

**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**

- JOHN P. ACETO, dec'd.**  
Late of the Borough of Folcroft,  
Delaware County, PA.  
Extx.: Rachele Aceto.  
**ELIZABETH T. STEFANIDE, ATTY.**  
280 N. Providence Road  
Ste. 4  
Media, PA 19063
- JANET N. ADAMS a/k/a JANET H. NEILSON and JANET H. ADAMS, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Peter H. Neilson and Lynne J. Corle c/o Michael S. Connor, Esquire,  
644 Germantown Pike, Ste. 2-C,  
Lafayette Hill, PA 19444.  
**MICHAEL S. CONNOR, ATTY.**  
Michael S. Connor, LLC  
644 Germantown Pike  
Ste. 2-C  
Lafayette Hill, PA 19444
- JEANETTE ALMERIGOTTI a/k/a JEANNIE ALMERIGOTTI and JEANETTE E. ALMERIGOTTI, dec'd.**  
Late of the Borough of Morton,  
Delaware County, PA.  
Extx.: Dorothy Waninger, 207  
Commonwealth Ave., Claymont, DE  
19703.
- MARK A. BATUK a/k/a MARK ANDREW BATUK, dec'd.**  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extx.: Beth A. Batuk c/o John Jay  
Wills, Esquire, 4124 Chichester Ave.,  
Boothwyn, PA 19061.  
**JOHN JAY WILLS, ATTY.**  
4124 Chichester Ave.  
Boothwyn, PA 19061

- GREGORY P. BENDO, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extx.: Alexandra Fiss c/o Dana M.  
Breslin, Esquire, 3305 Edgmont  
Avenue, Brookhaven, PA 19015.  
**DANA M. BRESLIN, ATTY.**  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015
- EUGENE J. BRADLEY, dec'd.**  
Late of the Borough of Haverford,  
Delaware County, PA.  
Extx.: Helen Teresa Davenjaj.  
**EUGENE H. GILLIN, ATTY.**  
Harkins and Harkins  
123 South Broad Street  
Suite 2102  
Philadelphia, PA 19109-1090
- COLIN K. BROWN a/k/a COLIN BROWN, dec'd.**  
Late of the Borough of Lansdowne,  
Delaware County, PA.  
Extx.: Deborah M. Baker (Named  
in Will As Deborah Michelle Baker)  
c/o Brian D. Gondek, Esquire, 1230  
County Line Road, Bryn Mawr, PA  
19010.  
**BRIAN D. GONDEK, ATTY.**  
Frankel Kershenbaum  
1230 County Line Road  
Bryn Mawr, PA 19010
- SEAN CORKERY, dec'd.**  
Late of the Borough of Aldan,  
Delaware County, PA.  
Admr.: Kevin P. Corkery 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
- JEREMIAH A. DAUDERT, dec'd.**  
Late of the Township of Broomall,  
Delaware County, PA.  
Extx.: Jeremiah C. Daudert and  
Matthew G. Daudert c/o Joseph  
Kosierowski, Esquire, 400 Broad  
Street, Milford, PA 18337.  
**JOSEPH KOSIEROWSKI, ATTY.**  
400 Broad Street  
Milford, PA 18337
- KEVIN JOHN DAVIS, dec'd.**  
Late of the Borough of Marcus Hook,  
Delaware County, PA.  
Admx.: Lindsey J. Conan c/o Lindsey  
J. Conan, Esquire, 755 North Monroe  
Street, Media, PA 19063.

LINDSEY J. CONAN, ATTY.  
Conan Law Offices, LLC  
755 North Monroe Street  
Media, PA 19063

**SUZANNE DAVIS a/k/a SUZANNE K. DAVIS, dec'd.**

Late of the Borough of Media,  
Delaware County, PA.  
Admr.: Randal Hunter Davis c/o  
Robert M. Firksler, Esquire, 333 West  
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Media, PA 19063.

ROBERT M. FIRKSLER, ATTY.  
333 West Baltimore Avenue  
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Media, PA 19063

**MICHAEL B. DAVY, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Joseph D. Michaels c/o Robert  
H. Louis, Esquire, 1500 Market Street,  
38<sup>th</sup> Fl. West, Philadelphia, PA 19102.

ROBERT H. LOUIS, ATTY.  
Saul Ewing LLP  
1500 Market Street  
38<sup>th</sup> Fl. West  
Philadelphia, PA 19102

**ROBERT W. FERRERI, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Bernard D. Rendler c/o D.  
Selaine Keaton, Esquire, 21 W. Front  
Street, P.O. Box 1970, Media, PA  
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D. SELAINE KEATON, ATTY.  
21 W. Front Street  
P.O. Box 1970  
Media, PA 19063

**ANNE L. JUNKERMAN a/k/a ANNE JUNKERMAN, dec'd.**

Late of the Township of Aston,  
Delaware County, PA.  
Extx.: Kathleen L. Power c/o Seamus  
M. Lavin, Esquire, 220 W. Gay Street,  
West Chester, PA 19380.  
SEAMUS M. LAVIN, ATTY.  
220 W. Gay Street  
West Chester, PA 19380

**MATTIE P. KECK, dec'd.**

Late of the Borough of Media,  
Delaware County, PA.  
Extx.: Karen A. Martin c/o Robert H.  
Bembry, III, Esquire, 100 S. Broad  
Street, Ste. 910, Philadelphia, PA  
19110.

ROBERT H. BEMBRY, III, ATTY.  
100 S. Broad Street  
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Philadelphia, PA 19110

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

Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Douglas Roger, Jr., Esquire.  
DENNIS WOODY, ATTY.  
110 West Front Street  
Media, PA 19063

**ANDREW M. MAZUR, JR., dec'd.**

Late of the Township of Nether  
Providence, Delaware County, PA.  
Admx.: Irene Sendek c/o Richard L.  
Hughey, Esquire, 117 N. Monroe  
Street, P.O. Box 87, Media, PA 19063.

RICHARD L. HUGHEY, ATTY.  
117 N. Monroe Street  
P.O. Box 87  
Media, PA 19063

**MARIE McCLOSKEY a/k/a MARIE A. McCLOSKEY, dec'd.**

Late of the Borough of Lansdowne,  
Delaware County, PA.  
Extx.: Patricia Leicht c/o F. Michael  
Friedman, Esquire, P.O. Box 467,  
Drexel Hill, PA 19026.  
F. MICHAEL FRIEDMAN, ATTY.  
P.O. Box 467  
Drexel Hill, PA 19026

**MARIA C. MILLER a/k/a MARY C. MILLER, dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Extrs.: Gary Miller and Nadine Ogden  
c/o Vincent G. Iannello, Jr., Esquire,  
110 West Front Street, Media, PA  
19063.

VINCENT G. IANNELLO, JR., ATTY.  
110 West Front Street  
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**PETER A. NAPOLI a/k/a PETER NAPOLI, dec'd.**

Late of the Borough of Chester  
Heights, Delaware County, PA.  
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Robert G. Williamson, Esquire, 10 W.  
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ROBERT G. WILLIAMSON, ATTY.  
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**HARRY E. NEWELL, JR., dec'd.**

Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extx.: Marlene Newell c/o Gary  
Stewart Seffin, Esquire, 30 West Third  
Street, Media, PA 19063.

GARY STEWART SEFLIN, ATTY.  
30 West Third Street  
Media, PA 19063

**LOUISE B. NILSEN, dec'd.**

Late of the Township of Newtown Square, Delaware County, PA.  
Extr.: Michael J. Cantwell, Jr. c/o Thomas F. Lawrie, Jr., Esquire, 3400 West Chester Pike, Suite 6B, Newtown Square, PA 19073.  
THOMAS F. LAWRIE, JR., ATTY.  
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Newtown Square, PA 19073

**PETER H. OLESKEY, dec'd.**

Late of the Township of Newtown Square, Delaware County, PA.  
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HENRY SCHIRESON, ATTY.  
Bedford & Schireson  
333 E. Lancaster Ave.  
Suite 200  
Wynnewood, PA 19096

**LUCY PETRALIA a/k/a LUCIA PETRALIA, dec'd.**

Late of the Township of Springfield, Delaware County, PA.  
Extrs.: Sebastian Petralia and Joseph Petralia, 712 Winchester Rd., Broomall, PA 19008.

**ROSE RUBENSTEIN, dec'd.**

Late of the Township of Middletown, Delaware County, PA.  
Extr.: Marcia Rubenstein c/o Denis A. Gray, Esquire, 301 Lindenwood Drive, Suite 217, Malvern, PA 19355.  
DENIS A. GRAY, ATTY.  
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Valleybrooke Corporate Center  
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Malvern, PA 19355

**JACQUELINE D. SIMPSON, dec'd.**

Late of the Borough of Collingdale, Delaware County, PA.  
Admr. C.T.A.: James Connor c/o Dennis J. Muir, Esquire, Rose Tree Corporate Center, 1400 N. Providence Road, Suite 6050—Bldg. 2, Media, PA 19063.  
DENNIS J. MUIR, ATTY.  
Law Offices of Dennis J. Muir  
Rose Tree Corporate Center  
1400 N. Providence Road  
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Media, PA 19063

**SECOND PUBLICATION****CHARLOTTE H. BOYER, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extr.: Joseph Zingaro c/o Jeff L. Lewin, Esquire, 15 E. Front Street, Media, PA 19063.  
JEFF L. LEWIN, ATTY.  
15 E. Front Street  
Media, PA 19063

**SIDNEY C. BURGOYNE a/k/a REV.**

**SIDNEY C. BURGOYNE, dec'd.**  
Late of the Borough of Darby, Delaware County, PA.  
Co-Extrs.: Joseph J. Quindlen and John P. Gallagher c/o John P. Gallagher, Esquire, 121 S. Broad Street, 20<sup>th</sup> Floor, Philadelphia, PA 19107-4533.  
JOHN P. GALLAGHER, ATTY.  
Schubert, Gallagher, Tyler and Mulcahey, P.C.  
121 S. Broad Street  
20<sup>th</sup> Floor  
Philadelphia, PA 19107-4533

**JAMES JOSEPH CROMLEY a/k/a**

**JAMES J. CROMLEY, dec'd.**  
Late of the Borough of Ridley Park, Delaware County, PA.  
Extr.: Patricia Marra c/o Gary Stewart Sefin, Esquire, 30 West Third Street, Media, PA 19063.  
GARY STEWART SEFLIN, ATTY.  
30 West Third Street  
Media, PA 19063

**WESLEY DAVENPORT, dec'd.**

Late of the Township of Middletown, Delaware County, PA.  
Extr.: Wesley Scott Davenport c/o Stephen D. Potts, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115.  
STEPHEN D. POTTS, ATTY.  
Herr, Potts & Potts  
Strafford Office Building #2  
200 Eagle Rd.  
Ste. 106  
Wayne, PA 19087-3115

**SUSAN M. DeVLIEGER, dec'd.**

Late of the Township of Middletown, Delaware County, PA.  
Extrs.: Louis DeVlieger, Jr., 5208 Bella Vista Rd., Drexel Hill, PA 19026 and Paul T. DeVlieger, 5 Old Covered Bridge Rd., Newtown Square, PA 19073.  
TRACY BLAKE DeVLIEGER, ATTY.  
Gadsden Schneider & Woodward LLP  
201 King of Prussia Road  
Ste. 100  
Radnor, PA 19087

**JOHN J. FAMIANO, dec'd.**

Late of the Borough of Glenolden,  
Delaware County, PA.  
Admx.: Rita A. D'Amato c/o John N.  
Del Collo, Esquire, 6 East Hinckley  
Avenue, Suite 201, Ridley Park, PA  
19078.

**JOHN N. DEL COLLO, ATTY.**

6 East Hinckley Avenue  
Suite 201  
Ridley Park, PA 19078

**CHARLES FIORE, dec'd.**

Late of the Township of Springfield,  
Delaware County, PA.  
Extr.: Robert L. Simons c/o Charles E.  
McKee, Esquire, 1100 Township Line  
Road, Havertown, PA 19083.  
**CHARLES E. MCKEE, ATTY.**  
Donohue, McKee & Mattson, Ltd.  
1100 Township Line Road  
Havertown, PA 19083

**VERA GEWORKIAN, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Olga Leake c/o H. Michael  
Cohen, Esquire, 144 West Market  
Street, West Chester, PA 19382.  
**H. MICHAEL COHEN, ATTY.**  
Lachall, Cohen & Sagnor  
144 West Market Street  
West Chester, PA 19382

**MARY KAMILATOS, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Steve A. Kamel c/o Peter George  
Mylonas, Esquire, 2725 West Chester  
Pike, Broomall, PA 19008.  
**PETER GEORGE MYLONAS, ATTY.**  
2725 West Chester Pike  
Broomall, PA 19008

**MARY KEITH, dec'd.**

Late of the Township of Ridley,  
Delaware County, PA.  
Extr.: Sally K. Cates, 607 Creek Rd.,  
Kennett Square, PA 19348.

**LAURENCE LEVASE, dec'd.**

Late of the Township of Thornbury,  
Delaware County, PA.  
Extr.: Frances J. Levase.  
**DENNIS WOODY, ATTY.**  
110 West Front St.  
Media, PA 19063

**ALBERTINE THERESA LUNGI,  
dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Josephine Lunghi Pogue c/o  
Douglas P. Humes, Esquire, Millridge  
Manor House, 975 Mill Road, Suite E,  
Bryn Mawr, PA 19010.

**DOUGLAS P. HUMES, ATTY.**

Millridge Manor House  
975 Mill Road  
Suite E  
Bryn Mawr, PA 19010

**BARBARA J. MacDONALD, dec'd.**

Late of the Township of Thornbury,  
Delaware County, PA.  
Extr.: Barry Parmley c/o Stephen  
Carroll, Esquire, P.O. Box 1440,  
Media, PA 19063.  
**STEPHEN CARROLL, ATTY.**  
Carroll & Karagelian LLP  
P.O. Box 1440  
Media, PA 19063

**ELEANOR ANN MILLER a/k/a**

**ELEANOR MILLER, dec'd.**  
Late of the Borough of Yeadon,  
Delaware County, PA.  
Admr.: Horatio Cabrere Miller,  
7740B Stenton Avenue, Apt. 110,  
Philadelphia, PA 19118.

