware; 06/26/15; \$3,080.52
- Ferry, Tina; Knight Bros Inc; 06/04/15; \$7,274.11
- Fetko, Sandra; LVNV Funding LLC; 06/16/15; \$1,850.62
- Fetko, Thomas; LVNV Funding LLC; 06/16/15; \$1,850.62
- Fialkowski, Kevin J; Internal Revenue Service; 06/09/15; \$24,943.04
- Fialkowski, Marianne T; Internal Revenue Service; 06/09/15; \$24,943.04
- Fili Jr, David; CmwltH of PA Department of Revenue; 06/08/15; \$7,036.80
- Fili, Michelle A; CmwltH of PA Department of Revenue; 06/08/15; \$7,036.80
- Finnegan, Megan A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$3,307.50
- Fireone, Inc; Internal Revenue Service; 06/09/15; \$129,623.86
- Fisher, Mary Anne T; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,200.00
- Fitz Fast Freight Inc; CmwltH of PA Department of Revenue; 06/02/15; \$734.72
- Fitzgerald Sr, Harold; City of Chester; 06/09/15; \$630.63
- Fitzgerald, Luke E; Wells Fargo Bank, NA; 06/26/15; \$98,767.03
- Flaherty /DCD, Jeanne R; PNC Bank N.A.; 06/29/15; \$41,356.38
- Fletcher, Ashley T; CmwltH of PA Department of Revenue; 06/05/15; \$1,262.43
- Flood, Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,183.00
- Flowers, Eric Jermaine; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,148.50
- Foreman, Walter; City of Chester; 06/09/15; \$398.53
- Forte, Christopher S; CmwltH of PA Department of Revenue; 06/03/15; \$2,274.38
- Forte, Kristina; CmwltH of PA Department of Revenue; 06/03/15; \$2,274.38
- Foster, June; Midland Funding LLC; 06/29/15; \$1,135.30
- Foster, Lamont; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$73,080.00
- Fox, Earl; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$6,471.50
- Fox, Jackson Matthew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,170.25
- Fox, Melvin L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,819.00
- Francis Sr, Mark A; Unifund CCR Partners ASG; 06/15/15; \$946.71
- Franklin Mint FCU /GRN; Discover Bank; 06/26/15; \$6,520.02
- Franz, Paul; Delcora; 06/01/15; \$294.72
- Fratangeli, Mario A; Barclays Bank Delaware; 06/26/15; \$2,766.26

- Freeborn, Edward F; Federal National Mortgage Association; 06/25/15; \$143,303.86
- Freeborn, Mary Ann; Federal National Mortgage Association; 06/25/15; \$143,303.86
- Freeman, Florence; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$38,478.00
- Freeman, Jasmin Marveen; Ocwen Loan Servicing LLC; 06/16/15; \$119,950.37
- Freeman, Josephine; Borough of Darby; 06/03/15; \$1,191.33
- Frick Jr, George; Delaware County Juvenile Court; 06/03/15; \$409.50
- Frick Jr, George; Delaware County Juvenile Court; 06/03/15; \$309.50
- Frick Jr, George; Delaware County Juvenile Court; 06/03/15; \$310.00
- Frick Jr, George; Delaware County Juvenile Court; 06/03/15; \$40.00
- Frick Jr, George; Delaware County Juvenile Court; 06/03/15; \$411.00
- Frick Jr, George; Delaware County Juvenile Court; 06/03/15; \$310.00
- Friedhofer, Jennifer Lynn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,993.00
- Friedman, Karen E; Citimortgage Inc; 06/02/15; \$173,377.69
- Froehlich, Ingrid; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$656.00
- Fromenko, Wanda; JPMorgan Chase Bank N.A.; 06/22/15; \$194,284.31
- Frost Jr., James R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,458.00
- Fryer, Raubie J; Commonwealth of PA Unemployment Comp Fund; 06/09/15; \$934.40
- Fuessinger, Bernard R; Borough of Lansdowne; 06/30/15; \$6,778.20
- Fulginiti, Christine; Southwest Del Co Municipal Authority; 06/03/15; \$769.31
- Fulginiti, Robert A; Southwest Del Co Municipal Authority; 06/03/15; \$769.31
- Fulton Bank; Henderson Chadds Ford Associates LP; 06/09/15; \$99,477.39
- Fulton Bank; Henderson Chadds Ford Associates LP; 06/09/15; \$6,466.09
- Furqan, Bash Shar M; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,259.00
- Fusco, Jeffry; Wells Fargo Bank NA; 06/23/15; \$203,686.08
- Fusco, Lynn M; Wells Fargo Bank NA; 06/23/15; \$203,686.08
- G & C Environmental Services Inc; Internal Revenue Service; 06/02/15; \$11,823.05
- G & C Pizzeria Inc; Cmwlt of PA Department of Revenue; 06/02/15; \$3,091.75
- G R A S P L L C; Internal Revenue Service; 06/10/15; \$1,166.31
- G2M Group Inc.; Cmwlt of PA Department of Revenue; 06/04/15; \$752.10
- Gallagher, Brenda D; Cmwlt of PA Department of Revenue; 06/05/15; \$1,861.65
- Gallagher, Brian J; Cmwlt of PA Department of Revenue; 06/05/15; \$1,861.65
- Gallagher, Kevin Sean; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,571.50
- Gallo, Christine; Borough of Norwood; 06/30/15; \$1,353.75
- Gallo, Patrick; Borough of Norwood; 06/30/15; \$1,353.75
- Gandy, Derrick; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,167.00
- Gardner, Tynisha; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,714.50
- Garrett, Kenneth H; Internal Revenue Service; 06/30/15; \$52,140.50
- Garrett, Susan K; Internal Revenue Service; 06/30/15; \$52,140.50
- Garson, Carolyn L; Internal Revenue Service; 06/02/15; \$38,947.39
- Garvey, Sue A; Barclays Bank Delaware; 06/26/15; \$6,133.82
- Garvin Mitchell Corp; Dolan Jr, Leo J; 06/22/15; \$500,000.00
- Garvin, Ronald T; Commonwealth of PA Unemployment Comp Fund; 06/09/15; \$4,300.10
- Gaspero Jr, Guilio; JPMorgan Chase Bank NA /SSR; 06/08/15; \$184,285.75
- Gavin, Jacqueline; Cavalry SPV I LLC; 06/26/15; \$42,613.19
- Gavin, Nicholas; Cavalry SPV I LLC; 06/26/15; \$42,613.19
- Geiger, Kimberlee; Midland Funding LLC; 06/19/15; \$4,085.08
- Generosi, Fiorindo J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$4,951.50

- Genesis Cleaners Inc; Cmwlt of PA Department of Revenue; 06/09/15; \$1,250.32
- Gerard, Tujuauna; Santander Bank NA; 06/30/15; \$75,719.13
- Gerard A/K/A, Tojuana; Santander Bank NA; 06/30/15; \$75,719.13
- Gerlacher, Wesley P.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$5,722.50
- Gerlacher, Wesley P.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,961.50
- German, Jeffrey; U.S. Bank National Association /TR; 06/10/15; \$149,517.73
- German, Joanna K; U.S. Bank National Association /TR; 06/10/15; \$149,517.73
- Gervasi, Anthony; Cavalry SPV I LLC; 06/01/15; \$2,345.13
- Gevaert, Renee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,008.00
- Geyer /AKA, Meghann E; Citigroup Mortgage Loan Trust; 06/12/15; \$207,640.07
- Geyer, Christopher; Citigroup Mortgage Loan Trust; 06/12/15; \$207,640.07
- Ghuneem, Ahmed Farid; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$4,559.00
- Gill, Beverly; Midland Funding LLC; 06/25/15; \$1,600.40
- Gilpin, Andre J; Delcora; 06/01/15; \$351.15
- Gilpin, Andre J; Delcora; 06/01/15; \$351.15
- Gilpin, Tracy A; Delcora; 06/01/15; \$351.15
- Gilpin, Tracy A; Delcora; 06/01/15; \$351.15
- Gindhart, Margaret P; Cmwlt of PA Department of Revenue; 06/04/15; \$1,899.47
- Gindhart, Stephen C; Cmwlt of PA Department of Revenue; 06/04/15; \$1,899.47
- Girifalco, Catherine Ann; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,046.50
- Gizzi, Jason M; City of Chester; 06/08/15; \$1,176.10
- Gladek, Charles William; Borough of Darby; 06/04/15; \$1,240.33
- Gleason, Joseph J; Internal Revenue Service; 06/30/15; \$17,372.19
- Gleason, Sarah B; Internal Revenue Service; 06/30/15; \$17,372.19
- Glenn, Joshua Nathaniel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,163.50
- Glouner, Kendall Lee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$3,591.50
- Glover, Julius; Nationstar Mortgage LLC; 06/11/15; \$126,504.67
- Glover, Julius L; Philadelphia Federal Credit Union; 06/04/15; \$17,803.42
- Glover, Talina; Nationstar Mortgage LLC; 06/11/15; \$126,504.67
- Goblirsch, Kevin P; Cmwlt of PA Department of Revenue; 06/08/15; \$903.43
- Golden Impulse Inc; Internal Revenue Service; 06/15/15; \$2,598.27
- Golt / AKA, Jackie; Wells Fargo Bank NA; 06/18/15; \$108,701.24
- Golt / EST, John; Wells Fargo Bank NA; 06/18/15; \$108,701.24
- Golt / HEIR, James; Wells Fargo Bank NA; 06/18/15; \$108,701.24
- Golt /AKA, Denny; Wells Fargo Bank NA; 06/18/15; \$108,701.24
- Golt /HEIR, Dennis A; Wells Fargo Bank NA; 06/18/15; \$108,701.24
- Goodwin, Natalie R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,693.50
- Goodwine, Kyle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,426.00
- Goodwine, Kyle L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,339.50
- Gorbey, J Edward; Delcora; 06/01/15; \$570.67
- Gordon, Marie; JMMMP Co. Asg/ From Aaron's Inc.; 06/09/15; \$1,317.64
- Govan, Nadiyah S; Cmwlt of PA Department of Revenue; 06/04/15; \$1,559.00
- Graham /AKA, Alice E; Wells Fargo Bank, N.A.; 06/29/15; \$58,551.75
- Graham, Alice; Wells Fargo Bank, N.A.; 06/29/15; \$58,551.75
- Graham, Rodney; Commonwealth of PA Unemployment Comp Fund; 06/24/15; \$3,285.01
- Granberry, Zachary Jamir; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,589.00
- Grant Jr., William David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$134.00
- Grant Jr., William David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$147.00