**EDWARD R. MORGAN, SR. a/k/a**

**EDWARD RUSSELL MORGAN, III,  
dec'd.**

Late of the Township of Upper  
Providence, Delaware County, PA.  
Extr.: Johnathan Perry Morgan  
(Named in Will As John Morgan)  
c/o Michael F. Rogers, Esquire, 510  
Township Line Rd., Ste. 150, Blue Bell,  
PA 19422.  
**MICHAEL F. ROGERS, ATTY.**  
Salvo Rogers & Elinski  
510 Township Line Rd.  
Ste. 150  
Blue Bell, PA 19422

**GEORGE R. PEEL, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Anne V. Capra c/o Andrew H.  
Dohan, Esquire, 460 E. King Road,  
Malvern, PA 19355-3049.  
**ANDREW H. DOHAN, ATTY.**  
Lentz, Cantor & Massey, Ltd.  
460 E. King Road  
Malvern, PA 19355-3049

**CLARA T. SHIARRA, dec'd.**

Late of the Borough of Collingdale,  
Delaware County, PA.  
Extr.: Joseph A. Shiarrar, 213 Morris  
Avenue, Woodlyn, PA 19094.  
**GARY P. URTZ, ATTY.**  
8234 West Chester Pike  
Upper Darby, PA 19082

**WILLIAM A. WISDOM, dec'd.**

Late of the Borough of Media,  
Delaware County, PA.  
Extr.: Stuart R. Lundy, Esquire, 450  
N. Narberth Ave., Suite 200, Narberth,  
PA 19072.  
STUART R. LUNDY, ATTY.  
Lundy, Beldecos & Milby, PC  
450 N. Narberth Ave.  
Suite 200  
Narberth, PA 19072

**THIRD AND FINAL PUBLICATION****JEANE P. ARNOLD, dec'd.**

Late of the Borough of Yeadon,  
Delaware County, PA.  
Admr.: Michael D'Agostino c/o Michael  
D'Agostino, Esquire, 215 Bullens Lane,  
Woodlyn, PA 19094.  
MICHAEL D'AGOSTINO, ATTY.  
Pileggi & Pileggi, P.C.  
215 Bullens Lane  
Woodlyn, PA 19094

**STEPHEN A. BLUNDI a/k/a**

**STEPHEN BLUNDI, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Michael A. Blundi c/o Lisa K.  
Schubel, Esquire, 777 Township Line  
Road, Suite 250, Yardley, PA 19067.  
LISA K. SCHUBEL, ATTY.  
Hill Wallack LLP  
777 Township Line Road  
Suite 250  
Yardley, PA 19067

**FREIDA V. CHASE, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Extrs.: Christopher V. Chase and  
Jennifer H. Chase (Named in Will As  
Jennifer C. Chase) c/o Benjamin S.  
Ohrenstein, Esquire, 354 W. Lancaster  
Ave., Ste. 105, Haverford, PA 19041.  
BENJAMIN S. OHRENSTEIN, ATTY.  
354 W. Lancaster Ave.  
Ste. 105  
Haverford, PA 19041

**EDWARD DENTON COX a/k/a**

**EDWARD COX and EDWARD D.  
COX, dec'd.**  
Late of the Borough of Aldan,  
Delaware County, PA.  
Admrs.: Barbara E. Lefferts and Bruce  
Denton Cox, 112 W. Wayne Avenue,  
Aldan, PA 19018.  
MARY V.Z. WACHTERHAUSER,  
ATTY.  
Law Offices of Mary V.Z. Wachterhauser  
30 West Third Street  
P.O. Box 1390  
Media, PA 19063

**ELAINE C. DeIVECCHIO, dec'd.**

Late of the Borough of Morton,  
Delaware County, PA.  
Extx.: Dorothy F. DeVecchio.  
JANICE M. SAWICKI, ATTY.  
15 East Second Street  
P.O. Box 202  
Media, PA 19063

**THERESA R. DESTEFANO, dec'd.**

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extx.: Linda Destefano c/o Harry J.  
Karapalides, Esquire, 42 Copley Road,  
Upper Darby, PA 19082.  
HARRY J. KARAPALIDES, ATTY.  
42 Copley Road  
Upper Darby, PA 19082

**JOHN JOSEPH FORD, dec'd.**

Late of the Township of Concord,  
Delaware County, PA.  
John J. Ford Living Trust Agreement  
Dated July 18, 2000, As Amended  
March 14, 2008.  
Trustee: Kathleen A. McKay, 3211  
Ruby Drive, Wilmington, DE 19810.  
HARRIET L. CHAPPELL, ATTY.  
612 Lindsey Road  
Wilmington, DE 19809

**GREGORY SCOTT FULTON, dec'd.**

Late of the Township of Upper  
Providence, Delaware County, PA.  
Extx.: Linnea D. LaSalle.  
L. THEODORE HOPPE, JR., ATTY.  
2 South Orange Street  
Ste. 215  
Media, PA 19063

**JOSEPH NICHOLAS GIORDANO,  
dec'd.**

Late of the Borough of Sharon Hill,  
Delaware County, PA.  
Admx.: Dawn M. Giuffrida c/o Brian M.  
Baillie, Esquire, 491 Baltimore Pike,  
#311, Springfield, PA 19064.  
BRIAN M. BAILLIE, ATTY.  
491 Baltimore Pike  
#311  
Springfield, PA 19064

**MARY DONNEGAN KING, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Admr.: Charles C. King c/o Stephen  
Carroll, Esquire, P.O. Box 1440,  
Media, PA 19063.  
STEPHEN CARROLL, ATTY.  
Carroll & Karagelian LLP  
P.O. Box 1440  
Media, PA 19063

**RICHARD J. KROLL, dec'd.**

Late of the Township of Bethel,  
Delaware County, PA.  
Extx.: Barbara L. Kanigowski c/o  
William P. Culp, Jr., Esquire, 614  
Darby Road, Havertown, PA 19083.

- WILLIAM P. CULP, JR., ATTY.  
614 Darby Road  
Havertown, PA 19083
- JAMES J. MAGAW, SR.,** dec'd.  
Late of the Borough of Trainer,  
Delaware County, PA.  
Admx.: Susan M. Magaw 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
- CAROLYN P. McADAM,** dec'd.  
Late of the Borough of Chester  
Heights, Delaware County, PA.  
Extx.: Sheryl M. Weersing c/o Peter  
J. Rohana, Jr., Esquire, 1215 West  
Baltimore Pike, Suite 14, Media, PA  
19063.  
PETER J. ROHANA, JR., ATTY.  
1215 West Baltimore Pike  
Suite 14  
Media, PA 19063
- JANE C. McDONALD a/k/a JANE  
McDONALD,** dec'd.  
Late of the Township of Marple,  
Delaware County, PA.  
Admx.: Patricia A. Martin c/o Thomas  
J. Burke, Jr., Esquire, 15 Rittenhouse  
Place, Ardmore, PA 19003.  
THOMAS J. BURKE, JR., ATTY.  
Haws & Burke  
15 Rittenhouse Place  
Ardmore, PA 19003
- HELEN REGINA McLARNON,** dec'd.  
Late of the Township of Concord,  
Delaware County, PA.  
Admr.: Robert McLarnon c/o Michael  
LaRosa, Esquire, 959 West Chester  
Pike, Havertown, PA 19083.  
MICHAEL LaROSA, ATTY.  
LaRosa Law  
959 West Chester Pike  
Havertown, PA 19083
- LAWRENCE HENRY MYERS,** dec'd.  
Late of the Township of Springfield,  
Delaware County, PA.  
Admrs.: Mark A. Myers and Michael  
C. Myers, 374 Heritage Lane, King of  
Prussia, PA 19406.
- LOUISE B. NILSEN,** dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.  
Extr.: Michael J. Cantwell, Jr. c/o  
Thomas F. Lawrie, Jr., Esquire, 3400  
West Chester Pike, Suite 6B, Newtown  
Square, PA 19073.
- THOMAS F. LAWRIE, JR., ATTY.  
3400 West Chester Pike  
Suite 6B  
Newtown Square, PA 19073
- MICHAEL T. PASTUSZEK,** dec'd.  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extx.: Laura N. Pastuszek, 107  
Painters Crossing, Chadds Ford, PA  
19317.
- PAUL G. ROONEY,** dec'd.  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Co-Extrs.: Margaret Rooney and  
Leonard Rooney.  
RAYMOND J. FALZONE, JR., ATTY.  
22 East Third Street  
Media, PA 19063
- ELINOR RUMERY,** dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Carol Jean Carr c/o James M.  
Martin, Esquire, One Neshaminy  
Interplex, Ste. 202, Trevoose, PA 19053.  
JAMES M. MARTIN, ATTY.  
Martin and Martin, P.C.  
One Neshaminy Interplex  
Ste. 202  
Trevoose, PA 19053
- MATTHEW S. RUPNICK,** dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Co-Extrs.: Edmund Rupnick and  
Joseph J. Rupnick c/o Joseph E.  
Lastowka, Jr., Esquire, The Madison  
Building, 108 Chesley Drive, Media,  
PA 19063-1712.  
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108 Chesley Drive  
Media, PA 19063-1712
- JEAN H. SCUDDER,** dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: John V. Scudder c/o Mark  
Ryan, Esquire, 618 Swede Street,  
Norristown, PA 19401.  
MARK RYAN, ATTY.  
618 Swede Street  
Norristown, PA 19401
- JOSEPHINE C. SOLIDORO,** dec'd.  
Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extx.: Susan S. Clifford c/o William A.  
Pietrangelo, Esquire, 36 East Second  
Street, P.O. Box 1048, Media, PA  
19063.

WILLIAM A. PIETRANGELO, ATTY.  
Kelly Grimes Pietrangelo & Vakil, P.C.  
36 East Second Street  
P.O. Box 1048  
Media, PA 19063

**ELOISE C-C. SUTTON a/k/a**

**CAROLINE ELOISE C-C. SUTTON  
and ELOISE C. SUTTON**, dec'd.  
Late of the Township of Haverford,  
Delaware County, PA.

Extx.: Caroline Sutton Dumaine c/o  
Janene B. Reilly, Esquire, 1835 Market  
Street, Philadelphia, PA 19103-2968.  
JANENE B. REILLY, ATTY.  
Teeters Harvey Marrone & Kaier LLP  
1835 Market Street  
Philadelphia, PA 19103-2968

**DAVID TRACEY**, dec'd.

Late of the Township of Middletown,  
Delaware County, PA.

Extx.: Patricia A. Frank c/o Dana  
M. Breslin, Esquire, 3305 Edgmont  
Avenue, Brookhaven, PA 19015.  
DANA M. BRESLIN, ATTY.

Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**IRENE VALORIS**, dec'd.

Late of the Township of Marple,  
Delaware County, PA.

Extr.: Michael Jay Valoris, P.O. Box  
783, Bala Cynwyd, PA 19004-0783.

**NICHOLAS C. VERIABO**, dec'd.

Late of the Township of Darby,  
Delaware County, PA.

Extr.: Nicholas J. Veriabo c/o Joseph  
S. Hocky, Esquire, 3300 Darby Road,  
Unit 6203, Haverford, PA 19041-7709.  
JOSEPH S. HOCKY, ATTY.

3300 Darby Road  
Unit 6203

Haverford, PA 19041-7709

**ELIZABETH A. WILSON a/k/a**

**ELIZABETH ANN MacFARLAND  
WILSON a/k/a ELIZABETH ANN  
MacFARLAND a/k/a ELIZABETH  
ANN WILSON and ELIZABETH  
MacFARLAND WILSON**, dec'd.

Late of the Township of Radnor,  
Delaware County, PA.

Extr.: Bruce B. Wilson c/o Bruce A.  
Rosenfield, Esquire, 1600 Market  
Street, Ste. 3600, Philadelphia, PA  
19103.

BRUCE A. ROSENFELD, ATTY.  
Schnader Harrison Segal & Lewis, LLP  
1600 Market Street  
Ste. 3600  
Philadelphia, PA 19103

**ESTHER JAMES WILSON**, dec'd.

Late of the Borough of Eddystone,  
Delaware County, PA.

Extrs.: Edward A. Zimmerman and  
Debra R. Zimmerman c/o Thomas E.  
Martin, Jr., Esquire, 201 S. Broad St.,  
P.O. Box 392, Kennett Square, PA  
19348-0392.

THOMAS E. MARTIN, JR., ATTY.  
201 S. Broad St.  
P.O. Box 392

Kennett Square, PA 19348-0392

**DEANNA WINKELVOSS**, dec'd.

Late of the Township of Nether  
Providence, Delaware County, PA.

Extx.: Christine Winkelvoss c/o Joseph  
L. Monte, Jr., Esquire, 344 West Front  
Street, Media, PA 19063.

JOSEPH L. MONTE, JR., ATTY.

Eckell Sparks Levy Auerbach Monte  
Sloane Matthews & Auslander, P.C.  
344 West Front Street

P.O. Box 319  
Media, PA 19063

**RONALD LEE WINKELVOSS, JR.**

**a/k/a RONALD WINKELVOSS**,  
dec'd.

Late of the Township of Nether  
Providence, Delaware County, PA.

Extx.: Christine Winkelvoss c/o Joseph  
L. Monte, Jr., Esquire, 344 West Front  
Street, Media, PA 19063.

JOSEPH L. MONTE, JR., ATTY.

Eckell Sparks Levy Auerbach Monte  
Sloane Matthews & Auslander, P.C.  
344 West Front Street

P.O. Box 319  
Media, PA 19063

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## AUDIT

### ORPHANS' COURT

**Estates listed for Audit on  
MARCH 3, 2014  
10:00 A.M. Prevailing Time**

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

**DiFELICE** - JANUARY 28, First Account of PNC Bank, National Association, Guardian, Estate of Paul V. DiFelice, an Incapacitated Person.

**KILMER** - JANUARY 28, First and Final Account of Donald Gjertsen, Executor, Estate of Alberta L. Kilmer, Deceased.

**KUBECK** - JANUARY 23, First Account Stated by Dennis Kubeck and John M. Kubeck, Trustees, Trust Under Deed, John E. Kubeck, Settlor. F/B/O Stephanie Kubeck-Ferro.

**SILVESTRI** - JANUARY 24, First Account of Thomas F. Delaney and Donna Marie Fecondo, Co-Executors, Estate of Frank P. Silvestri, Deceased.

**ZUPPO** - JANUARY 24, First and Final Account of Maria Lisa Tracz, Executrix, Estate of Dominic Anthony Zuppo, Jr., Deceased.

Feb. 7, 14

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2013-12582

NOTICE IS HEREBY GIVEN THAT on December 23, 2013, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Christopher Damian Cornacchia** to **Christopher Damian Kasper**.

The Court has fixed March 17, 2014, at 8:30 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

MATTHEW J. BILKER, Solicitor  
344 West Front Street  
P.O. Box 319  
Media, PA 19063

Feb. 7, 14

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2013-012234

NOTICE IS HEREBY GIVEN THAT on December 13, 2013, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Caitlyn McGrath Hogan** to **Caiden McGrath Hogan**.

The Court has fixed February 24, 2014, 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.

Feb. 7, 14

### 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.

#### TWIZDA SERVICE CENTER, INC.

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

PETER P. TOZER, Solicitor  
505 Chester Pike  
P.O. Box 187  
Prospect Park, PA 19076

Feb. 7

### CLASSIFIED ADS

#### Attorney (Media, PA)

Well respected, medium-sized Delaware County law firm seeking attorney with 2-5 years of commercial litigation experience. Firm's practice is concentrated in community association law, construction litigation and real estate. Applicant must be highly motivated, hardworking, possess excellent writing and research skills, and be highly organized and responsible. Competitive salary and benefits, excellent work environment and support staff. Please e-mail resume, writing sample, references and salary requirements to:  
resume@marcushoffman.com.

Feb. 7



**Attorney (Media, PA)**

Well respected, medium-sized Delaware County law firm seeking attorney with 3-10 years of real estate or commercial transactional experience. Firm's practice is concentrated in community association law, construction litigation and real estate. Applicant must be highly motivated, hardworking, possess excellent writing and research skills, and be highly organized and responsible. Competitive salary and benefits, excellent work environment and support staff. Please e-mail resume, writing sample, references and salary requirements to resume@marcushoffman.com.

Feb. 7

**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN that the shareholders and directors of Little People's Consignment Boutique, Inc., a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve and that the corporation has engaged in winding up and settling the affairs of the corporation under the appropriate provisions of the Pennsylvania Business Corporation Law. The affairs of the corporation have been taken over by Little People's Consignment Boutique, LLC.

MURRAY S. ECKELL, Solicitor  
Legal Arts Building  
344 West Front Street  
P.O. Box 319  
Media, PA 19063

Feb. 7

**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN to all creditors and claimants of Street Smart Driving Academy, Inc, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and that the board of directors 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, as amended.

McCAUSLAND, KEEN & BUCKMAN,  
Solicitors  
259 North Radnor-Chester Road  
Suite 160  
Radnor, PA 19087

Feb. 7

**SERVICE BY PUBLICATION**

DELAWARE COUNTY  
COURT OF COMMON PLEAS  
NUMBER 13-7682

Federal National Mortgage Association,  
Plaintiff

v.

Unknown Surviving Heirs of Robert E. Hayes, Deceased Mortgagor and Real Owner, Robert Hayes, Known Surviving Heir of Robert E. Hayes, Deceased Mortgagor and Real Owner, Jason Hayes, Known Surviving Heir of Robert E. Hayes, Deceased Morgagor and Real Owner, Robert E. Hayes, Deceased Mortgagor and Real Owner and Melissa L. Hayes, Known Surviving Heir of Robert E. Hayes, Deceased Mortgagor and Real Owner, Defendants

TO: Unknown Surviving Heirs of Robert E. Hayes, Deceased Mortgagor and Real Owner

TYPE OF ACTION: CIVIL ACTION/  
COMPLAINT IN MORTGAGE FORECLOSURE.

PREMISES SUBJECT TO FORECLOSURE: 3998 FOX MILL DRIVE, BOOTH-WYN, PENNSYLVANIA 19061.

**NOTICE**

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

TERRENCE J. McCABE, ESQUIRE  
ID # 16496  
MARC S. WEISBERG, ESQUIRE  
ID # 17616  
EDWARD D. CONWAY, ESQUIRE  
ID # 34687  
MARGARET GAIRO, ESQUIRE  
ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE  
ID # 28009  
HEIDI R. SPIVAK, ESQUIRE  
ID # 74770  
MARISA J. COHEN, ESQUIRE  
ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE  
ID # 309480  
BRIAN T. LaMANNA, ESQUIRE  
ID # 310321  
ANN E. SWARTZ, ESQUIRE  
ID # 201926  
JOSEPH F. RIGA, ESQUIRE  
ID # 57716  
JOSEPH I. FOLEY, ESQUIRE  
ID # 314675  
CELINE P. DerKRIKORIAN, ESQUIRE  
ID # 313673  
JENNIFER L. WUNDER, ESQUIRE  
ID # 315954  
LENA KRAVETS, ESQUIRE  
ID # 316421  
McCABE, WEISBERG AND  
CONWAY, P.C.  
Attorneys for Plaintiff  
123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109  
(215) 790-1010

Feb. 7

**SERVICE BY PUBLICATION**

TO: Members of Continental Mutual Insurance Company

The Annual Meeting of members of Continental Mutual Insurance Company will be held at the office of the Company, 8049 West Chester Pike, Upper Darby, Delaware County, Pennsylvania, on Tuesday, March 11, 2014 at 2:00 P.M., for the transaction of such regular business as may properly come before the meeting, including but not limited to: (1) the election of Directors, (2) the approval, ratification and confirmation of all acts of the Directors since the last preceding meeting of members.

Walter H. Lenhard, President

Feb. 7, 14, 21

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2013-009427

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

BANK OF AMERICA, N.A., AS  
SUCCESSOR BY MERGER TO BAC  
HOME LOANS SERVICING, LP f/k/a  
COUNTRYWIDE HOME LOANS  
SERVICING, LP, Plaintiff

vs.

NORMAN J. BANTOE, in his capacity  
as Administrator and Heir of the Estate  
of ESTHER BANTOE, ERIC BANTOE,  
in his capacity as Heir of the Estate  
of ESTHER BANTOE, WEHDEH P.  
JENKINS a/k/a WEHDEH P. BANTOE-  
JENKINS, in her capacity as Heir  
of the Estate of ESTHER BANTOE,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER ESTHER BANTOE,  
DECEASED, Defendants

**NOTICE**

TO: Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming Right,  
Title or Interest From or Under  
Esther Bantoe, Deceased

You are hereby notified that on September 23, 2013, Plaintiff, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, docketed to No. 2013-009427. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 110 SOUTH 2ND STREET, DARBY, PA 19023-2913 whereupon your property would be sold by the Sheriff of DELAWARE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Feb. 7

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
DOCKET NO. 10-01633

Borough of Yeadon

vs.

Harry S. Porter, III and Francine L. Johnson

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2008 sewer and trash fees for property located at 114 E. Providence Road, Yeadon, PA, Folio Number 48-00-02676-00. A Writ of Scire Facias for \$684.54 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

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

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

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

Feb. 7, 14, 21

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
DOCKET NO. 12-65146

Borough of East Lansdowne

vs.

Lisa Conover

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2011 real estate taxes and sewer and trash fees for property located at 53 Lexington Avenue, East Lansdowne, PA, Folio Number 17-00-00400-00. A Writ of Scire Facias for \$1,758.80 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

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

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

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

Feb. 7, 14, 21

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 10-5402

Wells Fargo Bank, N.A., as Certificate Trustee, not in its individual capacity but solely as Certificate Trustee, in Trust for registered holders of VNT Trust Series 2010-2, Plaintiff

vs.

Kathryn E. Rossiter and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mildred M. Rossiter, deceased, Defendant(s)

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

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mildred M. Rossiter, Deceased, Defendant(s), Whose Last Known Address Is 55 East Stratford Avenue, Lansdowne, PA 19050

Your house (real estate) at: 55 East Stratford Avenue, Lansdowne, PA 19050, 23-00-03108-00, is scheduled to be sold at Sheriff's Sale on April 17, 2014, at 10:00 A.M., at Delaware County Sheriff's Office, Courthouse, Rm. 101, 201 W. Front St., Media, PA 19063, to enforce the court judgment of \$170,326.74, obtained by Wells Fargo Bank, N.A., as Certificate Trustee, not in its individual capacity but solely as Certificate Trustee, in Trust for registered holders of VNT Trust Series 2010-2 (the mortgagee) against you.

**NOTICE OF OWNER'S RIGHTS—YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Wells Fargo Bank, N.A., as Certificate Trustee, not in its individual capacity but solely as Certificate Trustee, in Trust for registered holders of VNT Trust Series 2010-2, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (610) 891-4296. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

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

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

CHRISTOPHER A. DeNARDO,  
ESQUIRE  
CAITLIN M. DONNELLY, ESQUIRE  
BRADLEY J. OSBORNE, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
Shapiro & DeNardo, LLC  
Attys. for Plaintiff  
3600 Horizon Dr.  
Ste. 150  
King of Prussia, PA 19406  
(610) 278-6800

Feb. 7

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 13-3736

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
WELLS FARGO BANK, N.A., Plaintiff  
vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER BRIAN D. MAILLIE,  
DECEASED, Defendant

**NOTICE**

TO: Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming Right,  
Title or Interest From or Under  
Brian D. Maillie, Deceased

You are hereby notified that on April 19, 2013, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, docketed to No. 13-3736. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 21 MAN OF WAR DRIVE, MEDIA, PA 19063-5214 whereupon your property would be sold by the Sheriff of DELAWARE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

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

Feb. 7

**SERVICE BY PUBLICATION**

**IN THE COURT OF COMMON PLEAS  
 OF DELAWARE COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION—LAW  
 NO. 09-11383**

Bank of America, N.A., Plaintiff

vs.

Maurice A. Wadell & Kathryn A. Wadell,  
 Defendants

**NOTICE OF SALE OF  
 REAL PROPERTY**

**TO:** Kathryn A. Wadell, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kathryn A. Wadell, Deceased, Defendant(s), Whose Last Known Address Is 151 West Garrison Road, Parkside, PA 19015

Your house (real estate) at 151 West Garrison Road, Parkside, PA 19015, is scheduled to be sold at the Sheriff's Sale on March 21, 2014 (postponed from February 21, 2014; postponed from January 17, 2014; postponed from November 15, 2013) at 11:00 a.m. in the County Council Room, Courthouse Sq., Media, PA 19063, to enforce the court judgment of \$73,488.16, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description:

**ALL THAT CERTAIN** lot or piece of land with the buildings and improvements thereon erected, situate in the Borough of Parkside, County of Delaware and State of Pennsylvania, described according to a survey thereof, made by Reeder, Magarity & Bryant, P.E., Upper Darby, P.A., dated 10-28-1952, as follows: **BEGINNING** at a point on the easterly side of Garrison Road (44 feet wide), which point is measured the two following courses and distances along the said side of Garrison Road from its intersection with the southerly side of Mt. Vernon Avenue (44 feet wide; (1) extending from said point of intersection, South 09 degrees 45 minutes 30 seconds West, 316.96 feet to a point of curve; (2) along a line curving to the right having a radius of 636.25 feet, the arc distance of 105.26 feet to the beginning point; thence extending from said beginning point South 70 degrees 52 minutes 46 seconds East, passing through the bed of a certain driveway laid out between these premises and the premises adjoining to the north 124.23 feet to a point; thence extending southwardly along a line curving to the right having a radius of 760.48 feet, the arc distance of 29.88 feet to a point; thence extending North 68 degrees 38 minutes 46 seconds West, passing partly through the party wall between these premises and the premises adjoining to the south, 124.23 feet to a point on the easterly side of Garrison Road; thence extending along same northwardly along a line curving to the left having a radius of 636.25 feet, the arc distance of 25 feet to the first mentioned point and place of beginning. Being Lot #34 as shown on said plan. Folio #32-00-00516-00. Together with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway passageway, and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and

entitled to the use thereof, subject however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter forever. Being known as: 151 West Garrison Road, Paarkside, PA 19015. PROPERTY ID NO.: 32-00-00516-00.

TITLE TO SAID PREMISES IS VESTED IN Maurice A. Wadell & Kathryn A. Wadell, his wife, as tenants by the entireties by Deed from Kathryn A. Wadell, Individually & As Administratrix of the Estate of Ann J. Ortlip, Deceased and Clare E. Barger, James T. Ortlip & Donna M. Ortlip dated 05/18/96 recorded 06/04/96 in Deed Book 1478 Page 619.

UDREN LAW OFFICES, P.C.  
Attys. for Plaintiff  
111 Woodcrest Rd.  
Ste. 200  
Cherry Hill, NJ 08003  
(856) 669-5400

Feb. 7

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NOS. 0025 of 2013 & 0026 of 2013

**NOTICE OF HEARING**

TO: Shayla Strange

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed by Children and Youth Services of Delaware County seeking the termination of the parental rights of mother of Kasear B. (b.d. 4/28/06) and Day'shon B. (b.d. 4/1/10).

A Hearing with respect to said Petition is scheduled for February 7, 2014 before the Honorable Nathaniel C. Nichols and will be held at 9:00 a.m. You have a right to appear at said Hearing and contest the Petition for Termination and if you fail to do so your parental rights may be terminated. In addition, you are advised that you may have an option for an enforceable voluntary agreement for continuing contact following the adoption of your child between the adoptive parent and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. THE ATTORNEY THAT HAS BEEN APPOINTED TO REPRESENT YOU IS BRIAN GONDEK, ESQUIRE AT (610) 922-4200.

Jan. 24, 31; Feb. 7

**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**

- Mckenna, John; Upper Darby Township; 12/04/12; \$176.18
- Mckenna, John; Upper Darby Township; 12/04/12; \$188.33
- Mckenna, Lorie J; Capital One Bank; 01/14/13; \$3,089.09
- Mckenzie, Aviszelema; Upper Darby Township; 12/04/12; \$176.18
- Mckenzie, Aviszelema; Upper Darby Township; 12/04/12; \$188.33
- Mckenzie, Carl; Morton Borough; 10/31/12; \$307.52
- Mckenzie, Carl; Morton Borough; 10/31/12; \$998.70
- Mckenzie, Carl W; Delcora; 01/18/13; \$119.83
- Mckenzie, Dennis; Darby Township; 07/19/12; \$247.21
- Mckeon, Frances L; Ridley Township; 09/06/12; \$344.50
- Mckeon, John J; Upper Darby Township; 12/04/12; \$176.18
- Mckeon, John J; Upper Darby Township; 12/04/12; \$168.70
- Mckeon, John J /JR; Upper Darby Township; 12/04/12; \$176.18
- Mckeon, John J /JR; Upper Darby Township; 12/04/12; \$188.33
- Mckeon, Margorie E; Upper Darby Township; 12/04/12; \$176.18
- Mckeon, Margorie E; Upper Darby Township; 12/04/12; \$168.70

- Mckeon, Marjorie; Upper Darby Township; 12/04/12; \$176.18
- Mckeon, Marjorie; Upper Darby Township; 12/04/12; \$188.33
- Mckeon, Marjorie; Wells Fargo Bank NA; 01/18/13; \$183,227.94
- Mckeon, Marjorie E; Bank of America NA; 12/21/12; \$117,576.54
- Mckeown, Keith; Internal Revenue Service; 01/03/13; \$4,274.93
- Mckesey, Emerick; Darby Borough; 08/13/12; \$1,624.00
- Mckesey, Ewerick; Darby Borough; 08/13/12; \$455.50
- Mckiethen, Jerome; Probation Dept of Delaware County; 11/15/12; \$390.50
- Mckinlay, Kathy M; Target National Bank; 07/26/12; \$13,577.29
- Mckinley Blacksmith Ltd; Internal Revenue Service; 07/02/12; \$6,663.79
- Mckinley Blacksmith Ltd; Internal Revenue Service; 11/13/12; \$447.12
- Mckinley, Brian William; Probation Dept of Delaware County; 11/14/12; \$4,016.50
- Mckinley, Delilah D; Upper Darby Township; 12/04/12; \$176.18
- Mckinley, Delilah D; Upper Darby Township; 12/04/12; \$188.33
- Mckinley, J William /PRS; Internal Revenue Service; 07/02/12; \$6,663.79
- Mckinley, J William /SR /PRS; Internal Revenue Service; 11/13/12; \$447.12
- Mckinney, Allison; Bank of New York Mellon /FKA; 08/20/12; \$69,281.98
- Mckinney, Allison; JPMorgan Chase Bank NA /TR; 08/20/12; \$69,281.98
- Mckinney, Allison; Bank of New York /SSR; 08/20/12; \$69,281.98
- Mckinney, Brian Wayne; Upper Darby Township; 12/04/12; \$176.18
- Mckinney, Brian Wayne; Upper Darby Township; 12/04/12; \$188.33
- Mckinney, David; Upper Darby Township; 12/04/12; \$176.18
- Mckinney, David; Upper Darby Township; 12/04/12; \$188.33
- Mckinney, Dawn; Upper Darby Township; 12/04/12; \$176.18
- Mckinney, Dawn; Upper Darby Township; 12/04/12; \$188.33
- Mckinney, Dawn; Midfirst Bank; 02/01/13; \$118,649.63
- Mckinney, Robert /III/AKA; JPMorgan Chase Bank NA /TR; 08/20/12; \$69,281.98
- Mckinney, Robert /III/AKA; Bank of New York Mellon /FKA; 08/20/12; \$69,281.98
- Mckinney, Robert /III/AKA; Bank of New York /SSR; 08/20/12; \$69,281.98
- Mckinney, Robert L /III; JPMorgan Chase Bank NA /TR; 08/20/12; \$69,281.98
- Mckinney, Robert L /III; Bank of New York /SSR; 08/20/12; \$69,281.98
- Mckinney, Robert L /III; Bank of New York Mellon /FKA; 08/20/12; \$69,281.98
- Mckinney, Robyn; Upper Darby Township; 12/04/12; \$176.18
- Mckinney, Robyn; Upper Darby Township; 12/04/12; \$188.33
- Mckinney, Terrence; Probation Dept of Delaware County; 11/05/12; \$1,569.50
- Mckinney, Timothy; Upper Darby Township; 12/04/12; \$176.18
- Mckinney, Timothy; Upper Darby Township; 12/04/12; \$188.33
- Mckinney, Timothy; Midfirst Bank; 02/01/13; \$118,649.63
- Mckinney, Timothy G; Probation Dept of Delaware County; 12/21/12; \$5,052.50
- Mckinnon, Darrin; State Farm Mutual Automobile Ins Co; 12/14/12; \$5,460.86
- Mckinsley, Avery; Upper Darby Township; 12/04/12; \$176.18
- Mckinsley, Avery; Upper Darby Township; 12/04/12; \$188.33
- Mckinstry, Eric; Probation Dept of Delaware County; 08/21/12; \$1,667.50
- Mckinstry, Eric D; Probation Dept of Delaware County; 01/11/13; \$4,145.50
- Mcknight, James; Probation Dept of Delaware County; 06/28/12; \$1,314.50
- Mcknight, James J; Probation Dept of Delaware County; 06/28/12; \$1,272.00
- Mcknight, Sean; Probation Dept of Delaware County; 08/03/12; \$1,808.50
- Mcknight, Thomas; Probation Dept of Delaware County; 01/28/13; \$1,857.50
- Mclaine, Bryan Autuan; Probation Dept of Delaware County; 09/21/12; \$1,807.50
- Mclaine, Trina S; University of Pennsylvania; 12/18/12; \$13,953.23
- Mclane, Shawn R; Commonwealth Department of Revenue; 06/11/12; \$1,170.86
- Mclarnon, Russell William; Probation Dept of Delaware County; 09/07/12; \$4,650.50