- Graves, Alisha M; Delcora; 06/01/15; \$303.18
- Graves, Jeffrey E.; Wells Fargo Bank, NA; 06/18/15; \$167,942.87
- Gray, Shamar Lamont; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,240.50
- Great American Bensalem, Inc /AKA; American Express Bank, FSB; 06/19/15; \$213,145.27
- Great American; American Express Bank, FSB; 06/19/15; \$213,145.27
- Green Jr., Keith W.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$609.50
- Green, Micherie A; Cmwth of PA Department of Revenue; 06/03/15; \$2,571.69
- Green, Olivia; Midland Funding LLC; 06/10/15; \$948.87
- Green, Philip; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,455.50
- Greenfield III, Albert; Internal Revenue Service; 06/01/15; \$964,922.61
- Greenhorn Trucking Inc; Holtzman Oil Corp; 06/29/15; \$7,403.42
- Greer, Donnamarie T; Cmwth of PA Department of Revenue; 06/05/15; \$1,344.85
- Greer, Michael D; Cmwth of PA Department of Revenue; 06/05/15; \$1,344.85
- Gregorio, Tyree Raymond; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$5,980.58
- Grey, Linval; Midland Funding LLC; 06/26/15; \$8,927.63
- Griffin, Alphonso; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,388.50
- Grobes, Michael W; Deutsche Bank National Trust Company; 06/18/15; \$111,295.85
- Groch, Stephen J; Cavalry SPV I LLC; 06/26/15; \$4,751.31
- Groome, Michelle; JPMorgan Chase Bank, NA; 06/11/15; \$120,657.48
- Growells, Tyshane; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,825.50
- Guaglianore, Frederick; Mariner Finance LLC; 06/10/15; \$2,842.63
- GWR Medical Inc; Cmwth of PA Department of Revenue; 06/08/15; \$1,053.34
- GWSI Inc; Indian Valley Bulk Carriers Inc; 06/25/15; \$4,157.16
- HA Harper Sons Inc; Cmwth of PA Department of Revenue; 06/09/15; \$23,459.88
- Haggerty, Brett R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,280.00
- Hagis, Nicholas George; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$3,554.50
- Hair, Syvlia; Hilltop IV Condominium Association; 06/15/15; \$25,669.52
- Hamilton, Frank; Bank of America, N.A.; 06/09/15; \$290,072.67
- Hamilton, Maureen E; Bank of America, N.A.; 06/09/15; \$290,072.67
- Hammond & Co Inc; Internal Revenue Service; 06/02/15; \$1,809.03
- Hampton, Bernice; Rocco, Michael P; 06/02/15; \$5,265.50
- Hamre, Kathryn O; PNC Bank National Association; 06/23/15; \$38,959.63
- Hankerson, Harvey L; Deutsche Bank National Trust Company; 06/23/15; \$170,961.98
- Hannold, Jerome S; Duty, John; 06/18/15; \$3,500.00
- Hannold, Jerome S; Gerstenfeld, Megan; 06/18/15; \$3,500.00
- Hannold, Pamela J; Duty, John; 06/18/15; \$3,500.00
- Hannold, Pamela J; Gerstenfeld, Megan; 06/18/15; \$3,500.00
- Haque, Mazedul; Delcora; 06/01/15; \$450.07
- Hardware, Haseen A; Internal Revenue Service; 06/19/15; \$11,626.84
- Harmon Pres & Etal, Elliot P; Borough of Darby; 06/04/15; \$610.32
- Harper-Grobes, Tonia; Deutsche Bank National Trust Company; 06/18/15; \$111,295.85
- Harrington, Donald Louis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,256.50
- Harris Jr., Gary Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,326.50
- Harris, Christina; U.S Bank, NA /TR; 06/01/15; \$229,527.14
- Harris, Craig; U.S Bank, NA /TR; 06/01/15; \$220,527.14
- Harris, Darryl; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,219.50
- Harris, Toni; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,140.00

- Harrison Community Assoc; Dolan, Cherie M; 06/22/15; \$500,000.00
- Harrison Community Assoc; Dolan Jr, Leo J; 06/22/15; \$500,000.00
- Harris-Thomas, Dorothy V; Wells Fargo Bank, NA; 06/15/15; \$127,421.57
- Haskins, Darick Leonard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,361.50
- Hassano, Carina L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,011.50
- Hastings, Brittany; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$803.50
- Hate, Melida; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,541.50
- Hawkins, Connie S; City of Chester; 06/08/15; \$3,336.83
- Hawkins, Don S; City of Chester; 06/08/15; \$3,336.83
- Hawkins, Harry K; Borough of Colwyn; 06/29/15; \$2,200.65
- Hawn, Michael Edward; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$4,991.50
- Hayes, Tina A.; Commonwealth of PA Unemployment Comp Fund; 06/24/15; \$15,591.53
- Haynes, James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$4,176.00
- Hayward, Phillip; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$9,837.55
- Hayward, Phillip; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$4,538.92
- HDW 280 Owen, LLC; Borough of Lansdowne; 06/29/15; \$2,495.79
- Headlinez LLC; Cmwth of PA Department of Revenue; 06/02/15; \$2,275.19
- Heil Sr, John A; Internal Revenue Service; 06/10/15; \$44,889.74
- Hendricks, Jamie Lynn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,705.00
- Henningsen, Brooke; Borough of Lansdowne; 06/29/15; \$2,152.58
- Henry, Dolores; Cmwth of PA Department of Revenue; 06/05/15; \$2,274.36
- Henry, Michael S.; Cmwth of PA Department of Revenue; 06/05/15; \$2,274.36
- Herbert, Gabriel Akil; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,195.50
- Heritage Moving Systems Inc.; Cmwth of PA Department of Revenue; 06/04/15; \$9,718.06
- Heritage, Rose M; Barclays Bank Delaware; 06/29/15; \$2,905.58
- Hermes, Patrick; Victor A Sage DC P.C. d/b/a Sage Clinic; 06/04/15; \$977.50
- Hernandez, Manuel Sammy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,047.50
- Hewes, Christopher P.; Ocwen Loan Servicing, LLC; 06/23/15; \$171,302.14
- Hewes, Marie G.; Ocwen Loan Servicing, LLC; 06/23/15; \$171,302.14
- High Point Construction Inc; Cmwth of PA Department of Revenue; 06/08/15; \$1,178.67
- Hightower, Brittany; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,195.00
- Hightower, Ernestine; Internal Revenue Service; 06/02/15; \$16,510.29
- Hightower, Matthew Breon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,366.00
- Hill, Jaron; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,746.50
- Hills, Shaquan; Delcora; 06/01/15; \$385.40
- Himmons, Nathaniel A; US Bank National Association; 06/17/15; \$358,596.71
- Hinchliffe, James A; Wells Fargo Bank NA; 06/11/15; \$460,976.25
- Hinchliffe, Yong S; Wells Fargo Bank NA; 06/11/15; \$460,976.25
- Hindsley Clark, Debrah; Santander Bank N.A.; 06/02/15; \$249,383.41
- Hinkle, Linda; Cavalry Spv I, LLC Asg/ of GE Retail Bank/Walmart Credit Card; 06/15/15; \$4,236.06
- Holden, F. Charlene; Springhill Farm Waster/; 06/10/15; \$3,011.53
- Holley, Brian Allen; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$4,459.00
- Holman Jr., Darrell; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,594.50

- Holmes, Todd M.; Commonwealth of PA Unemployment Comp Fund; 06/09/15; \$809.12
- Hoopes, Kelly; State Farm Mutual Automobile Insurance Company; 06/02/15; \$31,706.81
- Horowitz A/K/A, Geoffrey M; Discover Bank; 06/11/15; \$7,007.95
- Horowitz, Jeff; Discover Bank; 06/11/15; \$7,007.95
- Haupt, Christopher M; Cmwth of PA Department of Revenue; 06/08/15; \$2,950.24
- Househab Inc ; Colwyn Borough ; 06/04/15; \$1,821.13
- Howard, Ris; Palisades Collection LLC; 06/04/15; \$2,591.55
- Howell, Sandra; Borough of Norwood; 06/30/15; \$1,181.25
- Howerton, Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$5,610.65
- Hubert, Dwight; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$4,964.48
- Hudyma, Anita; Wells Fargo Bank; 06/18/15; \$17,937.48
- Hudyma, Steven; Wells Fargo Bank; 06/18/15; \$17,937.48
- Hughes, Carmen Rae; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$126.00
- Huha, Nicole Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,641.50
- Hunter, Enyde; City of Chester; 06/09/15; \$778.08
- Hunter, Kenyon; City of Chester; 06/09/15; \$778.08
- Hunter, Laurie M; Wells Fargo Bank N.A.; 06/09/15; \$133,636.16
- Hurst, Lois; Southern Delaware County Authority; 06/22/15; \$390.56
- Hye Tech Construction Inc; Cmwth of PA Department of Revenue; 06/04/15; \$355.02
- Iacovone, Angela; Delcora; 06/01/15; \$540.36
- Iacovone, Angela M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,269.50
- Immanuel Lutheran Church; Borough of East Lansdowne; 06/01/15; \$885.11
- Ingram, Jay Jr; Midland Funding LLC; 06/23/15; \$1,506.88
- Inter Global Printing Inc.; Commonwealth of PA Unemployment Comp Fund; 06/30/15; \$2,737.20
- Irby, Terence; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,769.50
- Irrgang, Denise; Cmwth of PA Department of Revenue; 06/08/15; \$1,236.81
- Irrgang, Scott; Cmwth of PA Department of Revenue; 06/08/15; \$1,236.81
- Irving, Shaquille Oneil; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,356.50
- Isom Jr., Mark; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$194.50
- Ivery, Rasheed K.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,067.50
- Iyomon, Ivor; Internal Revenue Service; 06/02/15; \$28,493.25
- J & S Restaurant Services Inc; Cmwth of PA Department of Revenue; 06/08/15; \$1,212.06
- J G Nascon Inc; Cmwth of PA Department of Revenue; 06/08/15; \$55,651.69
- J. G. Nascon, Inc; Sparcon Associates, Inc; 06/26/15; \$4,334.66
- J.G. Nascon, Inc.; MTD Sueveying Inc; 06/19/15; \$6,800.00
- JA Whitters LLC; Cmwth of PA Department of Revenue; 06/02/15; \$2,275.19
- Jackson, Adam Wayne; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$1,730.50
- Jackson, Albert; City of Chester; 06/09/15; \$682.50
- Jackson, Bob; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$2,431.50
- Jackson, William; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 06/01/15; \$322.95
- Jacobs , Beatrice; Discover Bank ; 06/30/15; \$1,538.51
- Jacobs, Cora; Delcora; 06/01/15; \$1,180.31
- Jacobs, Pearl; Peco Energy Company; 06/29/15; \$12,092.30
- Jacobs, William; Peco Energy Company; 06/29/15; \$12,092.30
- Jacobs, William A; City of Chester; 06/09/15; \$2,714.31
- James, Chavonne R; Cabrini College; 06/02/15; \$6,432.13

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

**BOROUGH**

Aldan 56  
Brookhaven 30, 57, 65, 137  
Chester Heights 98  
Clifton Heights 9, 40, 50  
Collingdale 21, 38, 46, 68  
Colwyn 109  
Darby 4, 22, 25, 74, 115, 130  
East Lansdowne 61  
Eddystone 89  
Folcroft 11, 17, 33  
Glenolden 47, 143  
Lansdowne 12, 19, 32, 51, 84, 99, 111,  
134, 144  
Norwood 53, 96, 103, 112  
Parkside 133  
Ridley Park 97  
Sharon Hill 23, 71, 77  
Upland 66  
Yeadon 62, 64, 76, 110, 121, 128

**CITY**

Chester 13, 42, 44, 58, 75, 81, 124, 132,  
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**TOWNSHIP**

Aston 2, 26, 37, 45, 136, 146  
Chester 101, 127  
Concord 87  
Darby 6, 69, 83, 88  
Haverford 15, 18, 28, 60, 72, 126  
Lower Chichester 54, 92, 141  
Marple 118  
Middletown 31, 86  
Nether Providence 24, 39, 80, 90, 142, 147  
Newtown 55, 131  
Radnor 41  
Ridley 1, 7, 35, 63, 82, 94, 123, 135  
Springfield 16, 52, 107  
Thornbury 117  
Upper Chichester 43, 70, 78, 93,  
104, 116, 125, 140  
Upper Darby 3, 5, 8, 10, 14, 20, 27, 29, 34,  
36, 49, 67, 73, 85, 91, 95, 100, 105, 106,  
108, 113, 114, 119, 120, 122, 129, 139, 145

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. 009060 1. 2015**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 38-03-01693-00.