Mclaughin, Victoria L; Delcora; 01/18/13; \$214.49	Mclean, Sandra; Upper Darby Township; 12/04/12; \$176.18
Mclaughlin, Catherine E; Upper Darby Township; 12/04/12; \$176.18	Mclean, Sandra; Upper Darby Township; 12/04/12; \$176.18
Mclaughlin, Catherine E; Upper Darby Township; 12/04/12; \$188.33	Mclean, Sandra; Upper Darby Township; 12/04/12; \$176.18
Mclaughlin, Daniel M; Upper Darby Township; 12/04/12; \$564.98	Mclean, Sandra; Upper Darby Township; 12/04/12; \$176.18
Mclaughlin, Denita; Upper Darby Township; 12/04/12; \$176.18	Mclean, Sandra; Upper Darby Township; 12/04/12; \$176.18
Mclaughlin, Denita; Upper Darby Township; 12/04/12; \$188.33	Mclean, Sandra; Upper Darby Township; 12/04/12; \$176.18
Mclaughlin, Francis G; Internal Revenue Service; 09/28/12; \$16,313.94	Mclean, Sandra; Upper Darby Township; 12/04/12; \$188.33
Mclaughlin, Francis X; Upper Darby Township; 12/04/12; \$176.18	Mclean, Sandra; Upper Darby Township; 12/04/12; \$188.33
Mclaughlin, Francis X; Upper Darby Township; 12/04/12; \$188.33	Mclean, Sandra; Upper Darby Township; 12/04/12; \$188.33
Mclaughlin, Kevin M; San Francisco East Condominium Asso; 09/20/12; \$8,512.65	Mclean, Sandra; Upper Darby Township; 12/04/12; \$188.33
Mclaughlin, Kevin M; Asset Acceptance LLC; 10/25/12; \$7,484.06	Mclean, Sandra; Upper Darby Township; 12/04/12; \$188.33
Mclaughlin, Lois G; Hop Energy LLC; 09/25/12; \$1,273.43	Mclean, Sandra; Upper Darby Township; 12/04/12; \$188.33
Mclaughlin, Lynda; Internal Revenue Service; 09/28/12; \$16,313.94	Mclean, Sandra; Upper Darby Township; 12/04/12; \$188.33
Mclaughlin, Michael J; Upper Darby Township; 12/04/12; \$176.18	Mclean, Sandra; Upper Darby Township; 12/04/12; \$188.33
Mclaughlin, Michael J; Upper Darby Township; 12/04/12; \$188.33	Mclean, Sandra; Upper Darby Township; 12/04/12; \$188.33
Mclaughlin, Thomas D; Commonwealth Department of Revenue; 07/24/12; \$1,017.56	Mclean, Sandra M; Upper Darby Township; 12/04/12; \$176.18
Mclaughlin, William; Delaware County Juvenile Court; 09/04/12; \$2,984.73	Mclean, Sandra M; Upper Darby Township; 12/04/12; \$188.33
Mclaurin, Jack K; Bank of America NA; 10/03/12; \$67,502.20	Mclean, Thomas Donald; Probation Dept of Delaware County; 12/12/12; \$1,397.50
Mclaurin, Lori; Bluestone Investments Inc; 02/25/13; \$5,972.52	Mclemore, Kezia T; Commonwealth Department of Revenue; 01/07/13; \$768.35
Mclean, Norma Watt; Bank of America NA /SSR; 07/02/12; \$97,794.29	Mclendon, Alberta; Darby Township; 06/08/12; \$335.45
Mclean, Norma Watt; Countrywide Home Loans Servicing LP; 07/02/12; \$97,794.29	Mclendon, Alberta; Darby Township; 07/19/12; \$247.21
Mclean, Norma Watt; BAC Home Loans Servicing LP /FKA; 07/02/12; \$97,794.29	Mclendon, Christopher; Darby Township; 06/08/12; \$287.95
Mclean, Sandra; BAC Home Loans Servicing LP /FKA; 07/23/12; \$56,120.04	Mclendon, Christopher; Darby Township; 06/08/12; \$287.95
Mclean, Sandra; Countrywide Home Loans Servicing; 07/23/12; \$56,120.04	Mclendon, Christopher; Darby Township; 07/19/12; \$247.21
Mclean, Sandra; Bank of America NA /SSR; 07/23/12; \$56,120.04	Mclendon, Christopher; Darby Township; 07/19/12; \$247.21
Mclean, Sandra; Upper Darby Township; 12/04/12; \$176.18	Mclendon, Joyce B; Darby Township; 06/08/12; \$287.95
	Mclendon, Joyce B; Darby Township; 07/19/12; \$247.21

- McLeod, Maxine N; Upper Darby Township; 12/04/12; \$176.18
- McLeod, Maxine N; Upper Darby Township; 12/04/12; \$188.33
- McLewaine, Mary A; Target National Bank /FKA; 08/08/12; \$8,584.95
- McLewaine, Mary A; Retailers National Bank; 08/08/12; \$8,584.95
- McMahon, Michael Paul; Probation Dept of Delaware County; 06/15/12; \$2,380.00
- McMahon, Robin; Creek Road Apartments; 12/10/12; \$2,704.31
- McMannus, Richard; Yeadon Borough; 11/08/12; \$745.55
- McManus, Elizabeth C; Radnor Township; 07/16/12; \$425.10
- Mcmenamin, Alan Paul; Probation Dept of Delaware County; 10/05/12; \$2,181.50
- Mcmenamin, Thomas A /SR; Upper Darby Township; 12/04/12; \$176.18
- Mcmenamin, Thomas A /SR; Upper Darby Township; 12/04/12; \$188.33
- Mcmenamin, Wendy E; Upper Darby Township; 12/04/12; \$176.18
- Mcmenamin, Wendy E; Upper Darby Township; 12/04/12; \$188.33
- McMullan, John; Probation Dept of Delaware County; 06/21/12; \$2,799.50
- McMullan, John A; Discover Bank; 06/19/12; \$5,711.37
- McMullin, David; Darby Township; 07/19/12; \$247.21
- McMullin, Mark; Upper Darby Township; 12/04/12; \$352.35
- McMullin, Mark; Upper Darby Township; 12/04/12; \$376.65
- McNair, Foster H; Delcora; 01/18/13; \$293.88
- McNair, Jennifer; Probation Dept of Delaware County; 09/26/12; \$9,773.50
- McNally, Colm; Milestone Bank; 08/06/12; \$236,205.97
- McNally, Erin Michael; Probation Dept of Delaware County; 07/30/12; \$7,822.50
- McNally, Heather; Capital One Bank NA; 10/31/12; \$2,591.90
- McNamee Jr, Micheal G; Probation Dept of Delaware County; 10/18/12; \$1,107.50
- McNamee, Donna; Probation Dept of Delaware County; 08/09/12; \$4,650.50
- McNamee, Jeanett M; Commonwealth Unemployment Compensat; 06/22/12; \$3,822.42
- McNamee, Michael G; Probation Dept of Delaware County; 10/23/12; \$1,676.50
- McNamee, Shane; Delaware County Juvenile Court; 06/29/12; \$275.96
- McNamee, Stephen Thomas; Probation Dept of Delaware County; 07/05/12; \$1,179.00
- McNasby, Thomas; Unifund Corporation; 07/09/12; \$3,522.98
- McNasby, Thomas; Citibank Bank America; 07/09/12; \$3,522.98
- Mcneal, Charles; Probation Dept of Delaware County; 01/16/13; \$1,392.50
- Mcnear, Andrea; Upper Darby Township; 12/04/12; \$176.18
- Mcnear, Andrea; Upper Darby Township; 12/04/12; \$188.33
- Mcneely, Michael F; Ridley Township; 09/06/12; \$509.50
- Mcneil, Debra; Delcora; 01/18/13; \$163.83
- Mcneil, Earl; Borough of Lansdowne; 08/02/12; \$1,999.09
- Mcneil, Tia L; Probation Dept of Delaware County; 12/06/12; \$116,810.50
- McNeill, Irene; Upper Darby Township; 12/04/12; \$176.18
- McNeill, Irene; Upper Darby Township; 12/04/12; \$188.33
- McNeill, Nancy; Claims Recovery Systems; 11/30/12; \$1,112.62
- Mcnelly, John; Portfolio Recovery Associates LLC; 07/19/12; \$2,217.17
- McNichol, Dennis J /EST; Internal Revenue Service; 08/06/12; \$38,485.00
- McNicholas, Kevin; Option One Mortgage Loan Trust; 09/19/12; \$317,811.41
- McNicholas, Kevin; Wells Fargo Bank NA /TR; 09/19/12; \$317,811.41
- McNicholas, Kevin; Southwest Delaware County Municipal; 12/18/12; \$2,953.37
- McNicholas, Kevin F; Commonwealth of PA Dept of Revenue; 11/13/12; \$1,614.34
- McNicholas, Kevin F; Commonwealth of PA Dept of Revenue; 12/14/12; \$289.58
- McNicholas, Kimberly; Option One Mortgage Loan Trust; 09/19/12; \$317,811.41
- McNicholas, Kimberly; Wells Fargo Bank NA /TR; 09/19/12; \$317,811.41
- McNicholas, Kimberly; Southwest Delaware County Municipal; 12/18/12; \$2,953.37
- McNicholas, Kimberly D; Commonwealth of PA Dept of Revenue; 11/13/12; \$1,614.34
- McNicholas, Kimberly D; Commonwealth of PA Dept of Revenue; 12/14/12; \$289.58

- Mculty, James R; Upper Darby Township; 12/04/12; \$176.18
- Mculty, James R; Upper Darby Township; 12/04/12; \$188.33
- Mculty, Patricia L; Upper Darby Township; 12/04/12; \$176.18
- Mculty, Patricia L; Upper Darby Township; 12/04/12; \$188.33
- McCormack, Anna; GMAC Mortgage LLC; 06/07/12; \$85,885.29
- Mcpartland, John; Commonwealth Department of Revenue; 02/19/13; \$1,616.26
- Mcpherson, Herman; Upper Darby Township; 12/04/12; \$352.35
- Mcpherson, Herman; Upper Darby Township; 12/04/12; \$376.65
- MCR Geotechnical Engineers LLC; Commonwealth Department of Revenue; 07/11/12; \$3,689.79
- Mcrae, Munira; Upper Darby Township; 12/04/12; \$176.18
- Mcrae, Munira; Upper Darby Township; 12/04/12; \$188.33
- Mcrae, Orrin Winston /JR; Probation Dept of Delaware County; 09/27/12; \$1,210.50
- McCreynolds, Ronald Gene; Probation Dept of Delaware County; 07/12/12; \$2,117.50
- Mcshane, Robert G; Lansdowne Borough; 08/27/12; \$2,810.91
- Mcvey, Matthew; Probation Dept of Delaware County; 10/04/12; \$2,558.50
- Mcwhite, Markel; Probation Dept of Delaware County; 02/14/13; \$1,692.50
- McWilliams, Elizabeth; Upper Darby Township; 12/04/12; \$176.18
- McWilliams, Elizabeth; Upper Darby Township; 12/04/12; \$528.53
- McWilliams, Elizabeth; Upper Darby Township; 12/04/12; \$188.33
- McWilliams, Elizabeth; Upper Darby Township; 12/04/12; \$564.98
- McWilliams, James; Upper Darby Township; 12/04/12; \$176.18
- McWilliams, James; Upper Darby Township; 12/04/12; \$188.33
- McWilliams, James Alex; Probation Dept of Delaware County; 10/09/12; \$1,416.50
- McWilliams, James M; Probation Dept of Delaware County; 08/02/12; \$1,092.50
- McWilliams, James M; Upper Darby Township; 12/04/12; \$528.53
- McWilliams, James M; Upper Darby Township; 12/04/12; \$564.98
- Me & You Trucking; Erie Insurance Exchange /SUB; 02/22/13; \$6,105.76
- Me & You Trucking; Hunter, Rosemary; 02/22/13; \$6,105.76
- Me & You Trucking; Hunter, Gary; 02/22/13; \$6,105.76
- Mea, Helen /AKA; BAC Home Loans Servicing LP; 07/03/12; \$363,716.62
- Mea, Michael; BAC Home Loans Servicing LP; 07/03/12; \$363,716.62
- Mea, Michael N /AKA; BAC Home Loans Servicing LP; 07/03/12; \$363,716.62
- Meade, Andrew D; Commonwealth Department of Revenue; 10/09/12; \$858.03
- Meanes, Linda M; Internal Revenue Service; 10/09/12; \$7,779.38
- Meanes, William C; Internal Revenue Service; 10/09/12; \$7,779.38
- Means, Shirley; Darby Borough; 08/13/12; \$643.52
- Mears, Leonard L; LVNV Funding LLC; 12/26/12; \$1,195.22
- Meas, Lina; Chase Home Finance LLC; 06/15/12; \$259,666.86
- Meas, Lina; JPMorgan Chase Bank National Assoc; 06/15/12; \$259,666.86
- Meas, Lina; Nether Providence Township; 09/11/12; \$105.30
- Meder, Joseph; Probation Dept of Delaware County; 12/05/12; \$3,445.05
- Media Camping Center Inc; Snipes, Samuel Etal; 11/07/12; \$43,957.00
- Media Camping Center Inc /IND/TA; Mitchell, Anthony P; 12/21/12; \$172,332.73
- Media Camping Ctr of Fairless Hills; Mitchell, Anthony P; 12/21/12; \$172,332.73
- Media Lodge 2189; Chester Water Authority; 07/19/12; \$449.46
- Medisys Inc; Internal Revenue Service; 09/18/12; \$63,386.07
- Medisys Inc; Internal Revenue Service; 12/07/12; \$98,838.71
- Medisys Incorporated; Commonwealth Department of Revenue; 11/28/12; \$30,715.50
- Medley, Berneather; Darby Borough; 08/13/12; \$680.17
- Medori, Marlene; Main Street Acquisition Corp; 11/29/12; \$2,902.01
- Medwid Enterprises Inc; Commonwealth Unemployment Compensat; 10/16/12; \$578.15
- Medzie, James; Bluestone Investments Inc; 10/02/12; \$7,773.24

- Medzie, Mary Beth E; Commonwealth Department of Revenue; 10/16/12; \$1,067.97
- Medzie, Michael L /SR; Commonwealth Department of Revenue; 10/16/12; \$1,067.97
- Meehan, Brendan; Probation Dept of Delaware County; 07/12/12; \$1,732.50
- Meehan, John F; Capital One Bank; 01/14/13; \$1,976.79
- Meehan, Judith Marie; BAC Home Loans Servicing LP /FKA; 09/18/12; \$279,167.51
- Meehan, Judith Marie; Countrywide Home Loans Servicing LP; 09/18/12; \$279,167.51
- Meehan, Judith Marie; Bank of America NA /SSR; 09/18/12; \$279,167.51
- Meehan, Lawrence J; Upper Darby Township; 12/04/12; \$176.18
- Meehan, Lawrence J; Upper Darby Township; 12/04/12; \$188.33
- Meehan, Lynn J; Upper Darby Township; 12/04/12; \$176.18
- Meehan, Lynn J; Upper Darby Township; 12/04/12; \$188.33
- Meehan, Monica M /AKA; Cabrini College; 10/15/12; \$4,567.44
- Meehan, Monica M /AKA; Cabrini College; 01/15/13; \$4,836.36
- Meehan, Patrick Stephen; Probation Dept of Delaware County; 01/31/13; \$745.50
- Meehan, Patrick Stephen; Probation Dept of Delaware County; 02/21/13; \$2,349.00
- Meek Mill /IND/TA; Advanced Entertainment LLC; 10/22/12; \$30,175.00
- Mefford, Linda Ruth; GMAC Mortgage LLC; 01/16/13; \$97,190.33
- Meguerian, Razmik; Midland Funding LLC; 02/04/13; \$6,156.74
- Mehan, Daniel; Commonwealth Department of Revenue; 07/30/12; \$1,231.84
- Meighan, William M; Probation Dept of Delaware County; 11/21/12; \$49,332.72
- Meindl, Edna; Portfolio Recovery Associates LLC; 10/25/12; \$1,323.78
- Meister, Caroline S; Ameriquest Mortgage Securities Inc; 10/03/12; \$279,399.45
- Meister, Jason; Probation Dept of Delaware County; 06/05/12; \$770.50
- Meister, Thomas E; Deutsche Bank Trust Company /TR; 10/03/12; \$279,399.45
- Meite, Inza; Upper Darby Township; 12/04/12; \$176.18
- Meite, Inza; Upper Darby Township; 12/04/12; \$188.33
- Mejias, Dennis J; Hop Energy LLC; 10/26/12; \$2,254.13
- Mela, Anthony J; Internal Revenue Service; 07/02/12; \$53,390.02
- Mela, Anthony J; Internal Revenue Service; 12/14/12; \$16,889.94
- Mela, Carole Ann; Internal Revenue Service; 07/02/12; \$53,390.02
- Mela, Carole Ann; Internal Revenue Service; 12/14/12; \$16,889.94
- Melchior, Lynn M; S1 Series of Parsons Receivables; 06/01/12; \$11,638.82
- Melchior, Stephen; Yellow Book Sales & Distrib Co Inc; 01/09/13; \$6,642.74
- Melchiorre, Anthony J; Upper Darby Township; 12/04/12; \$176.18
- Melchiorre, Anthony J; Upper Darby Township; 12/04/12; \$188.33
- Melchiorre, Joseph Francis; Probation Dept of Delaware County; 09/18/12; \$642.50
- Melchiorre, Joseph Francis; Probation Dept of Delaware County; 09/18/12; \$1,886.00
- Melchiorre, Marie; Upper Darby Township; 12/04/12; \$176.18
- Melchiorre, Marie; Upper Darby Township; 12/04/12; \$188.33
- Melecio-Ortega, Edwin; Probation Dept of Delaware County; 01/03/13; \$1,806.50
- Melecio-Ortega, Edwin; Probation Dept of Delaware County; 02/15/13; \$3,614.50
- Melendez, Anel; Internal Revenue Service; 08/31/12; \$2,659.97
- Melicini Inc /TR; Commonwealth Unemployment Compensat; 11/13/12; \$127.79
- Melinchuk, Andrew; Commonwealth Department of Revenue; 11/15/12; \$728.97
- Melinchuk, Eleanor G Quinn; Commonwealth Department of Revenue; 11/15/12; \$728.97
- Melito, Joseph P; Upper Darby Township; 12/04/12; \$352.35
- Melito, Joseph P; Upper Darby Township; 12/04/12; \$376.65
- Mellace, Tiffany Lynn; Probation Dept of Delaware County; 09/20/12; \$512.50
- Mellace, Tiffany Lynn; Probation Dept of Delaware County; 09/26/12; \$1,472.50
- Mellbye, Daniel J /IND/PRS; Commonwealth Department of Revenue; 11/19/12; \$8,412.56
- Mellet, Scott; Probation Dept of Delaware County; 08/24/12; \$1,043.50

- Mellix, William; LVNV Funding LLC; 06/29/12; \$1,163.49
- Mello, Patricia; Upper Darby Township; 12/04/12; \$176.18
- Mello, Patricia; Upper Darby Township; 12/04/12; \$188.33
- Mellon, John; Digirolamo, Dennis S; 08/01/12; \$6,689.33
- Mellon, John; Digirolamo, David P; 08/01/12; \$6,689.33
- Mellon, Robert W; Citibank Ba; 01/08/13; \$4,879.60
- Mellor, David Scott; Haverford Township; 06/26/12; \$548.08
- Melnyk, Marissa; Probation Dept of Delaware County; 11/01/12; \$1,057.50
- Melone, Patrick J; Delcora; 01/18/13; \$272.59
- Melsha, Jill; Commonwealth Department of Revenue; 10/09/12; \$1,800.29
- Melton, Vanessa R; American Petroleum Home Heat Inc; 09/14/12; \$592.64
- Meltz, Anne Bernadette; Upper Darby Township; 12/04/12; \$176.18
- Meltz, Anne Bernadette; Upper Darby Township; 12/04/12; \$188.33
- Mena's Kitchen & Family Restaurant; Nolan, Gary; 12/13/12; \$9,000.00
- Menard, Lunie; Delcora; 01/18/13; \$2,250.27
- Menasion, Nicole M; Portfolio Recovery Associates LLC; 10/25/12; \$1,108.62
- Mendenhall, James /JR; Probation Dept of Delaware County; 02/13/13; \$2,777.50
- Mendez, Alis; Chester County Hospital; 06/20/12; \$10,086.98
- Mendez, Aliz; Chester County Hospital; 06/20/12; \$10,086.98
- Mendez, Richard; Chester County Hospital; 06/20/12; \$10,086.98
- Mengini, Stephen J; Asset Acceptance LLC; 06/11/12; \$6,809.47
- Mennick, Frances; Bluestone Investments Inc; 07/30/12; \$8,952.91
- Mensack, Michelle D; Commonwealth Unemployment Compensat; 01/04/13; \$12,669.36
- Mensah, Lassey; Capital One Bank; 12/12/12; \$1,061.00
- Mensch, Richard; Probation Dept of Delaware County; 07/13/12; \$3,240.50
- Menta Construction Inc; Commonwealth Unemployment Compensat; 11/14/12; \$3,965.21
- Menta, Michael; TD Auto Finance LLC; 12/10/12; \$6,651.34
- Meo, Charles E; GMAC Mortgage LLC; 06/11/12; \$168,085.77
- Meo, Frank J; Upper Darby Township; 12/04/12; \$176.18
- Meo, Frank J; Upper Darby Township; 12/04/12; \$188.33
- Meo, Joshua P; Capital One Bank(USA) NA; 10/31/12; \$2,740.33
- Meo, Lisa A; GMAC Mortgage LLC; 06/11/12; \$168,085.77
- Mercado, Joe Lopez; Probation Dept of Delaware County; 02/15/13; \$1,565.00
- Mercalin, Venicio; Probation Dept of Delaware County; 09/13/12; \$2,069.50
- Mercer, Milton Raymond; Probation Dept of Delaware County; 01/15/13; \$2,043.50
- Mercy, Lisa M; Collingdale Borough; 07/06/12; \$531.42
- Mercy, Paul H; Collingdale Borough; 07/06/12; \$531.42
- Meredith, Carol L; Chadds Ford Township; 11/20/12; \$1,036.31
- Meredith, Carol L; Delaware County Sewer Authority; 11/20/12; \$1,036.31
- Meredith, Stephen L; Commonwealth Unemployment Compensat; 02/19/13; \$11,830.00
- Meredith, Stephen L/SR; Internal Revenue Service; 01/28/13; \$10,897.89
- Mericle, Robert /III; Glenolden Borough; 06/01/12; \$2,750.00
- Merisol, Amanda; Commonwealth Department of Revenue; 08/13/12; \$1,546.26
- Merisol, Mark; Commonwealth Department of Revenue; 08/13/12; \$1,546.26
- Meriweather, Charles; Probation Dept of Delaware County; 09/25/12; \$1,080.50
- Merkel, Franklin J; Probation Dept of Delaware County; 06/13/12; \$1,761.80
- Merkert, Thomas F; Delcora; 01/18/13; \$273.16
- Merlain, Jeffrey; Probation Dept of Delaware County; 07/11/12; \$2,251.00
- Merlin Machine & Tool Co Inc; Commonwealth Department of Revenue; 11/07/12; \$629.34
- Merlin Machine & Tool Co Inc; Commonwealth Unemployment Compensat; 11/15/12; \$623.31
- Merlino, Bridgette; Probation Dept of Delaware County; 11/29/12; \$1,117.50

- Merlino, Bridgette; Probation Dept of Delaware County; 11/29/12; \$737.50
- Merlino, Michael A; Ridley Township; 10/19/12; \$2,612.50
- Merritt, Abbie; Probation Dept of Delaware County; 06/08/12; \$1,472.50
- Merritt, Abbie E; Probation Dept of Delaware County; 06/07/12; \$797.50
- Merritt, Curtis; Lansdowne Borough; 07/09/12; \$688.18
- Merritt, Kim S; St Josephs University; 02/12/13; \$3,468.00
- Merritt, Nichole; Probation Dept of Delaware County; 12/14/12; \$2,452.50
- Merritt, Shamyra; Commonwealth Unemployment Compensat; 06/22/12; \$546.50
- Merritt, Shanice L; Capital One Bank(USA) NA; 11/07/12; \$902.01
- Merritt, Taheem; Probation Dept of Delaware County; 09/25/12; \$1,871.50
- Merry, Andrew; Lansdowne Borough; 06/28/12; \$1,935.79
- Merryfield, Elizabeth A; Southwest Delaware County Municipal; 02/22/13; \$2,194.83
- Merryfield, William P; Southwest Delaware County Municipal; 02/22/13; \$2,194.83
- Mervine, Diann L; Chester Township; 12/13/12; \$321.50
- Mesko, Michael; Capital One Bank NA; 02/25/13; \$16,670.63
- Mesquita, Derrick; Portfolio Recovery Associates LLC; 10/25/12; \$2,799.75
- Messer, Charles W; Internal Revenue Service; 01/03/13; \$36,155.65
- Messer, Diane M; Internal Revenue Service; 01/03/13; \$36,155.65
- Metricarti, Catherine A; Commonwealth Department of Revenue; 02/19/13; \$594.84
- Metricarti, Robert A; Commonwealth Department of Revenue; 02/19/13; \$594.84
- Metro Dynamic Construction Specialt; Manufacturers and Traders Trust Co; 10/19/12; \$785,395.56
- Metro Dynamic Construction Specialt; Manufacturers and Traders Trust Co; 02/19/13; \$714,056.86
- Metts, Asmar; Probation Dept of Delaware County; 06/27/12; \$1,115.50
- Metz, Elizabeth L; Radnor Township; 07/16/12; \$1,327.11
- Metzger, Jason; Probation Dept of Delaware County; 12/07/12; \$1,205.50
- Mewa, Mosamat Zannatul-; Upper Darby Township; 12/04/12; \$176.18
- Mewa, Mosamat Zannatul-; Upper Darby Township; 12/04/12; \$188.33
- Meyer, James F /JR; Probation Dept of Delaware County; 07/11/12; \$1,772.50
- Meyers, Margaret; Capital One Bank(USA) NA; 09/26/12; \$7,552.31
- Meyers, Monica; Upper Darby Township; 12/04/12; \$176.18
- Meyers, Monica; Upper Darby Township; 12/04/12; \$188.33
- Meyers, Paul R; Upper Darby Township; 12/04/12; \$176.18
- Meyers, Paul R; Upper Darby Township; 12/04/12; \$188.33
- Mezzatesta, Teri L; Probation Dept of Delaware County; 06/29/12; \$2,660.50
- Miah, Leroy; Delcora; 01/18/13; \$113.56
- Miani, Joseph P /JR; Commonwealth Department of Revenue; 08/27/12; \$1,797.04
- Michael D Ezekowitz MD Inc; Commonwealth Department of Revenue; 09/18/12; \$905.00
- Michael Devlin Construction; Commonwealth Unemployment Compensat; 11/26/12; \$317.27
- Michael Salove Company; Enrico Partners LP; 06/21/12; \$48,065.88
- Michael W Ondik Agency; Internal Revenue Service; 10/09/12; \$4,263.16
- Michael W Ondik Agency; Internal Revenue Service; 01/11/13; \$5,799.81
- Michael, Diane Louis; Discover Bank; 07/10/12; \$3,115.10
- Michael, John E; Ford Motor Credit Company LLC; 10/11/12; \$14,217.76
- Michaels, Leander; Probation Dept of Delaware County; 06/18/12; \$3,245.57
- Michalkiewicz, George; Capital One Bank(USA) NA; 12/17/12; \$1,440.11
- Michalkiewicz, Shawn B; University of the Arts; 01/18/13; \$5,442.59
- Michel, Marie J; Upper Darby Township; 12/04/12; \$176.18
- Michel, Marie J; Upper Darby Township; 12/04/12; \$188.33
- Michel, Mark A; Commonwealth Department of Revenue; 08/13/12; \$9,625.44
- Michel, Mark A; Commonwealth Department of Revenue; 08/13/12; \$4,537.48
- Michell, Montese Tramaine; Probation Dept of Delaware County; 07/16/12; \$1,772.00

- Michels, Andrew J/JR; Upper Darby Township; 12/04/12; \$176.18
- Michels, Andrew J/JR; Upper Darby Township; 12/04/12; \$188.33
- Michels, Steven; Probation Dept of Delaware County; 01/15/13; \$2,117.00
- Michels, William; Upper Darby Township; 12/04/12; \$176.18
- Michels, William; Upper Darby Township; 12/04/12; \$188.33
- Michiels, Skye; Upper Darby Township; 12/04/12; \$352.35
- Michiels, Skye; Upper Darby Township; 12/04/12; \$376.65
- Michulka, John David /JR; Probation Dept of Delaware County; 08/10/12; \$1,202.50
- Michulta, Francis G; Lower Chichester Township; 09/04/12; \$583.00
- Mickens, Kendrick M; Commonwealth Department of Revenue; 06/29/12; \$2,921.60
- Mickens, Louise D; Upper Darby Township; 12/04/12; \$176.18
- Mickens, Louise D; Upper Darby Township; 12/04/12; \$188.33
- Mickens, Sherrell; Commonwealth Department of Revenue; 06/29/12; \$2,921.60
- Miclitis, Ryan M; LVNV Funding LLC; 02/19/13; \$1,133.36
- Micocci, Robert; Main Street Acquisition Corp; 07/06/12; \$2,173.81
- Micolucci, Jolette E; Upper Darby Township; 12/04/12; \$176.18
- Micucci, Carolyn; Internal Revenue Service; 07/02/12; \$67,496.45
- Mid Atlantic Hose Center LLC; Commonwealth Department of Revenue; 06/20/12; \$23,009.44
- Mid Atlantic Mechanical Inc; Commonwealth Department of Revenue; 09/27/12; \$13,116.63
- Mid Atlantic Mechanical Inc; Commonwealth Department of Revenue; 11/07/12; \$4,511.42
- Mid Atlantic Mechanical Inc; Commonwealth Department of Revenue; 02/19/13; \$29,298.07
- Mid Atlantic Mechanical Inc; Commonwealth Department of Revenue; 02/19/13; \$11,328.21
- Mid-Atlantic Mechanical Inc; Commerce Bank; 07/30/12; \$1,164,672.12
- Mid-Atlantic Mechanical Inc; TD Bank NA /SSR; 07/30/12; \$1,164,672.12
- Mid-Atlantic Mechanical Inc; Internal Revenue Service; 02/19/13; \$21,670.77
- Mid-Atlantic Mechanical Plumbing In; Internal Revenue Service; 02/22/13; \$93,535.70
- Midatlantic Manufacturers; Commonwealth Department of Revenue; 07/24/12; \$2,024.24
- Middleman, Karla; Commonwealth Department of Revenue; 01/07/13; \$670.26
- Middleton, Jamir; Probation Dept of Delaware County; 08/09/12; \$1,477.50
- Middleton, Leon; Bluestone Investments Inc; 01/31/13; \$3,175.43
- Midfirst, Bank; Upper Darby Township; 12/04/12; \$176.18
- Midfirst, Bank; Upper Darby Township; 12/04/12; \$188.33
- Midgett, Lisa D; Radnor Township; 07/16/12; \$238.64
- Midgett, Phillip O; Radnor Township; 07/16/12; \$238.64
- Mignogna, Holly C; Chase Home Finance LLC; 02/22/13; \$54,492.71
- Mignogna, Holly C; Chase Manhattan Mortgage Corp; 02/22/13; \$54,492.71
- Mignogna, Holly C; JPMorgan Chase Bank NA; 02/22/13; \$54,492.71
- Mignogna, Joseph J; Delcora; 01/18/13; \$149.70
- Mignogna, Joseph J; Chase Home Finance LLC; 02/22/13; \$54,492.71
- Mignogna, Joseph J; Chase Manhattan Mortgage Corp; 02/22/13; \$54,492.71
- Mignogna, Joseph J; JPMorgan Chase Bank NA; 02/22/13; \$54,492.71
- Mignogna, Michael; Creek Road Apartments; 12/13/12; \$2,792.12
- Mignucci, Emilio; Capital One Bank; 08/06/12; \$6,391.48
- Mihg Inc; Commonwealth Department of Revenue; 06/11/12; \$9,857.50
- Mikes Autobody & Towing LLC; Commonwealth Department of Revenue; 06/20/12; \$685.93
- Mikes Autobody & Towing LLC; Commonwealth Department of Revenue; 07/24/12; \$539.08
- Mikes Autobody & Towing LLC; Commonwealth Department of Revenue; 08/20/12; \$1,241.17
- Mikes Autobody & Towing LLC; Commonwealth Department of Revenue; 09/27/12; \$953.81