Property: 1407 Morton Avenue, Folsom, PA 19033.

BEING the same premises which Financial Equity, Inc., by Deed dated April 28, 2000 and recorded June 7, 2000 in and for Delaware County, Pennsylvania in Deed Book Volume 2022, page 38, granted and conveyed unto Racell Payton and Andre Payton, husband and wife, as tenants by the entirety.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Racell Payton and Andre Payton, husband and wife, as tenants by the entirety.

Hand Money 10% of Judgment Amount: \$20,382.28

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**



**No. 1281 2. 2012**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 02-00-00-111-09.

Property: 125 Brakel Lane, Media, PA 19063.

BEING the same premises which Orchard Hills, Inc. (Pennsylvania Corporation), by Deed dated July 9, 1979 and recorded July 12, 1979 in and for Delaware County, Pennsylvania in Deed Book Volume 2701, page 725, granted and conveyed unto Robert A. Fulginiti and Christine Fulginiti, his wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Robert A. Fulginiti and Christine Fulginiti, his wife.

Hand Money 10% of Judgment Amount: \$32,439.69

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 00018 3. 2013**

**MORTGAGE FORECLOSURE**

7138 Seaford Road  
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Estate of Gbolahan Olabode a/k/a Gbolahwon Olabode c/o Joseph M. Fioravanti, Administrator, Michael Olabode, known heir of Gbolahan Olabode a/k/a Gbolahwon Olabode, Olatunbosun O. Olabode, known heir of Gbolahan Olabode a/k/a Gbolahwon Olabode, Bankole Olayemi Olabode, known heir of Gbolahan Olabode, a/k/a Gbolahwon Olabode, unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Gbolahan Olabode a/k/a Gbolahwon Olabode, deceased, Joseph M. Fioravanti, Administrator of the Estate of Gbolahan Olabode a/k/a Gbolahwon Olabode, Estate of Gbolahan Olabode, Babatundi Olatunji Olabode, known heir of Gbolahan Olabode a/k/a Gbolahwon Olabode.

Hand Money \$7,420.65

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 010587 4. 2015**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 14-00-02196-00.

Property: 221 Mulberry Street, Darby, PA 19023.

BEING the same premises which Maggie Jones, Executrix under the Will of Sarah Rhyne, deceased, by Deed dated December 16, 2009 and recorded February 4, 2010 in and for Delaware County, Pennsylvania in Deed Book Volume 4696, page 940, granted and conveyed unto Sheila E. Walker.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Sheila E. Walker.

Hand Money 10% of Judgment Amount: \$8,469.78

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 010488 5. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on Pennock Avenue.

Front: IRR Depth: IRR

BEING Premises: 130 North Pennock Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Asif Khan.

Hand Money \$7,161.01

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9443 6. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Darby, County of Delaware, Commonwealth of PA on Startford Road.

Front: IRR Depth: IRR

BEING Premises: 1047 Stratford Road, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Polina Kozlowski and Steven Kozlowski.

Hand Money \$14,953.60

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000029 7. 2016**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Northeasterly side of Secane Road.

Front: IRR Depth: IRR

BEING Premises: 2557 Secane Road, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: James J. D'Ambrosio.

Hand Money \$11,620.00

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10845 8. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 125

BEING Premises: 3225 Albermarle Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Matthew Leisse and Alisha Leisse.

Hand Money \$15,964.13

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7121 9. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 36.83 Depth: 137.85

BEING Premises: 31 Walnut Street, Clifton Heights, PA 19018-1618.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Richard Neeley, Jr. a/k/a Richard G. Neeley, Jr. Dawn McHugh and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Diane Neeley, deceased.

Hand Money \$8,304.25

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10274A 10. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on Copley Road.

Front: IRR Depth: IRR

BEING Premises: 44 Copley Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Shelia Mohammed, solely in her capacity as heir of Sheikh Mohammed Iqbal, deceased and the unknown heirs of Sheikh Mohammed Iqbal, deceased.

Hand Money \$13,629.82

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 010907 11. 2013**

**MORTGAGE FORECLOSURE**

425 Ashland Avenue  
Folcroft, PA 19032

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Anna M. Maher, known heir of Frances G. Baker, a/k/a Francis Baker, last record owner, unknown heirs, successors, assigns and all persons, firms or association claiming right, title or interest from or under Frances G. Baker a/k/a Francis Baker, last record owner, Gerald L. Maher.

Hand Money \$8,907.93

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002246 12. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Lansdowne, County of Delaware, Commonwealth of PA on the Northwesterly corner of Stratford Avenue.

Front: IRR Depth: IRR

BEING Premises: 29 East Stratford Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Vernice T. Clayton and Forrest I. Williams.

Hand Money \$20,023.41

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 005680 13. 2015**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Westerly side of Keystone Road.

Front: IRR Depth: IRR

BEING Premises: 1144 Keystone Road, Chester, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: The unknown heirs of Rhonda Jennings, deceased and Jennings Jr., Roosevelt solely in his capacity as heir of Rhonda Jennings, deceased.

Hand Money \$2,003.04

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002530 14. 2010**

**MORTGAGE FORECLOSURE**

252 Bayard Road, Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Anna M. Evans, Antonio C. Evans.

Hand Money \$14,937.34

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 011546 15. 2013**

**MORTGAGE FORECLOSURE**

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

Description: 2 sty hse gar (40x161x159x57)

BEING Premises: 112 Myrtle Avenue, Havertown, PA 19083.

Parcel Number: 22-08-00839-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Kenneth J. Williamson and Karen M. Williamson.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

No. 011143 16. 2015

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 42-00-00362-00.

Property: 346 Ballymore Road, Springfield, PA 19064.

BEING the same premises which Nicholas J. Giuffre, Trustee of the Trust f/b/o Nicholas P. Giuffre, u/w of Frances M. Giuffre; Nicholas J. Giuffre, Trustee of the Trust, f/b/o Natalie M. Giuffre, u/w of Frances M. Giuffre; Nicholas J. Giuffre, Trustee of the Trust, f/b/o Peter J. Giuffre, u/w of Frances M. Giuffre and Nicholas J. Giuffre, Trustee of the trust, f/b/o Charles R. Giuffre, u/w of Frances M> Giuffre, by Deed dated March 29, 2010 and recorded April 1, 2010 in and for Delaware County, pennsylvania in Deed Book Volume 04719, page 1320, granted and conveyed unto James M. Keenan and Natalie E. Olinger, no marital status shown.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: James M. Keenan and Natalie E. Olinger, no marital status shown.

Hand Money 10% of Judgment Amount: \$22,953.37

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 011460 17. 2014

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 20-00-00518-05.

Property: 2118 Delmar Drive, Folcroft, PA 19032.

BEING the same premises which George M. Rule and Bernadette Rule, by Deed dated July 30, 1999 and recorded August 5, 1999 in and for Delaware County, Pennsylvania in Deed Book Volume 1912, page 1768, granted and conveyed unto Joseph R. Washco and Sarah Washco, as tenants by entirety.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Joseph R. Washco and Sarah Washco, as tenants by entirety.

Hand Money 10% of Judgment Amount: \$16,526.44

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 004924 18. 2012

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 22-05-00764-00.

Property: 701 Panmure Road, Haverford, PA 19041.

BEING the same premises which John J. Haslett and Alinda M. Haslett, husband and wife, by deed dated June 10, 2002 and recorded June 17, 2002 in and for Delaware County, Pennsylvania in Deed Book Volume 02458, page 0008, granted and conveyed unto Paul H. Rogers and Frances E. Rogers, husband and wife, as tenants by entirety.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Paul H. Rogers and Frances E. Rogers, husband and wife, as tenants by entirety.

Hand Money 10% of Judgment Amount: \$187,716.38

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 005962 19. 2014**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 23-00-01485-00.

Property: 260 Green Avenue, Lansdowne, PA 19050.

BEING the same premises which Anant Radhakrishnan and Erica Radhakrishnan, husband and wife, by Deed dated November 14, 2005 and recorded December 1, 2005 in and for Delaware County, Pennsylvania in Deed Book Volume 3667, page 868, granted and conveyed unto Jane Poyau.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Jane Poyau.

Hand Money 10% of Judgment Amount: \$47,736.91

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 10752 20. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 7052 Ruskin Lane, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Raymond Jones.

Hand Money \$5,847.34

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 010225 21. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware, Commonwealth of PA on the Northeast side of Roberta Avenue.

Front: IRR Depth: IRR

BEING Premises: 253 Roberta Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lavonna M. Reed.

Hand Money \$10,957.87

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000311 22. 2016**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 1148 Wycombe Avenue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nicole Walker.

Hand Money \$10,348.79

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6474 23. 2015**

**MORTGAGE FORECLOSURE**

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

25 x 81

BEING Premises: 66 Frances Avenue, Sharon Hill, PA 19079-1909.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael E. Ogleton.

Hand Money \$11,736.10

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10787 24. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 101 Depth: 98

BEING Premises: 101 Lombardy Road, Wallingford, PA 19086.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mark W. Hogan and Moira E. Hogan.

Hand Money \$24,857.37

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 259 25. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 136

BEING Premises: 218 Weymouth Road, Darby, PA 19023-1424.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Debra Bostic.

Hand Money \$4,034.63

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000310 26. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 68 Depth: 130

BEING Premises: 11 Sherwood Lane, a/k/a 11 Sherwood Drive, Aston, PA 19014-1912.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Denise Ranson and John Ranson, Sr. a/k/a John Ranson.

Hand Money \$16,542.27

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4743 27. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 100

BEING Premises: 928 Edmonds Avenue, Drexel Hill, PA 19026-2624.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Amanda L. Pombo and Jeanmarie Nania.

Hand Money \$27,160.83

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10199A 28. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 50 ft Depth: 150 ft

BEING Premises: 3 East Wilmot Avenue, Havertown, PA 19083-4721.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jennifer L. Morris and Patrick J. Morris.

Hand Money \$28,930.41

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009116 29. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 25 ft Depth: 98 ft

BEING Premises: 511 Larchwood Avenue, Upper Darby, PA 19082.



Parcel Number: 16-05-00745-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Shawn R. Richardson and Darlene Richardson.

Hand Money \$10,322.64

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

**MARY McFALL HOPPER, Sheriff**

**No. 491                      30.                      2016**

**MORTGAGE FORECLOSURE**

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

Unit 4 Bldg A, Condo A12 Oak Dr.

BEING Premises: 5200 Hilltop Drive, Unit A-12, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Amanda B. Heeney.

Hand Money \$10,239.49

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 005601                      31.                      2015**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 27-00-00188-00.

Property: 7 Blackhorse Lane, Media, PA 19063.