**LOCALITY INDEX  
SHERIFF'S SALES  
OF REAL ESTATE  
COUNTY COUNCIL  
MEETING ROOM  
COURTHOUSE, MEDIA, PA**

**February 21, 2014  
11:00 A.M. Prevailing Time**

**BOROUGH**

- Aldan 76, 165, 172
- Brookhaven 86
- Chester Heights 150
- Clifton Heights 2, 21, 39, 53, 71
- Collingdale 69, 74, 80, 128, 141, 158
- Colwyn 3, 9, 127, 163, 169
- Darby 60, 84, 120, 129, 131, 139, 145, 179, 201
- East Lansdowne 31, 89, 116, 199
- Eddystone 6, 92
- Folcroft 58, 81, 135, 137, 188, 209
- Glenolden 20, 66, 97, 148
- Lansdowne 4, 50, 93, 115, 206, 210
- Marcus Hook 29, 113, 122
- Millbourne 126
- Morton 40, 57, 155
- Norwood 46
- Parkside 88
- Prospect Park 123, 177
- Sharon Hill 18, 75, 94, 103, 208
- Trainer 202
- Upland 37, 61, 119, 194, 205
- Yeadon 7, 13, 25, 79, 90, 124, 153, 167, 180, 183, 190

**CITY**

- Chester 51, 73, 82, 85, 136, 176, 178, 187

**TOWNSHIP**

- Aston 26, 101, 111, 118, 173, 193
- Bethel 200
- Chester 34, 65, 105, 189
- Concord 87, 160
- Darby 23, 33, 45, 100
- Edgmont 108
- Haverford 70, 112, 140, 156, 157
- Lower Chichester 59, 164
- Marple 181, 203
- Middletown 28
- Nether Providence 17, 49
- Radnor 109, 174, 184
- Ridley 5, 30, 42, 44, 52, 56, 98, 99, 106, 133, 138, 151, 161, 170, 175, 207
- Springfield 54, 144, 166, 182
- Tinicum 36, 197
- Thornbury 62, 192

- Upper Chichester 11, 43, 55, 95, 114, 162, 171, 185, 186, 198
- Upper Darby 1, 10, 12, 14, 15, 19, 22, 24, 27, 32, 41, 47, 48, 63, 64, 68, 72, 77, 78, 102, 104, 107, 110, 125, 132, 134, 142, 143, 149, 152, 154, 159, 191, 195, 196
- Upper Providence 16, 117, 121

Conditions: \$ 2,000.00 cash or certified check at time of sale (unless otherwise stated in advertisement), balance in ten days. Other conditions on day of sale.

To all parties in interest and claimants:

TAKE NOTICE that a Schedule of Distribution will be filed within thirty (30) days from the date of sale and distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the Schedule of Distribution will be given.

**No. 006675 1. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, SITUATE at Drexel Hill, in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, designated and described as part of Lots E-68 and E-69 on a certain plan of lots called "Aronimink Section of the Drexel Hill Realty Company", surveyed for the Drexel Hill Realty Company by A. F. Dawson, Jr., Civil Engineer of Upper Darby, Pennsylvania, which said Plan is duly recorded at Media, Pennsylvania, in Plan Case 3 page 5, described according thereto as follows:

BEGINNING at a point in the Southwest side of Belfield Avenue (60 feet wide), said point being measured from the intersection of the said Southwest side of Belfield Avenue and the Southeast side of State Road (50 feet wide), South 20 degrees, 48 minutes East 286.83 feet; thence continuing along said Southwest side of Belfield Avenue, South 23 degrees, 48 minutes East 25 feet; thence South 66 degrees, 12 minutes West 100 feet to a point; thence North 23 degrees 48 minutes West 25 feet to a point; thence North 66 degrees, 12 minutes East 100 feet to the place of beginning, the Southeasterly line being measured through the center line of a 10 feet wide driveway.



Tax Parcel No. 16-11-00343-00.

Commonly known as: 724 Belfield Avenue, Drexel Hill, PA 19026.

TITLE to said premises vested in John J. Shields and Monica Shields, by Deed from Robert J. Lawson and Betty A. Lawson, his wife, dated 12/30/1988, recorded 1/6/1989, in the Delaware County Recorder of Deeds in Book 637, page 494.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John J. Shields and Monica Shields.

Hand Money \$2,000.00

Parker McCay, P.C.  
Chandra M. Arkema, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 7454                    2.                    2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Clifton Heights, County of Delaware and Commonwealth of Pennsylvania on the South-easterly side of Wyncliffe Avenue.

BEING Premises: 12 East Wyncliffe Avenue, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rita J. DiMichael.

Hand Money \$6,840.81

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

**MARY McFALL HOPPER, Sheriff**

**No. 4514                    3.                    2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Colwyn, County of Delaware and Commonwealth of Pennsylvania and known as Lot No. 199 on a survey and plan made for Westbrook Park in Colwyn, Plan No. Co-1 and Co-2, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on October 10, 1956 which Plan is recorded in the Office for the Recording of Deeds in and for Delaware County at Media on October 17, 1956, in Plan Case No. 11 page 337.

TITLE to said Premises vested in Hermina Campbell by Deed from Maureen Barrett dated 7/9/2008 and recorded on 08/06/2008 in the Delaware County Recorder of Deeds in Book 4412, page 2030.

BEING known as 547 South 2nd Street, Darby, PA 19023.

Tax Parcel Number: 12-00-00561-00.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Hermina Campbell.

Hand Money \$12,011.63

Patrick J. Wesner, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 12104                    4.                    2010**

**MORTGAGE FORECLOSURE**

Property in the Borough of Lansdowne, County of Delaware and Commonwealth of Pennsylvania on the Southwesterly side of Lansdowne Avenue.

BEING Premises: 264 North Lansdowne Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Judith  
Alexandre.

Hand Money \$45,263.71

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

**MARY McFALL HOPPER, Sheriff**

**No. 7669                    5.                    2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley,  
County of Delaware and Commonwealth  
of Pennsylvania on the Northeastly side  
of Brighton Terrace.

Front: IRR Depth: IRR

BEING Premises: 340 Brighton Terrace,  
Ridley Township, PA 19043.

IMPROVEMENTS CONSIST OF: a  
single family residential dwelling.

SOLD AS THE PROPERTY OF: Authur  
R. Matthews, Jr.

Hand Money \$7,364.96

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3695                    6.                    2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN parcel of land  
lying and being situate in the Borough of  
Eddystone, County of Delaware and Com-  
monwealth of Pennsylvania, bounded and  
described to wit:

ALL THAT CERTAIN lot or piece of  
ground situate in Eddystone, County of  
Delaware, Commonwealth of Pennsylvania,  
bounded and described according to a plan  
and survey thereof made by Damon and  
Foster, Civil Engineers on the 22nd day of  
March, A.D. 1946 as follows, to wit:

BEGINNING at a point on the Southeast  
side of 12th Street (50 feet wide) at the  
distance of 100 feet Northeast from the  
Northeast side of Eddystone Avenue (60  
feet wide).

CONTAINING in front or breadth  
Northeastwardly along said Southeast side  
of 12th Street 60 feet to the Southwesterly  
side of a 20 feet wide alley (erroneously de-  
scribed in prior deed as the Northwesterly  
side of said 20 feet wide alley), and extend-  
ing of that width between parallel lines at  
right angles with the said 12th Street, the  
Northeasterly line thereof along the South-  
westerly side of said alley South 27 degrees  
56 minutes 45 seconds East 128.84 feet.

BOUNDED Southeastwardly by lands  
now or late of Joseph Murasko, et ux, and  
Southwestwardly by lands now or late of  
Robert Gross, et us, et al.

CONTAINING

FOLIO NO. 18-00-00765-00

PROPERTY: 1211 East 12th Street, Ed-  
dystone, PA 19022-1347.

BEING the same premises which David  
Iam Tak Chen and Tomomi Chen, by his  
agent David Iam Tak Chen; duly consti-  
tuted and appointed by power of Attorney  
dated 06/02/2006, by Deed Book Volume  
03908, page 2015, granted and conveyed  
unto Barbara A. Aner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Barbara  
A. Aner.

Hand Money \$2,000.00 or 10% of Judgment  
Amount

Zucker, Goldberg & Ackerman, LLC,  
Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10149 7. 2007**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the building and IMPROVEMENTS thereon erected, SITUATE in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania, described according to a Survey and Plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania,

BEING known as No. 101 Baily Road, Folio No. 48-00-0199-00.

Location of property: 101 Bailey Road, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lewis G. Yancy (deceased), Barbara R. Yancy (deceased), & their unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Lewis G. Yancy and/or Barbara R. Yancy.

Hand Money \$2,000.00

James R. Wood, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6127 9. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Colwyn, County of Delaware and State of Pennsylvania on the Westerly side of 4th Street.

BEING Premises: 407 Colwyn Avenue, Colwyn, PA 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: David F. Naimoli.

Hand Money \$4,884.09

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

**MARY McFALL HOPPER, Sheriff**

**No. 01459 10. 2013**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 7048 Greenwood Avenue, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

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

Hand Money \$7,779.88

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

**MARY McFALL HOPPER, Sheriff**

**No. 006161 11. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 60 Depth: 100

BEING Premises: 100 Chestnut Street a/k/a 2302 Seaside Avenue, Upper Chichester, PA 19061-3809.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kelly Whelan and Adele Suny Whelan a/k/a Adele Patricia Suny Whelan.

Hand Money \$21,697.86

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7231 12. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or parcel of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, particularly described as follows:

BEING Lot No. 167 on Plan and Survey of Lots of Sarah P. Sellers and Annabella Sellers, known as "Bywood" made by Albert F. Damon, Jr., Engineer, on the sixteenth day of November, A.D. 1914, and recorded in the Office of the Recording of Deeds ac., in and for the said County of Delaware in Deed Book No. 370, page 616, ac., and bounds and described according to said Plan as follows:

BEGINNING on the Westerly side of Sellers Avenue at the distance of one hundred and fifty four feet and eighty one hundredths of a foot Northwardly from the Northerly side of Bywood Avenue as shown upon said Plan.

CONTAINING in front or breadth on the said Sellers Avenue fifty feet and extending of that width in length or depth between parallel liner at right angles to the said Sellers Avenue, South sixty four degrees, West one hundred and fifty feet.

BEING the same premises which Mary E. Waltz, Administratrix C.T.A of the Estate of Ralph D. Plummer, deceased, by Deed dated May 11, 1989 and recorded May 20, 1989 in the Office of the Recorder of Deeds in and for Delaware County in Deed Book 663 page 779, granted and conveyed unto Philip Jude Ciarrocchi and Deborah Ann Ciarrochi.

BEING known as: 7006 Sellers Avenue, Upper Darby, PA 19082.

Parcel No. 16-05-01199-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Philip Jude Ciarrocchi and Deborah Ann Ciarrochi.

Hand Money \$23,119.59

Jill Manuel-Coughlin, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 00605 13. 2010**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the building and IMPROVEMENTS thereon erected, SITUATE in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania, BEING No. 400 Union Avenue.

Location of property: 400 Union Avenue, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rolanda Coverson.

Hand Money \$2,000.00

James R. Wood, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 7340 14. 2012

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania and shown as Lot No. 62 on Plan of lots surveyed for James J. Andrien, by Damon and Foster, Civil Engineers, January 25, 1926, as follows, to wit:

BEGINNING at a point in the Southwesterly side of North Carol Boulevard (formerly Seventy-ninth Street) (40 feet wide) at the distance of 358.95 feet measured Southwestwardly along North Carol Boulevard from the Southwesterly side of Parkview Road (50 feet wide).

CONTAINING in front or breadth thence South 20 degrees 3 minutes 20 seconds West, along North Carol Boulevard 20 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to North Carol Boulevard, 100 feet to the center line of a 10 feet wide driveway.

BEING the same premises which Kelly Ann Beccari fka Kell Ann Kennedy, by Deed dated February 18, 2005 and recorded March 3, 2005 in the Office of the Recorder of Deeds in and for Delaware County in Deed Book Volume 3425, page 705, granted and conveyed unto Kelly A. Beccari a/k/a Kelly Ann Beccari and Louis, J. Beccari, Jr.

BEING known as: 137 North Carol Boulevard, Upper Darby, PA 19082.

Parcel No. 16-06-00165-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kelly A. Beccari a/k/a Kelly Ann Beccari and Louis, J. Beccari, Jr.

Hand Money \$8,189.83

Jill Manuel-Coughlin, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 2522 15. 2013

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 149.37

Being Premises: 7172 Midway Avenue, Upper Darby, PA 19082-4923.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cezar U. Lopez.

Hand Money \$16,057.91

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 15420 16. 2009

**MORTGAGE FORECLOSURE**

Judgment Amount: \$928,029.72

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

Front: Irregular Depth: Irregular

BEING Premises: 2238 East Deerfield Drive, Media, PA 19063.

Folio Number: 35-00-00300-29.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Scott Graves.

Hand Money \$2,000.00

Amy Glass, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 415 17. 2013**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$249,119.40

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

Front: Irregular Depth: Irregular

BEING Premises: 214 Maple Road, Wallingford, PA 19086.

Folio Number: 34-00-01460-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Agnes T. Weissinger.

Hand Money \$2,000.00

Amy Glass, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 14405 18. 2007**

**MORTGAGE FORECLOSURE**

ALL that certain lot or piece of ground with the buildings IMPROVEMENTS thereon erected, situate in the Borough of Sharon Hill, County of Delaware and State of Pennsylvania, described according to a Final Plan of Minor Sub-Division for James E. Kilpatrick, Jr. made by Joseph F. Clark Co., Inc., Registered Land Surveyor dates 3/15/1990 and recorded 5/31/1990 in the Recorder of Deeds of Delaware County in Volume 16 page 410 as follows, to wit:

BEGINNING at a point on the Northwestwardly side of Elmwood Avenue (50 feet wide) said point being measured Northeastwardly 290.32 feet from its intersection with the Easterly side of Sharon Avenue said point also being a corner of Lot #1 on said plan; thence along same North 25 degrees 29 minutes West 142.37 feet to a point on the Southeast side of an alley; thence along same the two following courses and distances: (1) North 61 degrees 46 minutes seconds West 10.02 feet to a point; (2) North 61 degrees 04 minutes 28 seconds East 20.03 feet to a point a corner of Lot #3 on said plan; thence along same South 25 degrees 29 minutes East 144.05 feet to a point on the aforesaid side of Elmwood Avenue; then along same South 64 degrees 31 minutes East 30 feet to the first mentioned point and place of beginning

BEING known as Lot #2 on said Plan.

CONTAINING in area 4,295.28 square feet.

Parcel No. 41-00-00685-01.

BEING the same premises which FNMA by deed dated 02/28/2005 and recorded on 03/29/2005 in Delaware County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 3445, page 246, granted and conveyed unto Saul Bradley, III and Diane N. Bradley.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Diane N. Bradley and Saul Bradley, III.

Hand Money \$89,183.96

Louis P. Vitti, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 9683 19. 2012**

**MORTGAGE FORECLOSURE**

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

SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania and bound and described according to a certain plan and survey thereof made by Damon and Foster on May 3, 1945 for Mildred N. Fine as follows, to wit:

BEGINNING at a point on the Northwesterly side of Taylor Avenue (50 feet wide) at the distance of 115.59 feet measured Southwest from the Southwest side of Burmont Avenue (as laid out 50 feet wide); thence extending along the said Northwest side of Taylor Avenue, South 57 degrees, 42 minutes West 75.15 feet to a point; thence extending North 32 degrees, 18 minutes West, 100 feet to a point; thence North 57 degrees, 42 minutes East, 39.60 feet to a point; thence South 51 degrees, 52 minutes East, 106.13 feet to the first mentioned point and place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anna M. Springer.

Hand Money \$16,906.14

Jill Manuel-Coughlin, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6197            20.            2012**

**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 Glenolden, County of Delaware and State of Pennsylvania, being described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wells Avenue at the distance of 50 feet measured Southwestwardly from the Southwesterly side of Custer Avenue.

CONTAINING in front along the said Southeasterly side of Wells Avenue Southwestwardly 25 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Wells Avenue 100 feet.

AND ALSO ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Glenolden, County of Delaware, State of Pennsylvania, being described as follows, to wit:

BEGINNING at the Southwesterly corner of line of lands about described (being lands conveyed and Deed recorded in Deed Book 1023 page 264, known as 105 South Wells Avenue); thence Northeastwardly a distance of 25 feet in a direction parallel with South Wells Avenue along the back line of lands herein above described to the Southwesterly corner of lands now or late of Emidio G. Ciotti and wife, recorded in Deed Book 1207 page 544; thence South 24 degrees 40 minutes East, a distance of 72.5 feet along line of lands conveyed to Emidio G. Ciotti, and wife to the Northwesterly line of Bonsall Avenue, if extended; thence Southwestwardly along said line of Bonsall Avenue, if extended 25 feet to a point; thence North 24 degrees 40 minutes West 72.5 feet to the point of beginning. The lands herein described being intended to be lot 72.5 feet deep and 25 feet wide behind lot known as 105 South Wells Avenue and extending to the line of Bonsall Avenue, if extended.

BEING the same premises which Andrew J. and Patricia A. Alexander, by Deed dated July 7, 2006 and recorded July 13, 2006 in the Office of the Recorder of Deeds in and for the Delaware County in Deed Book 3851, page 1081, granted and conveyed unto Michael S. Giaccio.

BEING known as: 105 South Wells Avenue, Glenolden, PA 19036.

Parcel No. 21-00-02233-00 & 21-00-02234-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael S. Giaccio.

Hand Money \$12,251.66

Jill Manuel-Coughlin, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 00064 21. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the two and one-half story frame and stucco dwelling and IMPROVEMENTS thereon erected, SITUATE on the Southeasterly side of Broadway Avenue at the distance of twenty-five feet measured Northeastwardly from the Southeasterly corner of the said Broadway Avenue and Cherry Street in the Borough of Clifton Heights, in the County of Delaware and State of Pennsylvania.

CONTAINING in front along the Southeasterly side of the said Broadway Avenue measured thence North sixty-four degrees, forty-two minutes East twenty-five degrees, eighteen minutes East one hundred fifteen feet. The Southwesterly line of said lot passing through the middle of the party wall between the messuage herein described and the messuage adjoining on the Southwest, bounded on the Southwest by lands now or formerly of Frederick G. Jessath ext ux; on the Northeast by lands now or formerly of Mary Green and on the Southeast by land now or formerly of the Media Title and Trust Company.

BEING the same premises which Anita M. Callaghan, by Deed dated June 26, 2006 and recorded July 3, 2006 in the Office of the Recorder of Deeds in and for Delaware County in Deed Book Volume 3842, page 468, granted and conveyed unto Matthew Callaghan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Matthew Callaghan.

Hand Money \$13,650.28

Jill Manuel-Coughlin, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 7215 22. 2013**

**MORTGAGE FORECLOSURE**

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

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Christopher Nestel.

Hand Money \$8,276.33

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

**MARY McFALL HOPPER, Sheriff**

**No. 003023 23. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 29 Depth: 137

BEING Premises: 1066 Stratford Road, Glenolden, PA 19036-1517.

IMPROVEMENTS CONSIST OF: residential property.



SOLD AS THE PROPERTY OF: Bryan Farley.

Hand Money \$13,816.83

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5290 24. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 15 Depth: 175

Being Premises: 304 Huntley Road, Upper Darby, PA 19082-3804.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tiffany M. Gibbs.

Hand Money \$10,899.71

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8309 25. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 24 Depth: 100

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lakisha M. Cain a/k/a La Kisha M. Cain.

Hand Money \$13,281.47

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8230 26. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 72 Depth: 115

BEING Premises: 111 Mercedes Drive, Aston, PA 19014-2276.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sheri L. Millard and Neil P. Davis.

Hand Money \$13,841.48

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4580 27. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 90

Being Premises: 151 Westdale Road, Upper Darby, PA 19082-1433.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mohammad Hussain a/k/a M. Hussain and Mushraf Hussain.

Hand Money \$11,896.92

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 13064 28. 2010**

**MORTGAGE FORECLOSURE**

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

Dimensions: 146 x 447 x IRR

BEING Premises: 249 South Pennell Road aka House, No. 249 formerly 241 S. Pennell Road, Media PA 19063-5259.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John F. Carrelli and Patricia A. Carrelli.

Hand Money \$19,220.23

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 007377 29. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 15 Depth: 101

BEING Premises: 1126 Green Street, Marcus Hook, PA 19061-4523.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Terry E. Silva.

Hand Money \$8,156.09

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003199 30. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected. SITUATE in the Township of Ridley, County of Delaware, Commonwealth of Pennsylvania, and described in accordance with a plan of property for Burke and Harrington by Damon and Foster, Civil Engineer, dated July 8, 1946 and revised November 10, 1948 as follows, to wit:

SITUATE on the Southwesterly side of Amosland Road (also known as Amosland Avenue) (fifty feet wide) at the distance of six feet and fifty-three one-hundredths of a foot measured South twenty-three degrees and nine minutes East from an angle in Amosland Road (also known as Amosland Avenue) which angle is located one hundred sixteen feet and six one-hundredths of a foot measured South twenty-two degrees fifty minutes East from the point of intersection of the Southwesterly side of Amosland Road (also known as Amosland Avenue) with the Southeasterly side of Haig Avenue; thence from said point of beginning along the Southwesterly side of Amosland Road (also known as Amosland Avenue) South twenty-three degrees nine minutes East eighty-one feet and sixty one-hundredths of a foot to a point; thence leaving the said Amosland Road (also known as Amosland Avenue) South fifty-six degrees twenty-six minutes West one hundred twenty-five feet to a point; thence North twenty-three degrees nine minutes West one hundred six feet and thirty-four one-hundredths of a foot to a point; thence North sixty-six degrees fifty-one minutes East one hundred twenty-two feet and fifty-three one-hundredths of a foot to the place of beginning.

TAX ID No. 38-04-00206-00.

For information purposes only—property a/k/a 845 Amosland Road, Morton, PA 19070.

TITLE to said premises is vested in Margaret Ruth Jordan, by Deed from Lydia Ruth Jordan, dated 7/14/1988 and recorded 7/18/1988, in the Delaware County Recorder of Deeds in Book 590, page 1566.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Margaret Ruth Jordan (deceased).

Hand Money \$2,000.00

Parker McCay P.A.  
Chandra M. Arkema, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 008255 31. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of East Lansdowne, County of Delaware and Commonwealth of Pennsylvania on the Westerly side of Wildwood Avenue.

Front: IRR Depth: IRR

BEING Premises: 156 Wildwood Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Zyheem D. Miller.

Hand Money \$13,866.16

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3872 32. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 16.25 Depth: 116.29

Being Premises: 5241 Westpark Lane, Clifton Heights, PA 19018-1128.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine D. Wilson.

Hand Money \$14,942.93

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7422 33. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Darby, County of Delaware and Commonwealth of Pennsylvania, and described according to a plan of properties of Finley R. Haster, Jr. under dated of May 29, 1956 by Reader and Hagarity, Professional Engineers, as follows, to wit:

SITUATE on the Northwesterly side of Beech Avenue (as shown on said plan, 50 feet wide) at the distance of 298.75 feet measured North 65 degrees 43 minutes 29 seconds East from the Northeasterly side of Madison Avenue (as shown on said plan, 50 feet wide).

CONTAINING in front of breadth along the Northwesterly side of Beech Avenue North 65 degrees 43 minutes 29 seconds East, 16 feet and extending of that width in length or depth, measured North 24 degrees 16 minutes 31 seconds West, crossing the bed of a certain walkway laid out along the rear of said premises leaning Northeasterly from Madison Avenue, 92.27 feet.

BEING Lot No. 18 on said plan. The Northeasterly line and Southwesterly line of said premises passing through the middle party wall of premises adjoining to the Northeast and Southwest thereof.

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: Delores M. Blubaughl as Executor of the Estate of Delores M. Long and Unknown Successor Trustee(s) of the Long Family Trust, U/D/T November 6, 2000.

Hand Money \$4,842.14

Law Offices of Gregory Javardian, Attorneys

MARY McFALL HOPPER, Sheriff

No. 6538 34. 2013

MORTGAGE FORECLOSURE

Premises A:

Property in the Township of Chester, County of Delaware and State of Pennsylvania on the Northeast corner of Spencer Street and Green Street.

Premises B:

Property in the Township of Chester, County of Delaware and State of Pennsylvania on the Northwest side of Green Street.

BEING Premises: 2556 Green Street, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Linda Napoli, Executrix of the Estate of William Allen, deceased mortgagor and real owner.

Hand Money \$4,677.06

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

MARY McFALL HOPPER, Sheriff

No. 5487 36. 2013

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, Situate in the Township of Tinicum, County of Delaware and State of Pennsylvania, bounded and described according to a Final Plan of Lots of "Governors Landing" made by Pennoni Associates, Inc., Consulting Engineers, Philadelphia, PA, dated 2/2/1979 and last revised 9/12/1979 as follows, to wit:

BEGINNING at a point on the Northerly side of Essington Avenue (50 feet wide) measured the two following courses and distances from a point of curve on the Westerly side of Corinthian Avenue (50 feet wide);(1) extending from said point of curve on a line curving to the right having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent on the Northerly side of Essington Avenue; and (2) along same North 80 degrees 44 minutes West, 66.50 feet to the point and place of beginning; thence extending from said beginning point, along the said Northerly side of Essington Avenue, North 80 degrees 44 minutes West, 37 feet to a point thence extending North 09 degrees 44 minutes East 86.50 feet to a point; thence extending South 80 degrees 16 minutes East, 37 feet to a point; thence extending South 09 degrees 44 minutes West, 86.50 feet to the first mentioned point and place of beginning.

BEING Folio No. 45-00-00427-14.

BEING the same premises which Franklin L. McGuoirk, III granted and conveyed unto Anthony Scalia By deed dated July 30, 2004 and recorded August 4, 2004 in Delaware County Record Book 3254, page 1203.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Anthony Scalia.

Hand Money \$9,583.40

Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Attorney

MARY McFALL HOPPER, Sheriff

**No. 8020 37. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 104

BEING Premises: 417 West 21st Street, Chester, PA 19013-4919.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Demetrius Bell a/k/a Demetrius J. Bell.

Hand Money \$7,216.53

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5908 39. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Clifton Heights, County of Delaware and State of Pennsylvania on the Southeasterly of Cambridge Road.

BEING Premises: 228 Cambridge Road, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph Tierney.

Hand Money \$13,112.07

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

**MARY McFALL HOPPER, Sheriff**

**No. 00013 40. 2013**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 29-00-00044-01.

Property: 11 Amosland Road, Morton, PA 19070.

BEING the same premises which Lori A. Nied, by Deed dated September 30, 2005 and recorded November 3, 2005 in and for Delaware County, Pennsylvania, in Deed Book Volume 3545, page 275, granted and conveyed unto Steven M. Kinsey and Tammy L. Kinsey.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Steven M. Kinsey and Tammy L. Kinsey.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2979 41. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Upper Darby, County of Delaware, State of Pennsylvania, being known and Numbered as Lots 1286 and 1287 Aronimink Section of Drexel Hill Realty Company and recorded in the Office for the Recording of Deeds, at Media, in Case 3 page 2, described together according thereof as one lot as follows, to wit:

BEGINNING at a point on the Northwesterly side of Cornell Avenue (50 feet wide) at the distance of 240.37 feet North 22 degrees, 52 minutes, 25 seconds West from the Northwesterly side of State Road (50 feet wide); thence extending North 70 degrees, 14 minutes 5 seconds East 114.41 feet to a point; thence extending North 22 degrees 52 minutes, 25 seconds West, 60.08 feet to a point; thence extending South 70 degrees, 14 minutes Seconds West 114.41 feet to a point on the Northeasterly side of Cornell Avenue aforesaid, and thence extending South 22 degrees, 52 minutes, 25 seconds East 60.08 feet to the place of beginning.

UNDER AND SUBJECT, however, to certain restrictions as therein mentioned.

Folio No. 16-10-00443-00.

Property: 823 Cornell Avenue, Drexel Hill, PA 19026.

BEING the same premises which Mark Howarth, by Deed dated August 19, 2004 and recorded August 30, 2004 in and for Delaware County, Pennsylvania, in Deed Book Volume 03278, page 0414, granted and conveyed unto Mark Howarth and Amara Martinez, as joint tenants with right of survivorship.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Mark Howarth and Amara Martinez, as joint tenants with right of survivorship.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 610 42. 2013**

**MORTGAGE FORECLOSURE**

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

BEGINNING at a point in the middle of Haverford Road, 436 feet Eastwardly from the middle of Swarthmore Road, a corner of purport No. 1; thence extending along the middle of said Haverford Road, North 38 degrees, 44 minutes East, 100 feet to a point on a corner of lands of John Miller; thence extending in length or depth between parallel lines 169.5 feet more or less. Bounded on the North by lands of John Miller, on the West by lands of John Maaq, on the South by lands of Charles B. Harper and on the East by said Haverford Road.

CONTAINING

FOLIO NO. 38-01-00168-00

PROPERTY: 1267 Haverford Road, Crum Lynne, PA 19022.

BEING the same premises which Arthur J. Arnsmeier and Jacqueline Arensmeyer, by Deed dated December 12, 1997 and recorded December 17, 1997 in and for Delaware County, Pennsylvania, in Deed Book Volume 1661, page 2338, granted and conveyed unto Herbert J. Williams and Sarah A. William.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Herbert J. Williams and Sarah A. Williams.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8148 43. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 63 Depth: 317

BEING Premises: 509 Friends Way, Upper Chichester, PA 19061-3850.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Annette J. Nelson.

Hand Money \$20,384.80

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 722 44. 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 to wit:

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in Township of Ridley, County of Delaware, State of Pennsylvania, described according to a plan of property for Peter Darhun, Jr., made by K. Gilroy Damon Associates, Inc., Civil Engineers, dated March 21, 1963, and revised November 7, 1972, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jefferson Avenue (fifty feet wide) which point is measured South sixty five degrees, twelve minutes West, a distance of forty one and ninety five one-hundredths feet from the Southwesterly side of Taylor Avenue (fifty feet wide).

thence extending from said beginning point and leaving the said side of Jefferson Avenue South seven degrees, fifteen minutes East, one hundred nineteen and fourteen one hundredths feet to an iron pin set:

thence extending South eighty two degrees, forty five minutes West, thirty two and sixty one hundredths feet to a point;

thence extending North six degrees, forty nine minutes West, one hundred nine and nine one hundredths feet to a point on the Southeasterly side of Jefferson Avenue as aforesaid;

thence extending along same North sixty five degrees, twelve minutes East, thirty three and thirty two one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING

FOLIO NO. 38-02-01217-00

PROPERTY: 1204 Jefferson Avenue, Woodlyn, PA 19094-1711.