BEING the same premises which Alexander Little, Sr. and Louise R. Little, by Deed dated April 14, 2007 and recorded April 19, 2007 in and for Delaware County, Pennsylvania in Deed Book Volume 4080, page 535, granted and conveyed unto George F. Foreacre, III and Angela D. Foreacre, as tenants by the entirety.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: George F. Foreacre, III and Angela D. Foreacre, as tenants by the entirety.

Hand Money 10% of Judgment Amount: \$30,021.59

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 316                      32.                      2016**

**MORTGAGE FORECLOSURE**

Property in the Borough of Lansdowne, County of Delaware, Commonwealth of PA on the Southeasterly side of Powelton Avenue.

Front: IRR Depth: IRR

BEING Premises: 106 Powelton Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michelle C. Shearlds.

Hand Money \$12,211.46

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4268B 33. 2013**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 2057 Kent Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Derrick Clark.

Hand Money \$13,502.01

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10616 34. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 126 Richfield Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Mosamat C. Sultana.

Hand Money \$11,619.86

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10410 35. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 235 Buchanan Avenue, Milmont Park, PA 19033.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jacqueline E. Johnson.

Hand Money \$17,175.41

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5992 36. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 3813 Albermarle Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Adrienne Bicanich.

Hand Money \$11,905.30

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 261 37. 2016**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 718 Lamp Post Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Melissa DeFrank and Michael DeFrank.

Hand Money \$22,296.14

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 00706A 38. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 120

BEING Premises: 345 Westmont Drive, a/k/a 345 Westnut Drive, Darby, PA 19023-1023.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael L. Reynolds and Rebecca Reynolds.

Hand Money \$15,371.23

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 11338 39. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$185,909.03

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

Front: Irregular Depth: Irregular

BEING Premises: 106 Dundee Mills Lane, Wallingford, PA 19086.

Folio Number: 34000246264.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Eric C. Quick and United States of America, Department of the Treasury—Internal Revenue Service.

Hand Money \$18,590.90

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6822 40. 2014**

**MORTGAGE FORECLOSURE**

JUDGMENT AMOUNT: \$183,810.89

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

Front: IRR Depth: IRR

BEING Premises: 54 West Broadway Avenue, Clifton Heights, PA 19018.

Folio Number: 10-00-00598-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William F. Hanrahan, Jr.

Hand Money \$18,381.09

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6410 41. 2011**

**MORTGAGE FORECLOSURE**

JUDGMENT AMOUNT: \$891,104.33

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

Front: Irregular Depth: Irregular

BEING more commonly known as: 320 Conestoga Road, Wayne, PA 19087.

Folio Number: 36-03-01609-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Peter F. Pascarelli; Elizabeth A. Pascarelli and United States of America, Department of the Treasury-Internal Revenue Service.

Hand Money \$89,110.43

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 008948 42. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN brick dwelling house and lot or piece of land situate on the East side of Madison Street at the distance of 80 feet South of 23rd Street in the City of Chester, in the County of Delaware aforesaid, and being known as No. 2219 Madison Street.

CONTAINING in front or breadth on the said Madison Street measured thence Southwardly 20 feet and extending in depth Eastwardly between parallel lines at right angles to the said Madison Street 117.4 feet more or less.

BOUNDED on the South by the middle line of the party wall of the premises herein described and the premise on the South and on the North by lands now late of Howard W. McCray.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David R. Noonan.

Hand Money \$8,734.67

Law Office of Gregory Javardian, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10294 43. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 145 feet Depth: 100 feet

BEING Premises: 1347 Apple Street, Boothwyn, PA 19061.

Parcel Nos. 09-00-00007-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Thomas J. Greene, Jr. a/k/a Thomas Greene and Stephanie Murphy.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 009992A 44. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN brick message and lot or piece of land known and designated as Parcel No. 9 on the Plan of Buckman Village, City of Chester, County Delaware and Commonwealth of Pennsylvania, as recorded in the Office of the Recorder of Deeds of Delaware County aforesaid at Media, in Case No. 2 page 12 and also designated on said plan as No. 1129 Clover Lane.

BEING the same premises which Allen Klenotiz by Indenture bearing date the 24th day of March, A.D. 2000 and recorded in the Office for the Recording of Deeds, in and for the County of Delaware, aforesaid, in Deed Book 2007, page 594 granted and conveyed unto Lester A. Lawrence and Hamilah Inman.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lester Lawrence, and Halimah Inman a/k/a Halimah Lawrence.

Hand Money \$47,652.69

Alicia M. Sandoval, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 000164 45. 2016**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Aston, County of Delaware and State of Pennsylvania and known and designated as Lot No. 53 on the Plan of Lots of Green Ridge, Section "B" made by Damon and Foster, Sharon Hill, Pennsylvania, on 4/2/1941 and recorded at Media, in the Office herein after, mentioned in Plan Case o.3 page 17.

BEING Premises: 11 Green Lane, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Denise F. Kelly.

Hand Money \$25,278.98

Hill Wallack, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6647 46. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 21 Depth: 96

BEING Premises: 1008 Hansen Place a/k/a, 1008 Hansen Terrace, Collingdale, PA 19023-4001.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Vernetta Carbon.

Hand Money \$9,825.37

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 112 47. 2016**

**MORTGAGE FORECLOSURE**

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

Condo Unit T16

BEING Premises: 100 East Glenolden Avenue, Unit T-16, Glenolden, PA 19036-2238.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jennifer E. Neal.

Hand Money \$8,970.55

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008825 49. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 80

BEING Premises: 7049 Clover Lane, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Helene E. Gamber and Patrick M. Shea.

Hand Money \$4,736.15

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 005961 50. 2015**

**MORTGAGE FORECLOSURE**

400 S. Church Street  
Clifton Heights, PA 19018

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. 43 on Plan of Westbrook Park No. 2, which Plan is recorded at Media in Plan Case No. 6, Plate No. 18, and described as follows, to wit:

BEGINNING at a point of radial intersection, which the Southwest side of Church Avenue (fifty feet wide) makes with the Southeast of Madison Avenue (fifty feet wide); thence extending along the Southwest side of Church Avenue, South twenty nine degrees, fifty two minutes East, four feet and three one-hundredths feet to a point; thence extending South sixty degrees, eight minutes West, passing partly through the center of party wall of building erected on this land and buildings erected on the land to the Southeast thereof and crossing the bed of a certain twelve feet wide driveway, which extends Northwest into Madison Avenue, one hundred twenty feet to a point; thence extending North twenty nine degrees, fifty two minutes West, thirty four feet and thirty five one-hundredths feet to a point on the Southeast side of Madison Avenue aforesaid; thence extending along same North sixty three degrees, nineteen minutes East, re-crossing the said twelve feet wide driveway, ninety six feet and fifty-four one-hundredths feet to a point of radial intersection; which the Southeast side of Madison Avenue makes with the Southwest side of Church Avenue; thence in a general Southeast direction along the said side of a radial intersection of the arc of a circle curving to the right with a radius of twenty five feet the arc distance of thirty seven feet and eighty eight one-hundredths feet to the first mentioned point and place of beginning.

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

TOGETHER with the right and use of said driveway in common with the owners of other lands abutting thereon, subject to proportionate expense of said driveway.

BEING the same premises which Stevenson P. Garrett and Alice C. Garrett by Deed dated June 24, 1955 and recorded on June 30, 1955, in Deed Book 1786, page 534, in the Delaware County Recorded of Deeds Office, granted and conveyed unto Paul T. Dauphin and Patricia M. Dauphin (both deceased).

BEING Folio Number: 10-00-00931-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Paul T. Dauphin Jr., solely in his capacity as known heir to Paul T. Dauphin, deceased Robert James Dauphin, solely in his capacity as known heir to Paul T. Dauphin, deceased, any and all unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Paul T. Dauphin, deceased.

Hand Money \$3,000.00

Lauren Berschler Karl, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8069 51. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 42 Depth: 97

BEING Premises: 188 Glentay Avenue a/k/a, 188 Glentay Road, Lansdowne, PA 19050-1132.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lenny V. Jenkins and Vera L. Thompson-Jenkins.

Hand Money \$24,534.66

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4957A 52. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 65 Depth: 184.06

BEING Premises: 727 Sheffield Drive, Springfield, PA 19064-2825.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph R. Chedeville and Diane M. Pontillo.

Hand Money \$32,535.84

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8220 53. 2015**

**MORTGAGE FORECLOSURE**

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

Front: Irregular ft Depth: Irregular ft

BEING Premises: 208 Love Lane, Norwood, PA 19074.

Parcel No. 31-00-00781-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Kim M. Pignone and Michael F. Pignone.

Hand Money 3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 750 54. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 22 Depth: 100

BEING Premises: 1455 Summit Street, Linwood, PA 19061-4338.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alison J. Lewis.

Hand Money \$12,161.09

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1099 55. 2016**

**MORTGAGE FORECLOSURE**

155 4th Ave,  
Newtown Square, PA 19073

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Raymond W. Wilson.

Hand Money \$11,665.08

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009006 56. 2015**

**MORTGAGE FORECLOSURE**

JUDGMENT AMOUNT: \$84,794.13

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

Front: Irregular Depth: Irregular

BEING Premises: 413 Aldan Avenue, Aldan, PA 19018.

Folio Number: 01-00-00086-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Patricia M. Jest, known heir of Timothy Jest, deceased and unknown heir, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Timothy Jest, deceased.

Hand Money \$8,479.41

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3424A 57. 2015**

**MORTGAGE FORECLOSURE**

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

Description: Unit 185 Bldg J

BEING Premises: 5200 Hilltop Drive, Apartment J-5, Brookhaven, PA 19015-1239.

IMPROVEMENTS CONSIST OF: condominium.

SOLD AS THE PROPERTY OF: Sherry Wiemer a/k/a Sherry A. Wiemer.

Hand Money \$10,975.24

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**



No. 002871 58. 2015

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN messuage or tenement and lot or piece of ground, hereditaments and appurtenances, Situate on the Northwesterly side of Mowry Street 141 feet Southward from Wetherill, in the City of Chester in the County of Delaware and the State of Pennsylvania.

CONTAINING in front on the said Mowry Street 24 feet and extending in depth continuing the same width the Southwesterly line thereof passing through the middle of a party wall 112.66 feet.

BEING known and designated a No. 318 West Mowry Street.

TOGETHER with the right and use of a strip of ground (4 feet wide) and 90 feet deep adjoining the premises above described on the Northeast as and for one-half of an automobile driveway or private entrance and exit to a garage erected or to be erected on the above described premises in common with the owners and occupiers of the premises adjoining on the Northeast and subject to the right of the owners and occupiers of the premises adjoining on the right of owners and occupiers of the premises adjoining on the Northeast to a similar use in common with a strip of ground (4 feet wide) and 90 feet deep along the Northeasterly line of the premises above described as and for the other one-half of an automobile driveway.

TAX Parcel ID No. 49-01-02353-00.

Map No. 49-05-463:004

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Richard Trusty (deceased).

Hand Money \$16,781.74

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

**MARY McFALL HOPPER, Sheriff**

No. 7638 60. 2015

**MORTGAGE FORECLOSURE**

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

Description: 84 x 136 x 136 x 18

BEING Premises: 530 Twin Oaks Drive, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joanne S. Apple and Michael J. Apple.

Hand Money \$26,384.80

Phelan Hallinan Diamond & Jones, LLP,  
Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 8393A 61. 2013

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 100

BEING Premises: 401 Glenwood Avenue, Lansdowne, PA 19050-2512.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine R. Klimeczko.

Hand Money \$25,673.78

Phelan Hallinan Diamond & Jones, LLP,  
Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8123 62. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 110

BEING Premises: 315 Baily Road, Yeadon, PA 19050-3002.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Darselle V. Davis.

Hand Money \$9,781.67

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1009 63. 2016**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Northeasterly side of Evergreen Avenue.

Front: IRR Depth: IRR

BEING Premises: 912 Evergreen Avenue, Folsom, PA 19033.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kelly A. Marin as Administratrix of the Estate of Kelly J. Drake.

Hand Money \$19,410.16

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7853 64. 2014**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 156 Fairview Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Sheila A. Graham.

Hand Money \$6,395.53

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 010264 65. 2014**

**MORTGAGE FORECLOSURE**

Property in the Borough of Brookhaven, County of Delaware, Commonwealth of PA on the Southeast side of Ridge Avenue.

Front: IRR Depth: IRR

BEING Premises: 133 Ridge Boulevard Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael P. Jeffers and Linnette A. Jeffers aka Linnette A. Smith-Packard aka Lennette A. Smith-Packard.

Hand Money \$16,900.05

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 010419 66. 2014**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 47-00-00303-00.

Property: 733 Main Street, Upland, PA 19015.

BEING the same premises which Charles M. Whiteley, by Deed dated May 30, 2008 and recorded June 6, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 4376, page 1847, granted and conveyed unto Andrew B. Vogel, as sole owner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Andrew B. Vogel, as sole owner.

Hand Money 10% of Judgment Amount: \$13,656.90

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 11351G 67. 2004**

**MORTGAGE FORECLOSURE**

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

Front: 15 Depth: 75

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sherita K. Ruffin.

Hand Money \$13,295.79

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000356 68. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware, Commonwealth of PA on the Southeasterly side of MacDade Boulevard.

Front: IRR Depth: IRR

BEING Premises: 524 Macdade Boulevard, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Mary Ann Gilbert.

Hand Money \$12,708.34

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 152 69. 2016**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$126,116.08

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

Front: Irregular Depth: Irregular

BEING Premises: 1075 North Academy Avenue, Darby Township, PA 19036.

Folio No. 15-00-00080-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael P. Marconi a/ka Michael Marconi and Jennifer M. Marconi.

Hand Money \$12,616.60

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 533 70. 2016**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$71,561.27

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

Front: Irregular Depth: Irregular

BEING Premises: 1107 Randall Avenue, Boothwyn, PA 19061.

Folio Number: 09-00-02916-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kelly A. Grayson.

Hand Money \$7,156.12

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 10966 71. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$76,440.39

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

Front: Irregular Depth: Irregular

BEING Premises: 123 Greenwood Road, Sharon Hill, PA 19079.

Folio No. 41-00-001122-00 and 41-00-001123-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mohd Delwar Hussain.

Hand Money \$7,644.03

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 006806 72. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 ft Depth: 162 ft

BEING Premises: 252 Friendship Road Drexel Hill, PA 19026.

Parcel Number: 22-09-00987-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Robert Potter and Lisa Potter.

Hand Money \$25,518.76

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

**MARY McFALL HOPPER, Sheriff**

**No. 9774 73. 2015**

**MORTGAGE FORECLOSURE**

PARCEL/FOLIO No. 16-04-00287-60.

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

BEING more commonly known as: 349 Beverly Boulevard, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Elizabeth L. Bolden aka Elizabeth R. Bolden.

Hand Money \$3,000.00

Bradley J. Osborne, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 000006A 74. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE on the Northeasterly corner of Fifth Street and Walnut Street in the Borough of Darby, County of Delaware and State of Pennsylvania, and described as follows:

BEGINNING at the intersection formed by the Northeasterly side of Walnut Street and the Southeasterly side of Fifth Street; thence extending by said side of Fifth Street, North 17 degrees, 35 minutes East, 19.25 feet to a point; thence South 72 degrees East, 107 feet to a point; thence South 17 degrees 35 minutes West, 19.74 feet to the Northeasterly side of Walnut Street; and thence by the same, North 72 degrees, 4 minutes West, 107 feet to the place of beginning.

BEING Premises: 129 South 5th Street, Darby, PA 19023.

FOLIO No. 14-00-00971-00.

BEING the same premises which Marcia Dixon, by the Deed dated March 2, 2006 and recorded on March 10, 2006 in the Office of the Recorder of Deeds in and for Delaware County in Deed Book 3748, page 1469, granted and conveyed unto Marcia Dixon and Lockley Dixon.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Marcia Dixon and Lockley Dixon.

Hand Money \$15,366.98 or 10% of Judgment Amount

Kathryn L. Mason, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6755 75. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 33 Depth: 100

BEING Premises: 301 West 21st Street, Chester, PA 19013-4917.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$2,844.62

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7382 76. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 756 Bullock Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Oscar S. Neal, III.

Hand Money \$9,920.75

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7252 77. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth:

BEING Premises: 1048 Jackson Avenue a/k/a, 1048 Jackson Street, Sharon Hill, PA 19079-1608.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael Monroe Green a/k/a Michael M. Green and Crystal Lynn Green a/k/a Crystal Lynn Grace Green.

Hand Money \$4,041.11

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 400 78. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 75 Depth: 244

BEING Premises: 2201 Briarcliff Avenue, Boothwyn, PA 19061-3848.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeffrey A. Renzi.

Hand Money \$18,479.16

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 005688 80. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected situate in the Township of Nether Providence, County of Delaware and Commonwealth of Pennsylvania, described in accordance with Plan of "Scot Glen East" made by Damon & Foster, Civil Engineers, Sharon Hill, PA, dated May 18, 1966 and last revised July 5, 1966 which plan is recorded in the Office for the Recorder of Deeds in and for the County of Delaware at Media, PA in Plan Case 11 page 115 as follows, to wit:

BEGINNING at a point on the South-easterly side of Waterford Way (50 feet wide) measured the three following courses and distances from a point in the title line of Providence Road: (1) South 55 degrees 25 minutes West, 309.38 feet to a point, an angle; (2) South 62 degrees 50 minutes 20 seconds West, 552.34 feet to a point of curve and (3) along the arc of a circle curving to the left having a radius of 198.61 feet the arc distance of 14.23 feet to the point of beginning; thence extending from said beginning point and along the said side of Waterford Way the two following course and distances: (1) along the arc of a circle curving to the left having a radius of 198.61 feet and crossing a 15 feet wide drainage easement the arc distance of 97.30 feet to a point of tangent; and (2) South 30 degrees 39 minutes 50 seconds West, 15.23 feet to a point, a corner of Lot No. 57; thence extending along same and crossing a 15 feet wide sanitary sewer easement and crossing Beatty Run South 46 degrees 12 minutes 1 seconds East, 211.07 feet to a point in line of Lot No. 62; thence extending along same and Lot No. 63 North 55 degrees 25 minutes 30 seconds East, 52.25 feet to a point, a corner of Lot No. 55; thence extending along same and recrossing said Beatty Run and said 15 feet wide sanitary sewer easement North 31 degrees 15 minutes 58 seconds West, 231.28 feet to the first mentioned point and place of BEGINNING.

BEING known and designated as Lot No. 56 on said plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gregory J. Thompson and Diana R. Thompson.

Hand Money \$18,147.03

Law Office of Gregory Javardian, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 007998 81. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 49.9 Depth: 127.55

BEING Premises: 2127 West 10th Street, Chester, PA 19013-2610.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thelma J. Thornton, Rockland Newcomb, Ronald Newcomb, Robert T. Dowell a/k/a Robert Dowell, Michael Jones, Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert C. Newcomb, deceased and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Shirley J. Wyatt a/k/a Shirley Wyatt, deceased heir of the Estate of Robert C. Newcomb, deceased.

Hand Money \$15,016.32

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4181C 82. 2012**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 38-04-00879-00.

Property: 1928 Franklin Avenue, Ridley, PA 19070.

BEING the same premises which Allyn E. Hostetter and Barbara L. Hostetter, by Deed dated Septmber 30, 1994 and recorded October 11, 1994 in and for Delaware County, Pennsylvania in Deed Book Volume 1305, page 0529, granted and conveyed unto William P. Yarnall and Rachel P. Yarnall, his wife, Tenants by Entirety.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: William P. Yarnall and Rachel P. Yarnall, his wife, Tenants by Entirety.

Hand Money \$16,313.13

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3964B 83. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Darby, County of Delaware, Commonwealth of PA on the Easterly side of Clifton Street.

Front: IRR Depth: IRR

BEING Premises: 1005 Clifton Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Janice Young.

Hand Money \$6,702.92

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000528 84. 2014**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 23-00-02694-00.

Property: 210 West Plumstead Avenue, Lansdowne, PA 19050.

BEING the same premises which Scott Macdonnell and Michelle Macdonnell, husband and wife, by Deed dated April 5, 2008 and recorded May 6, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 4356, page 2341, granted and conveyed unto Melissa McBride and Francesca Zelnick, as joint tenants with right of survivorship.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Melissa McBride and Francesca Zelnick, as joint tenants with right of survivorship.

Hand Money \$18,438.54 (10% of Judgment)

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 475 85. 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 and Commonwealth of PA, being Lot No. 459 on Plan No. 5 of West Brook Park made by Damon and Foster, Civil Engineers, Sharon Hill, PA, dated 12/28/1948 which plan Case No. 7, page 18 and being Oak Avenue, as follows:



BEGINNING at a point on the Southwesterly side of Oak Avenue (50 feet wide) at the distance of 21.74 feet measured South 14 degrees 53 minutes and 46 seconds East along the said Southwesterly side of Oak Avenue from its intersection with the Southeasterly side of Gramercy Drive (50 feet wide) (both lines produced); thence extending from said beginning point and along the Southwesterly side of Oak Avenue South 14 degrees 53 minutes 46 seconds East 16 feet to a point; thence extending South 75 degrees 6 minutes 144 seconds West, passing partly through a certain party wall separating these premises from the premises adjoining to the Southeast are crossing over certain driveway, which said driveway extends Northwestwardly in Gramercy Drive and Southeastwardly into Crestwood Drive (50 feet wide) 142.16 feet to a point; thence extending North 21 degrees 26 minutes West 35.29 feet to a point on the Southeasterly side of Gramercy Drive aforesaid; thence extending along same on the arc of a circle curving to the right and having a radius of 200.10 feet the arc distance of 99.70 feet to a point of curve on the said side of Gramercy Drive; thence extending North 83 degrees 5 minutes East 27.19 feet to a point of curve on the said of Gramercy Drive thence extending along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 35.79 feet to a point of tangent on the Southwesterly side of Oak Avenue, aforesaid, the point and place of BEGINNING.

Address: 334 N. Oak Avenue, Clifton Heights, PA 19018-1103.

Folio No. 16-13-02519-00.

BEING the same premises which Kristine Marie Ketter and Timothy Gleason, by Deed dated November 15, 2004, and recorded July 25, 2005, in the Office of the Recorder of Deeds in and for the County of Delaware, Instrument No. 2005068356, granted and conveyed unto Timothy Gleason and Kristine Marie Gleason, in fee.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Timothy Gleason and Kristine Marie Gleason.

Hand Money \$3,000.00

Keri P. Ebeck, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 1631A 86. 2012**

**MORTGAGE FORECLOSURE**

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

Description: 2.865 Acres Lot 1

BEING Premises: 233 Painter Road, Media, PA 19063-4518.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lisa McCallion and James A. McCallion a/k/a James McCallion.

Hand Money \$63,232.69

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9349 87. 2015**

**MORTGAGE FORECLOSURE**

8 Remarkable Court  
Marcus Hook, PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Tracey J. Zadinski, William P. Zadinski.

Hand Money \$48,249.00

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7302 88. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 24 Depth: 133

BEING Premises: 819 Oakwood Drive, Glenolden, PA 19036-1613.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dawne Marie Conroy and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Richard S. Galli, deceased.

Hand Money \$15,732.53

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 806 89. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 75

BEING Premises: 1016 Toll Street, Crum Lynne, PA 19002.

Parcel Nos. 18-00-00749-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Michael A. Tancredi.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 7825 90. 2015**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 34-00-02224-49.

BEING Premises: 997 Putnam Boulevard, Wallingford, Pennsylvania 19086.

IMPROVEMENTS CONSIST OF: condominium.

SOLD AS THE PROPERTY OF: Mary Rita Shea.

Hand Money \$22,464.50

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

**MARY McFALL HOPPER, Sheriff**

**No. 9748 91. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 110

BEING Premises: 20 Hillside Avenue, Upper Darby, PA 19082-1210.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sadik Kassim.

Hand Money \$16,051.05

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000990 92. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$124,986.70

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

Front: Irregular Depth: Irregular

BEING Premises: 170 Ridge Road, Linwood, PA 19061.

Folio Number: 08-00-00862-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Timothy A. Horn.

Hand Money \$12,498.67

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 906 93. 2016**

**MORTGAGE FORECLOSURE**

722 Heather Lane  
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joyce Poussaint a/k/a Joye Poussaint a/k/a Joyce L. Poussaint, Marc Poussaint a/k/a Marc A. Poussaint.

Hand Money \$20,638.57

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9256 94. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, State of Pennsylvania on the Southeasterly side of Haverford.

BEING Folio No. 38-01-00192-00.

BEING Premises: 1128 Haverford Road, Crum Lynne, Pennsylvania 19022.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rajesh Patel and Naresh Patel.

Hand Money \$25,643.28

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

**MARY McFALL HOPPER, Sheriff**

No. 3955 95. 2014

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 16-07-00953-00.

BEING Premises: 227 Windsor Avenue, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Barbara A. Hanstein, known surviving heir of Rosemarie M. Miller, deceased mortgagor and real owner, Marianne C. Wetling a/k/a Mirianne M. Buscemi, known surviving heir of Rosemarie M. Miller, deceased mortgagor and real owner, Edward Miller, known surviving heir of Rosemarie M. Miller, deceased mortgagor and real owner, John R. Miller, known surviving heir of Rosemarie M. Miller, deceased mortgagor and real owner, Rosemary M. Husser a/k/a Rosemary Husser a/k/a Rose Husser, known surviving heir of Rosemarie M. Miller, deceased mortgagor and real owner, Patricia Miller, known surviving heir of Rosemarie M. Miller, deceased mortgagor and real owner, and unknown surviving heirs of Rosemarie M. Miller, deceased mortgagor and real owner.

Hand Money \$16,823.28

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

**MARY McFALL HOPPER, Sheriff**

No. 7528C 96. 2011

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground in the Borough of Norwood, County of Delaware and State of Pennsylvania, being known and designated as Lot No. 288 on a certain plan of Norwood Park made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated January 14, 1942 and revised February 9, 1942 said plan

being recorded in the Office for the Recording of Deeds in and for the County of Delaware aforesaid, in Plan File Case No. 5 page 14 and described according to the said plan as follows:

By the following two courses and distances from the intersection of the said side of Park Circle, extended with the Northwesterly side of Park Avenue (as laid out 50 feet wide) extended; (1) North 54 degrees, 44 minutes, 20 seconds West 82 feet; (2) thence by the arc of a circle having a radius of 170 feet in a counter clockwise direction 399.29 feet to a point; thence continuing along said side of Park Circle by the arc of a circle having a radius of 170 feet in a counter clockwise direction 44.46 feet to a point; thence South 65 degrees, 42 minutes, 10 seconds West, 100 feet in a point; thence North 24 degrees, 17 minutes, 52 seconds West, 72.27 feet to a point; thence North 30 degrees, 41 minutes, 13 seconds East 109.5 feet to a point in the Northwestwardly side of Park Circle, being the first mentioned point and place of beginning.

TITLE to same premises is vested in Robert J. Mignone and Jeanne Mignone,

husband and wife, by Deed from Robert J. Mignone dated 7/8/2005 and recorded 7/26/2005 in the Delaware County Recorder of Deeds in Book 3548, page 1738.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Robert J. Mignone and Jeanne M. Mignone.

Hand Money \$23,745.26

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 002183 97. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Ridley Park, County of Delaware, State of Pennsylvania on the Northeast corner of Hinkson Boulevard.

BEING Folio No. 37-00-01104-00.

BEING Premises: 301 Hinkson Boulevard, Ridley Park, Pennsylvania 19078.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John Michael McCabe, known surviving heir of John M. McCabe, deceased mortgagor and real owner, Kathryn E. McCabe, known surviving heir of John M. McCabe, deceased mortgagor and real owner and unknown surviving heirs of John M. McCabe, deceased mortgagor and real owner.

Hand Money \$10,678.04

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

**MARY McFALL HOPPER, Sheriff**

**No. 000446B 98. 2010**

**MORTGAGE FORECLOSURE**

Property in the Borough of Chester Heights, County of Delaware, State of Pennsylvania at a point on the title line in the bed of Smithbridge Road.

BEING Folio No. 06-00-00066-01.

BEING Premises: 34 Smithbridge Road, Glen Mills, Pennsylvania 19342.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gary J. Papa and Barbara Papa.

Hand Money \$48,275.75

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

**MARY McFALL HOPPER, Sheriff**

**No. 8377 99. 2015**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 23-00-00268-04.

BEING Premises: 80 West Baltimore Avenue Unit C609, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: condominium.

SOLD AS THE PROPERTY OF: David A. Fattizzo, known surviving heir of Jeanne T. Fuffa, deceased mortgagor and real owner and unknown surviving heirs of Jeanne T. Fuffa, deceased mortgagor and real owner.

Hand Money \$7,861.07

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

**MARY McFALL HOPPER, Sheriff**

**No. 5625 100. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, State of Pennsylvania on the Southwesterly side of Bridge Street.

BEING Folio No. 16-13-00929-00.

BEING Premises: 178 Bridge Street, Drexel Hill, Pennsylvania 19026-0000.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Patrick J. Scully.

Hand Money \$15,063.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 005612 101. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 1516 Rainer Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Barry W. Vanrensler as Administrator of Eugene Best, deceased.

Hand Money \$4,607.94

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 956 103. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 30 Depth: 119

BEING Premises: 233 Leon Avenue, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Patrick Gallo, Sr. a/k/a Patrick J. Gallo, Sr.

Hand Money \$23,039.04

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1313 104. 2016**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Chichester, County of Delaware, Commonwealth of PA on the Meetinghouse Road.

Front: IRR Depth: IRR

BEING Premises: 586 Meetinghouse Road, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Ann Mattera.

Hand Money \$16,238.15

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 683 105. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 100

BEING Premises: 139 North Madison Avenue, Upper Darby, PA 19082-1311.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Nelsido Peralta.

Hand Money \$11,204.59

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 952 106. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 60 Depth: 150

BEING Premises: 3718 Highland Avenue, Drexel Hill, PA 19026-3103.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Patricia A. Dowden.

Hand Money \$15,198.75

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000952A 107. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Springfield, County of Delaware, Commonwealth of PA on the South Rolling Road.

Front: IRR Depth: IRR

BEING Premises: 165 S. Rolling Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jane E. Schneider and Joseph R. Schneider.

Hand Money \$23,065.90

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 485 108. 2016**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 7136 Clover Lane, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Odell M. Birch.

Hand Money \$7,351.47

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 64486 109. 2014**

**MONEY JUDGMENT**

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

Location of Property: 26 S. 3rd Street, Colwyn, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John M. Townsend and Alfred S. Aversa.

Hand Money \$3,000.00

Jill M. Wojdyla, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 08260 110. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 100

BEING Premises: 944 Yeadon Avenue, Yeadon, PA 19050-3713.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael B. Graves and Unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Carrie Graves, deceased.

Hand Money \$12,495.59

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008734 111. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Lansdowne, County of Delaware and State of Pennsylvania and described according to a Plan of Samuel B. Bartram's Lane made in 1884 by E. H. Hall, Esquire, Surveyor, as follows, to wit:

BEGINNING at a point in the center line of Linden Avenue (40 feet wide) at the distance of 311.50 feet measured Eastwardly along the center line of Linden Avenue from the intersection of the center line of Linden Avenue with the center line of Lansdowne Avenue (formerly called Darby & Haverford Road) as originally laid out.

CONTAINING in front or breadth along the center line of Linden Avenue 42.5 feet and extending of that width in length or depth South between parallel lines at right angles to the said center line of Linden Avenue 180 feet.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Raffhia Foster.

Hand Money \$18,617.78

Powers, Kirn & Associates, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7658 112. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 198

BEING Premises: 199 Seminole Avenue, Norwood, PA 19074-1128.



IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Walter A. Selfridge, III, deceased.

Hand Money \$10,873.69

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 005762 113. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 5338 Brittany Drive, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: The unknown heirs of Margaret Rose McCloskey, deceased and Michael McCloskey, Jr. solely in his capacity as heir of Margaret Rose McCloskey, deceased.

Hand Money \$12,696.21

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9229 114. 2014**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, State of Pennsylvania at a point in a curve on the Northerly side of Eldon Road.

BEING Folio No. 16-09-00338-00.

BEING Premises: 2809 Eldon Avenue, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mario J. Raffa, a/k/a Mario Raffa.

Hand Money \$24,759.17

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

**MARY McFALL HOPPER, Sheriff**

**No. 10566 115. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware and State of Pennsylvania on the Westerly side of Front Street.

BEING Folio No. 14-00-01183-00.

BEING Premises: 104 North Front Street, Darby, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Josephine Washington.

Hand Money \$8,140.83

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

**MARY McFALL HOPPER, Sheriff**

**No. 007981A 116. 2014**

**MORTGAGE FORECLOSURE**

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

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

BEING Premises: 2126 Redwood Av-  
enue, Boothwyn, Pennsylvania 19061.

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Peter  
J. Visco.

Hand Money \$33,462.42

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

**MARY McFALL HOPPER, Sheriff**

**No. 11352 117. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Thornbury,  
County of Delaware, State of Pennsylvania  
to a point on the side of Violet Lane.

BEING Folio No. 44-00-00381-50.

BEING Premises: 2 Violet Lane, Glen  
Mills, Pennsylvania 19342.

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Wil-  
liam David Magrogan a/k/a William D.  
Magrogan.

Hand Money \$91,179.83

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

**MARY McFALL HOPPER, Sheriff**

**No. 5338 118. 2015**

**MORTGAGE FORECLOSURE**

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

Description: 1 sty hse gar (160 x 176  
x IRR)

BEING Premises: 1013 Jamestown  
Road, Broomall, PA 19008.

Parcel Number: 25-00-02314-00.

IMPROVEMENTS CONSIST OF: resi-  
dential real estate.

SOLD AS THE PROPERTY OF: David  
M. Middleton.

Hand Money \$3,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 1133 119. 2016**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of  
ground with the buildings and IMPROVE-  
MENTS thereon erected, situate in the  
Township of Upper Darby, County of Dela-  
ware and State of Pennsylvania.

BEING Lot No. E 320 on the plan called  
“Aronomink Section of Drexel Hill Realty  
Company” which is duly recorded at Media  
in the Office for the Recording of Deeds in  
Plan Case No. 3 page 5 and described ac-  
cording thereof as follows, to wit:

BEGINNING at a point on the South-  
westerly side of Anderson Avenue at the  
distance of two hundred and fifty one and  
thirty three one-hundredths feet measured  
Southeastwardly from the Southeasterly  
side of State Road (as shown on said plan)  
and extending thence along, the said side of  
Anderson Avenue Southeastwardly twenty  
five feet and extending of that width in  
length or depth Southwestwardly between  
parallel lines one hundred feet.

BEING known as No. 720 Anderson Avenue.

TOGETHER with the free use, right liberty and privilege of a certain driveway (seven feet wide) three and one-half feet of which is upon above described lot and three and one-half feet upon the lot adjoining to the Southeast for the use of owners and occupiers of the above described premises and the premises adjoining to the Southeast as an entrance and passageway, to the garage erected on the rear of said lots.

BEING Folio Number: 16-11-00160-00.

Under conditions and restrictions as of record.

TITLE to said premises is vested in Douglas Biddle and Sandra Biddle, husband and wife by Deed from Douglas W. Biddle and Karen Strickler, Co-executors of the Estate of Warner F. Biddle, deceased, dated 9/1/1999 and recorded 9/8/1999 in Book 1926 page 0955.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Douglas Biddle and Sandra Biddle.

Hand Money \$10,984.28

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

**MARY McFALL HOPPER, Sheriff**

**No. 000115 120. 2016**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 16-02-00230-00.

BEING Premises: 207 Chapman Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Nicholas Buckley, Administrator of the Estate of Rita Barry.

Hand Money \$7,307.51

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

**MARY McFALL HOPPER, Sheriff**

**No. 3131 121. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon, situate in the Borough of Yeadon, County of Delaware, Commonwealth of Pennsylvania, and described according to a survey thereof made by Damon & Foster, Civil Engineers, dated November 22, 1939, as follows, to wit:

BEGINNING at point on the North-easterly side of Yeadon Avenue (fifty feet wide) at the distance of one hundred three feet measured North twenty eight degrees, thirty nine minutes, twenty eight seconds West from a point on the Northwesterly side of Guenthar Avenue (fifty feet wide).

CONTAINING in front or breadth on the said of Yeadon Avenue twenty five and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Yeadon Avenue one hundred feet to the center line at right angles to the said Yeadon Avenue one hundred feet to the center line of a certain twelve feet wide driveway which extends Southeastwardly into Guenthar Avenue and Northwestwardly into Whitby Avenue.

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

Parcel No. 48-00-03292-00.

For information purposes only—property a/k/a 711 Yeadon Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Linda Osinupebi.

Hand Money \$12,186.32

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

**MARY McFALL HOPPER, Sheriff**

**No. 007428      122.      2014**

**MORTGAGE FORECLOSURE**

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

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

BEGINNING at a point on the Southwesterly side of Springton Road, at the distance of 120.57 feet Southeastwardly from the Southeasterly side of Marshall Road; thence extending South 41 degrees 19 minutes 17 seconds East, along the said side of Springton Road, 16.032 to a point; thence extending Southwardly 52 degrees, 19 minutes 24 seconds West 76.57 feet to a point on the Southwesterly side of certain 10 feet wide private driveway extending Northwestwardly and Northeasterly and communicating at each end thereof with a certain other 10 feet wide private driveway and extending Northeasterly along the same on a line curving to the left with a radius of 1.960 feet, the arc distance of 16.021 feet to a point; thence extending North 52 degrees, 19 minutes, 24 seconds East 76.35 feet to the first mentioned point and place of beginning.

BEING known as 96 Springton Road.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid private driveway as and for driveways, passageways and watercourses at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon or any other properties to which the use of said driveway may be extended by John E. McClatchy.

Tax ID No. 16-04-02126-00.

For information purposes only—property a/k/a 96 Springton Road, Upper Darby, PA 19082.

TITLE to said premises is vested in Robert Cartier by Deed from Tony T. Phan dated 3/30/2006 and recorded 4/11/2006 in Book 03771, page 0919, Instrument Number 2006033196.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Robert Cartier.

Hand Money \$19,412.67

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

**MARY McFALL HOPPER, Sheriff**

**No. 1200 123. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 30 Depth: 100

BEING Premises: 532 Edgewood Avenue, Folsom, PA 19033-2214.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Marilyn J. Oliverio.

Hand Money \$12,684.88

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000210A 124. 2015**

**MORTGAGE FORECLOSURE**

38 East Mowry Street  
Chester, PA 19013

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gloria Salaam.

Hand Money \$4,532.96

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9069 125. 2015**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 09-00-00952-03.

BEING Premises: 2910-12 Drexel Court, Marcus Hook, Pennsylvania 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael Galinsky a/k/a Michael J. Galinsky and Joann M. Galinsky.

Hand Money \$24,204.70

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

**MARY McFALL HOPPER, Sheriff**

**No. 11634 126. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 85 Depth: 154

BEING Premises: 121 North Concord Avenue, Havertown, PA 19083-5018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Richard J. Ransom, Individually and in his capacity as Co-Executor of the Estate of Barbara S. Ransom, deceased, Thomas F. Delaney, in his capacity as Co-Executor of the Estate of Barbara S. Ransom, deceased.

Hand Money \$12,987.69

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2474A 127. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$117,069.97

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

Front: Irregular Depth: Irregular

BEING Premises: 1343 Elson Road, Brookhaven, PA 19015.

Folio Number: 07-00-00294-35.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Guy Davis.

Hand Money \$11,706.99

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8098 128. 2015**

**MORTGAGE FORECLOSURE**

847 Bullock Avenue  
Yeadon, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: David Gray, Patricia Harris Gray.

Hand Money \$9,384.59

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 11118 129. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 22 Depth: 80

BEING Premises: 252 Wiltshire Road, Upper Darby, PA 19082.

Parcel Number: 16-03-01919-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Liliana Alvarez.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys  
Jessica Manis, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 003125 130. 2015**

**MORTGAGE FORECLOSURE**

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

SITUATE in Darby Borough, County of Delaware, Commonwealth of Pennsylvania on the Southeast side of Wright Avenue at the disance of 180 feet Northeastward from the Northeast side of Fern Street.

BEING known as No. 223 Wright Avenue.

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

BEING Folio Number 14-00-03852-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kelley Cunningham.

Hand Money \$84,113.82

Alicia M. Sandoval, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 002661 131. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Newtown, County of Delaware, Commonwealth of PA on the Easterly side of Gregory Lane.

Front: IRR Depth: IRR

BEING Premises: 1 Gregory Lane, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Frank A. Menichini and Kathleen J. Menichini.

Hand Money \$137,989.77

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1869A 132. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 23 Depth: 100

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$6,405.80

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 11283 133. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 125

BEING Premises: 232 East Roland Road, Brookhaven, PA 19015-3329.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Diane P. Trout a/k/a Diane P. Murphy Trout and Thomas G. Trout a/k/a G. Thomas Trout.

Hand Money \$10,322.98

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8051 134. 2015**

**MORTGAGE FORECLOSURE**

275 Berkley Avenue, Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Janet Montalvo.

Hand Money \$32,831.09

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3264 135. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, State of Pennsylvania on the Southeasterly side of Pershing Avenue.

BEING Folio No. 38-04-01650-00.

BEING Premises: 2108 Pershing Avenue, Morton, Pennsylvania 19070.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mark Hox and Patricia Houseman.

Hand Money \$22,652.92

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

**MARY McFALL HOPPER, Sheriff**

**No. 8777 136. 2015**

**MORTGAGE FORECLOSURE**

89 Victoria Drive  
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Aimee Buerklin, Joseph Buerklin.

Hand Money \$23,846.76

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009762 137. 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 Brookhaven, County of Delaware and State of Pennsylvania, described according to a Plan of Section "P" and "G": part of Brookhaven Village, made by G. D. Houtman and Son, Civil Engineers, Media, Pennsylvania, dated 02/05/1955 and last revised 07/03/1956.

BEING Lot No. 22 Section "F" and House No. 3551 Swiftwater Lane on said Plan.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kathy A. Williams.

Hand Money \$123,523.56

Alicia M. Sandoval, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 006228A 138. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 45 Depth: 112.66

BEING Premises: 4 West Mowry Street, Chester, PA 19013-5022.



IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kelly R. Myers.

Hand Money \$17,464.10

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9837 139. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 114

BEING Premises: 353 Blanchard Road, Drexel Hill, PA 19026-3506.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Marie L. Sherrod a/k/a Marie Sherrod a/k/a Marie I. Sherrod and Genese Pender.

Hand Money \$13,105.85

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2318A 140. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 75 Depth: 205 Lot 45

BEING Premises: 516 Friends Way, Upper Chichester, PA 19061-3849.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Janet Mcfarlane and Gerald M. Mcfarlane.

Hand Money \$23,307.48

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9767A 141. 2013**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$9,929.04

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 60201 142. 2014**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Nether Providence, County of Delaware and State of Pennsylvania.

Location of Property: 808 S. Providence Road, Nether Providence, Pennsylvania 19086.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Edward W. Beebe and Gwendolyn M. Beebe.

Hand Money \$3,000.00

Jill M. Wojdyla, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3335 143. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 25 feet Depth: 125 feet

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

IMPROVEMENTS CONSIST OF: single family residential dwelling.

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

Hand Money \$3,000.00

Stephen M. Hladik, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 735A 144. 2015**

**MORTGAGE FORECLOSURE**

Property situate on the Northeasterly side of Owen Avenue in the Borough of Lansdowne, County of Delaware and State of Pennsylvania.

BEGINNING at a point on the Northeasterly side of Owen Avenue (50 feet wide) at the distance of 112.5 feet Southeastwardly from the Southeasterly side of Albemarie Avenue, (50 feet wide).

CONTAINING in front or breadth on the said Owen Avenue, 62.5 feet and extending in length or depth Northeastwardly at right angles to said Owen Avenue, 192.8 feet.

BEING Lots No. 1646 and 1647 and the Southerly half of Lot No. 1645, on the recorded plan No. 2 of "Lansdowne Heights" (also known as No. 261 Owen Avenue.)

FOLIO No. 23-00-02440-00.

Front: 62.5 feet Depth: 192.8 feet

BEING Premises: 261 Owen Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: James C. Culbreath, Jr. and Audrey Culbreath.

Hand Money \$25,593.60 (10% of Judgment)

Stephen M. Hladik, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6062 145. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being composed of two contiguous lots designated and known as Lot No. 800 and No. 801 on a certain recorded plan of lots called "Aronimink Section of Drexel Hill Realty Company" surveyed for Drexel Hill in the Office for the Recording of Deeds, etc., in and for Delaware County, PA., in Plan Case 2 page 11 and described according thereto as follows, to wit:

BEING known as No. 725 Childs Avenue.

BEING Folio No. 16-10-00216-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Debra A. Flite.

Hand Money \$153,475.32

Alicia M. Sandoval, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 003023 146. 2015**

**MORTGAGE FORECLOSURE**

The land described herein is situated in the State of Pennsylvania, County of Delaware, and is described as follows:

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Aston, County of Delaware and State of Pennsylvania, described according to a plan made of the property of Joseph Salvucci called "Maple Gardens" by G.D. Houtman & Son, Civil Engineers, Media, Pennsylvania, the twenty-second day of March, A.D., one thousand nine hundred and fifty-five last revised the third day of August, A.D., one thousand nine hundred and fifty-five, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Gerald Drive (fifty feet wide) at the distance of twenty-five feet measured North twenty-five degrees fifty-one minutes West from the Northwesterly side of Wickersham Lane (fifty feet wide) (if both lines were extended to intersect); thence from said beginning point extending along the said side of Gerald Drive North twenty-five degrees fifty-one minutes West seventy-five feet to a point; thence leaving the said side of Gerald Drive and extending South sixty-four degrees nine minutes West one hundred and thirty-five degrees fifty-one minute East one hundred feet to a point on the Northwesterly side of Wickersham Lane, thence extending along the same North sixty-four degrees nine minutes East one hundred and ten feet to a point of curve; thence extending along a line on the arc of a circle curving to the left having a radius of twenty-five feet (said curved line connecting the Northwesterly side of Wickersham Lane with the Southwesterly side of Gerald Drive) the arc distance of thirty-nine and twenty-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 42 on said Plan.

Tax Parcel ID No. 02-00-01059-00.

TITLE to said premises is vested in Joseph C. Boyle, Sr. and Sarah E. Boyle, husband and wife, by Deed from Kathryn I. Lewis, dated 02/11/2000, recorded 02/16/2000 in the Delaware County Recorder's Office in Deed Book 1982, page 1478.

Joseph C. Boyle departed this life intestate on 11/20/2010 leaving Sarah E. Boyle, as the surviving spouse by the entirety as evidenced in Docket No. 2311-2523.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Sarah E. Boyle (deceased).

Hand Money \$24,505.39

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

**MARY McFALL HOPPER, Sheriff**

**No. 194 147. 2016**

**MORTGAGE FORECLOSURE**

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

Description: Condo, Unit 5H

BEING Premises: 800 Avondale Road, Apartment 5H, Wallingford, PA 19086-6667.

IMPROVEMENTS CONSIST OF: condominium.

SOLD AS THE PROPERTY OF: Michael John Didonato.

Hand Money \$10,548.64

Phelan Hallinan Diamond & Jones, LLP,  
Attorneys

**MARY McFALL HOPPER, Sheriff**

June 24; July 1, 8

## Commonwealth v. Cantafio

### *Criminal Appeal – Delivery of a Controlled Substance – Sufficiency of the Evidence*

A claim challenging the sufficiency of the evidence is a question of law. 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(s) 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 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.

In order to preserve a challenge to the sufficiency of the evidence on appeal, an appellant's 1925(b) statement must state with specificity the element or elements upon which appellant alleges that the evidence was insufficient. Failure to identify what specific elements the Commonwealth failed to prove at trial renders a sufficiency of the evidence claim waived for appellate review.

Mere conflicts in the testimony of the witnesses do not render the evidence insufficient. Issues of credibility are left to the finder of fact. 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.

An appellate court reviews the exercise of the trial court's discretion; it does not answer for itself whether the verdict was against the weight of the evidence.

To establish possession with intent to deliver, the Commonwealth must prove four (4) elements: (1) that the substance possessed was a controlled substance; (2) that the Defendant possessed the substance; (3) that the Defendant was aware that the items possessed were in fact controlled substances; and (4) that the substances were possessed with the specific goal of delivering the items to another.

The Trial Court held:

Defendant appeals from a conviction, following a jury trial, of two counts of delivery of a controlled substance arising from undercover drug purchases. The sole issue raised on appeal was the sufficiency of the evidence to support the guilty verdict on possession with intent to deliver, claiming the Commonwealth failed to prove beyond a reasonable doubt that Defendant was in possession of a controlled substance or that he was in possession of a controlled substance with intent to deliver.

The Court found that the jury was free to listen to the witnesses, including testimony of an undercover police detective, and weigh the evidence presented. The testimony and evidence presented to the jury demonstrated that an undercover detective met with Defendant on separate occasions, both times purchasing pills that were later tested by the Pennsylvania State Police Lab and found to be controlled substances. The Court found nothing in the record to support that the verdict was so contrary to the evidence that it shocks one's sense of justice. The Court concluded that Defendant's conviction should be affirmed.

No. CP-23-CR-0000804-2013

*Rebecca Robb, Esquire, Attorney for the Commonwealth*  
*Howard Anmuth, Esquire, Attorney for the Appellant*

Opinion by the Honorable George A. Pagano, dated May 17, 2016

## OPINION

### BACKGROUND

On February 11, 2015, following a jury trial, Robert Cantafio (Defendant) was convicted of two counts of delivery of a controlled substance. The charges arose from an undercover detective making drug purchases on two separate occasions from the Defendant in December of 2014.

At trial, the direct and circumstantial evidence presented against Defendant was overwhelming.

### DISCUSSION ON THE DEFENDANT'S APPEAL

Defendant has timely filed a Concise Statement of Matters Complained of on Appeal in accordance with Pa.R.A.P. 1925(b)(4). The Defendant raised the following one issue on appeal: 1) Whether the evidence was sufficient to support the jury's guilty verdict on possession with intent to deliver because the Commonwealth did not prove beyond a reasonable doubt that Defendant was in possession of a controlled substance or that he was in possession of a controlled substance with intent to deliver.

**Issue 1, of the 1925(b) Statement: The evidence presented at trial was sufficient to prove the elements of two counts of possession of a controlled substance with intent to deliver.**

A claim challenging the sufficiency of the evidence is a question of law. Commonwealth v. Strouse, 909 A.2d 368 (Pa. Super. 2006). 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[s] 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. Id. 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 (Pa. Super. 2003).

“In order to preserve a challenge to the sufficiency of the evidence on appeal, an appellant’s 1925(b) statement must state with specificity the element or elements upon which the appellant alleges that the evidence was insufficient.” Commonwealth v. Garland, 63 A.3d 339, 344 (Pa. Super. 2013). Failure to identify what specific element the Commonwealth failed to prove at trial in a 1925(b) statement renders an appellant’s sufficiency of the evidence claim waived for appellate review. Id.

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 finder of fact 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, 637 A.2d 1335 (Pa. Super. 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, 546 A.2d 1101 (Pa. 1988).

Additionally, mere conflicts in the testimony of the witnesses do not render the evidence insufficient. Commonwealth v. Moore, 648 A.2d 331 (Pa. Super. 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, 668 A.2d 97 (Pa. 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, 668 A.2d 1143 (Pa. Super. 1995).

The issues raised for appellate review presents a challenge to the sufficiency of evidence to sustain a conviction for Murder of the Second Degree, Robbery inflicting SBI and Conspiracy to Robbery. Defendant contends that the Commonwealth failed to prove, beyond a reasonable doubt, each element of the afore stated crimes.

It is unclear from Defendant's 1925(b) Statement whether Defendant is also contending that the convictions are against the weight of the evidence.

"A claim alleging the verdict was against the weight of the evidence is addressed to the discretion of the trial court. Accordingly, an appellate court reviews the exercise of the trial court's discretion; it does not answer for itself whether the verdict was against the weight of the evidence." Commonwealth v. Landis, 89 A.3d 694, 699 (Pa. Super. 2014). "It is well settled that the [jury] is free to believe all, part, or none of the evidence and to determine the credibility of the witnesses, and a new trial based on a weight of the evidence claim is only warranted where the [jury's verdict is so contrary to the evidence that it shocks one's sense of justice" Commonwealth v. Tejada, 107 A.3d 788, (Pa. Super. 2015). In determining whether this standard has been met, appellate review is limited to whether the trial judge's discretion was properly exercised, and relief will only be granted where the facts and inferences of record disclose a palpable abuse of discretion. Landis, *supra*.

Because the trial judge has had the opportunity to hear and see the evidence presented, an appellate court will give the gravest consideration to the findings and reasons advanced by the trial judge when reviewing a trial court's determination that the verdict is against the weight of the evidence. Id.

Defendant alleges that the verdict was against the weight of the evidence presented by the Commonwealth at trial. The jury was free to listen to the witness and weigh the evidence presented. The jury weighed the credibility of the witness and determined Defendant to be guilty beyond a reasonable doubt, and was convicted of two counts of possession of a controlled substance with intent to deliver. There is nothing in the record to support that the fact-finder's verdict is so contrary to the evidence that it shocks one's sense of justice.

To establish possession with intent to deliver, the Commonwealth must prove four elements: 1) that the substance possessed was a controlled substance; 2) that the Defendant possessed the substance; 3) that the Defendant was aware that the items possessed were in fact controlled substances and 4) that the substances were possessed with the specific goal of delivering the items to another. 35 Pa. C.S.A. § 780-113(30).

In the instant case there was testimony by Delaware County CID undercover Detective Steven Bannar that on December 11, 2014 he met with the Defendant because Defendant said he was selling morphine. [N.T. 8/5/15 p. 12]. At this meeting Bannar bought three morphine tablets from Defendant for \$24.00. (N.T. 8/5/15 p.12]. After the Detective handed Defendant the cash, the Defendant opened a pill

bottle and handed Detective Bannar three tablets. Id. The tablets were then sent out to the lab to be analyzed. Defendant's counsel stipulated that the Detective submitted the three pills to the Pennsylvania State Police lab; and further stipulated to the lab results finding the pills to be morphine, a controlled substance. [N.T. 8/5/15 pp. 14-16].

Defendant gave Detective Bannar his cell phone number to call if the Detective needed anything else. [N.T. 8/5/15 p. 12].

On December 13, 2014, Detective Bannar called Defendant to make another "drug buy" in the call Defendant indicated he would sell Bannar Xanax. [N.T. 8/5/15 p. 17]. Defendant invited the Detective over to Defendant's apartment. Id. Defendant took the Detective back into his bedroom and pulled out a blue pill bottle and handed Bannar four Xanax tablets after he was paid \$20.00. [N.T. 8/5/15 pp. 17-19]. Defendant was the only occupant in the apartment. [N.T. 8/5/15 p. 19].

The tablets were then sent out to the lab to be analyzed. Defendant's counsel also stipulated that the Detective submitted the four pills to the Pennsylvania State Police lab; and further stipulated to the lab results finding the pills to be Xanax, a controlled substance. [N.T. 8/5/15 pp. 23-24].

Accordingly, there was sufficient evidence for the finder of fact, the jury, to find that Defendant, was in possession of controlled substances with the intent to deliver. Additionally, there is nothing in the record to support that the fact-finder's verdict is so contrary to the evidence that it shocks one's sense of justice.

#### **CONCLUSION**

For the foregoing reasons, the conviction should be Affirmed.

/s/George A. Pagano  
GEORGE A. PAGANO, J.

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**PERIODICAL PUBLICATION**

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

*James F. Bonner M.D*

*Theresa Golazeski, DC*



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