BEING the same premises which Elizabeth A. Cooper, by Deed dated October 28, 1991 and recorded October 30, 1991 in and for Delaware County, Pennsylvania, in Deed Book Volume 892, page 608 granted and conveyed unto Clement P. Manley.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Clement P. Manley.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4897 45. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 152

BEING Premises: 802 West Ashland Avenue, Glenolden, PA 19036-1625.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Elaine Gildea a/k/a Elaine Hill a/k/a Elaine Hill Kilday.

Hand Money \$7,701.94

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5641 46. 2011**

**MORTGAGE FORECLOSURE**

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

CONTAINING

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

SITUATE in the Borough of Norwood, County of Delaware and Commonwealth of Pennsylvania.

BOUNDED and described according to a survey and plan made by Thomas W. Bums, Registered Surveyor of Lansdowne, Pennsylvania under date July 17, 1971, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Urban Avenue (fifty feet wide) at the distance of thirty and ten one-hundredths feet measured South sixty seven degrees two minutes thirty seconds West along the said Northwesterly side of Urban Avenue from its intersection with the Southwesterly side of Garfield Avenue (fifty feet wide);

THENCE extending along the Northwesterly side of Urban Avenue, South sixty seven degrees two minutes thirty seconds West, thirty feet to a point;

THENCE extending North twenty-two degrees fifty seven minutes, thirty seconds West one hundred seventy one and fifty sixty one-hundredths feet to a pipe;

THENCE extending North sixty five degrees fourteen minutes East, thirty and fifteen one hundredths feet to a point;

THENCE extending South twenty two degrees fifty seven minutes thirty seconds East, passing through the middle of a party wall between this premises and the premises to the Northeast, one hundred seventy two and fifty one-hundredths feet to the first mentioned point and place of beginning.

Folio No. 31-00-01562-00.

Property: 303 Urban Avenue, Norwood, PA 19074.

BEING the same premises which Jeremy Rands and Michelle Rands, by their Attorney in fact Jacki Sop, duly constituted & appointed by letter of Attorney dated 09/19/2003 and intended to be forthwith recorded in Delaware County, by Deed dated September 24, 2003 and recorded October 7, 2003 in and for Delaware County, Pennsylvania, in Deed Book Volume 2967, page 601, granted and conveyed unto Denise Masi.

IMPROVEMENTS CONSIST OF: house.



SOLD AS THE PROPERTY OF: Denise Masi.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8459 47. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 90

Being Premises: 125 Westdale Road, Upper Darby, PA 19082-1433.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Justine B. Carpenter.

Hand Money \$11,644.41.

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4097 48. 2012**

**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 No. 24 on a certain plan of lots designated "Koch and Mason Tract of Drexel Hill" said plan being recorded in the Office for the Recording of Deeds in and for the County of Delaware at Media in Deed Book M-8, page 624 and described according to said plan, as follows, to wit:

BEGINNING at a point on the Southerly side of Ferne Avenue at the distance of 641.54 feet Southeastwardly from the Northeasterly side of Burmont Avenue (as the same area laid out on said plan 50 feet wide respectively);

THENCE extending Southeastwardly in line of Lot No. 23 on said Plan, 150 feet to a point;

THENCE extending Southeastwardly by a radius of 1540.08 feet on the arc of a circle the arc distance of 68.3 feet to a point;

THENCE extending Northeastwardly in line of Lot No. 25 on said plan, 150 feet to a point in the said Southerly side of Ferne Avenue and

THENCE extending along the said Southerly side of Ferne Avenue Northwestwardly along the arc of a circle having a radius of 1690.08 feet the arc distance of 75 feet to the first mentioned point and place of beginning.

CONTAINING

Folio No. 16-11-01007-00.

Property: 644 Ferne Boulevard, Drexel Hill, PA 19026-3111.

BEING the same premises which Raymond K. Graff and Carol M. Graff, husband and wife, by Deed dated July 31, 2006 and recorded August 8, 2006 in and for Delaware County, Pennsylvania, in Deed Book Volume 38.74, page 2260, granted and conveyed unto Saveth Son, as sole owner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Saveth Son, as sole owner.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8540 49. 2013**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 700 Avondale Road, Unit 3C, Wallingford, PA 19086-6658.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Evelyn Bergeron.

Hand Money \$16,928.03

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4335 50. 2012**

**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, described according to a certain survey and plan thereof made by Damon and Foster, Civil Engineers, of Upper Darby, Pennsylvania on June 15, 1927 and also according to a survey and plan made by Damon and Foster, Civil Engineers, of Upper Darby, Pennsylvania on December 31, 1940, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Plumstead Avenue (40 feet wide) at the distance of 50 feet Southwesterly from the Northwest corner of Braddock Avenue (40 feet wide) and Plumstead Avenue and extending along the Northwesterly side of Plumstead Avenue South 59 degrees 7 minutes West 50 feet to a point; thence along a line parallel with Braddock Avenue North 30 degrees 53 minutes West 125 feet to a point; thence along a line parallel with Plumstead Avenue North 59 degrees 7 minutes East 100 feet to a point in the Westerly side of Braddock Avenue; thence along the said Westerly side of Braddock Avenue South 30 degrees 53 minutes East 25 feet to a point; thence on a line at right angles to Braddock Avenue South 59 degrees 7 minutes West 50 feet to a point; thence on a line parallel with Braddock Avenue South 30 degrees 53 minutes East 100 feet to the first mentioned point and place of beginning.

BEING known and numbers as 135 East Plumstead Avenue.

BEING Tax Parcel No. 23-00-02611-00.

BEING the same premises which Eugene L. Fromm and Diane Fromm, husband and wife, by Indenture bearing date 3/13/2006 and recorded 4/4/2006 in the Office of the Recorder of Deeds, in and for the County of Delaware in Volume 03766 page 0503 etc., granted and conveyed unto Entesham U. Talukdar in fee.

LOCATION OF PROPERTY: 135 Plumstead Avenue a/k/a 135 East Plumstead Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Ehtesham U. Talukdar a/k/a Entesham U. Talukdar.

Real Debt: \$251,631.15

Hand Money \$25,163.11

Federman & Associates, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 4046 51. 2012

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, Situate on the Southeasterly side of Twenty third Street at the distance of forty eight and fourteen hundredths feet (48.14 feet) measured Southwestwardly from the Southwesterly side of Wetherill Street, in the City of Chester, Delaware County, State of Pennsylvania.

CONTAINING in front along the Southeasterly side of Twenty third Street measured thence Southwestwardly twenty-four feet (24 feet) and extending in depth Southeastwardly between lines at right angles to the said Northeasterly line and one hundred twenty three and thirty one feet (123.31 feet) on the Southwesterly line, the Southwesterly line of said lot passing through the middle of the party wall between the message herein described and adjoining on the Southwest.

BOUNDED on the Northeast by lands of Everett A. Sutcliffe, et ux., and on the Southwest by lands of Charles A. Costello, et ux., about to be conveyed unto Eugene F. White, et xu.

HAVING erected thereon a dwelling known as 305 West 23rd Street, Chester, PA 19013.

BEING Folio No. 49-01-01299-00.

BEING the same premises which Douglas W. Wright by Deed dated 7/5/07 and recorded 7/23/07 in the Recorder of Deeds Office of Delaware County, Pennsylvania in Instrument No. 2007065076, granted and conveyed unto Donald Green.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Donald Green.

Hand Money \$115,785.63

Louis P. Vitti, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 3157 52. 2011

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in Ridley Township, Delaware County, Pennsylvania, and described to wit:

ALL THAT CERTAIN frame message and lot or piece of ground situate on the South side of Holland Street at the distance of one hundred forty feet Westwardly from a twelve feet wide alley opening into the said Holland Street in the Township of Ridley, County of Delaware and State of Pennsylvania, bounded on the East by lands of James Houghton, on the South by a twelve feet wide alley opening into the alley above named and on the West by lands of William Worrall.

CONTAINING in front on the said Holland Street twenty feet and extending in depth between parallel lines at right angles thereto on Eastward line one hundred ninety-three feet, nine inches more or less and on the Westward line one hundred eighty-nine and five-tenths feet to the said alley.

TOGETHER with the right of the said alleys in common with the owners of other lands abutting thereon.

CONTAINING

FOLIO NO. 38-01-00213-00

PROPERTY: 1316 Holland Street, Crum Lynne, PA 19022.

BEING the same premises which Karen M. Allen, by Deed dated September 19, 2008 and recorded October 8, 2008 in and for Delaware County, Pennsylvania, in Deed Book Volume 4439, page 1475, granted and conveyed unto Zebulon G. Adair, as sole owner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Zebulon G. Adair, as sole owner.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5032 53. 2009**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$690,228.36

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

BEING Folio No. 10-00-01826-00

BEING Premises: 412 South Springfield Road, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: commercial property.

SOLD AS THE PROPERTY OF: Dominic Malatesta, Sr., and the Estate of Dominic Malatesta.

Hand Money \$69,000.00

John P. Mitchell, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8150 54. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Springfield, County of Delaware and Commonwealth of Pennsylvania.

Front: IRR ft Depth: IRR ft

BEING Premises: 260 Maple Avenue, Morton, PA 19070.

Folio Number: 42-00-03794-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Surgurnia Durham.

Hand Money \$2,000.00

Stern & Eisenberg, PC, Attorneys  
Andrew Marley, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8512 55. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 75 Depth: 150

BEING Premises: 405 Keanon Drive, Upper Chichester, PA 19061-2928.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Bentelena C. Moses.

Hand Money \$25,438.03

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4863 56. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 125

BEING Premises: 121 Forrest Avenue, Folsom, PA 19033-3614.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Paul Bartholomew a/k/a Paul C. Bartholomew.

Hand Money \$16,401.40

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8224 57. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Morton, County of Delaware and Commonwealth of Pennsylvania on the said street.

Front: IRR Depth: IRR

BEING Premises: 28 Silver Lake Terrace, Unit No. 24, Morton, PA 19070.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Carmen B. Blunt and George C. Blunt.

Hand Money \$6,386.08

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003251 58. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Folcroft, County of Delaware, and State of Pennsylvania, described according to a survey thereof dated March 8, 1928, as follows, to wit:

BEGINNING at a point on the Southwest side of Folcroft Avenue at the distance of 125 feet measured along the Southwest side of Folcroft Avenue, South 24 degrees 26 minutes East, from the corner formed by the intersection of the Southwest side of Folcroft Avenue with the Southeast side of Elmwood Avenue;

THENCE extending along the Southwest side of Folcroft Avenue on a course bearing South 24 degrees 26 minutes East, 55 feet to a point;

THENCE extending South 65 degrees 34 minutes West, 120 feet to a point;

THENCE extending North 24 degrees 26 minutes West, 49.59 feet to a point; THENCE extending North 62 degrees 59 minutes East, 120.12 feet to the first mentioned point and place of beginning.

CONTAINING

Folio No. 20-00-00699-00.

Property: 410 Folcroft Avenue, Folcroft, PA 19032.

BEING the same premises which Afan A. Abdullah, by deed dated July 13, 2005 and recorded July 28, 2005 in and for Delaware County, Pennsylvania, in Deed Book Volume 3550, page 1955, granted and conveyed unto Dany J. Lyons.

IMPROVEMENTS CONSIST OF: House.

SOLD AS THE PROPERTY OF: Dany J. Lyons.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5201 59. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Lower Chichester, County of Delaware and Commonwealth of Pennsylvania on the North-easterly side of Bradley Street.

Front: IRR Depth: IRR

BEING Premises: 1425 Bradley Street, Linwood, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: George C. Edelblute and Deborah J. Edelblute.

Hand Money \$10,803.60

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7759 60. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware and Commonwealth of Pennsylvania on the Southeasterly side of Fifth Street.

Front: IRR Depth: IRR

BEING Premises: 123 South 5th Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Annette L. Bryant.

Hand Money \$10,734.24

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10097 61. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 31 Depth: 126

BEING Premises: 12 4th Street, Brookhaven, PA 19015-2419.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dorothy M. Nazmy a/k/a Dorothy Nazmy and Hamdy Sheta a/k/a Hamdy M. Sheta.

Hand Money \$5,433.58

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 04239 62. 2012**

**MORTGAGE FORECLOSURE**

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

5.444 acres

BEING Premises: 52 Locksley Road, Glen Mills, PA 19342-1619.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sean O. O'Neill a/k/a Sean O'Neill and Eileen J. O'Neill a/k/a Eileen O'Neill.

Hand Money \$40,790.07

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 4500 63. 2013

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 110

Being Premises: 128 North Pennock Avenue, Upper Darby, PA 19082-1417.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: George A. Varmah, II.

Hand Money \$9,282.06

Phelan Hallinan, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 12610 64. 2010

MORTGAGE FORECLOSURE

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

Front: 28 Depth: 100

Being Premises: 735 Blythe Avenue, Drexel Hill, PA 19026-4307.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tariq Ansari.

Hand Money \$19,828.44

Phelan Hallinan, LLP, Attorneys

MARY McFALL HOPPER, Sheriff

No. 003107 65. 2013

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Chester, County of Delaware and Commonwealth of Pennsylvania and bounded and described according to a plan of lots of the Maple Corporation made by Catania Engineering Associates, Inc., consulting engineers on June 15, 1970 and revised October 30, 1971, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Williams Circle (North) (60 feet wide), a corner of Lot 024, which point is measured the two following courses and distances from a point of curve on the Northeasterly side of Williams Circle (West) (60 feet wide) viz (1) along the arc of a circle curving to the right having a radius of 30 feet the arc distance of 47.14 feet to a point of tangent on the Southeasterly side of Williams Circle (North) and (2) along the same North 52 degrees 15 minutes 52 seconds, East 178.57 feet; thence along the Southeasterly side of Williams Circle (North) North 02 degrees 16 minutes 62 seconds, East 39.5 feet to a corner of Lot No. 12; thence along the same South 27 degrees 42 minutes 38 seconds East 100.10 feet to a corner of Lot 024; thence along the same South 62 degrees 18 minutes 52 seconds West 39/5 feet to a corner of Lot 014; thence along the same partly through a party wall North 27 degrees 41 minutes 8 seconds, East 100.10 feet to the place of beginning.

PARCEL No. 07-00-00853-13.

For information purposes only—property a/k/a 2105 N. Williams Circle, Chester, PA 19013.

TITLE to said premises is vested in Oakley H. Berry, Jr., and Brenda Berry, by Deed from the Maple Corporation, dated 3/21/1973 and recorded 3/23/1973 in the Chester County Recorder of Deeds in Book 2463, page 191.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Oakley H. Berry, Jr.

Hand Money \$2,000.00

Parker McCay, P.A.  
Chandra M. Arkema, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5755                      66.                      2010**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN Unit in the property known, named and identified as Contemporary Village located in Glenolden Borough, Delaware County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 P.C.S. 3101 et seq by the Recording in the County of Delaware Department of Records of a Declaration dated 5/1984 and recorded 8/1/1984 in Volume 176 page 619 as amended by First Amendment to Declaration recorded in Volume 213 page 1811 as further amended by Second Amendment to Declaration recorded in Volume 305 page 1720, further amended in Volume 2523 page 173 being and designed as Unit No. T-9, together with a proportionate undivided interest in the common elements, as defined in said Declaration.

BEING FOLIO NO. 21-00-02017-09.

HAVING erected thereon a dwelling known as 100 East Glenolden Avenue, Unit T-9, Glenolden, PA 19036.

BEING the same premises which Arthur J. Kinast and Gloria Lorraine Kinast, Trustees of the Arthur J. Kinast and Gloria Lorraine Kinast Revocable Living Trust by their deed dated 1/29/2008 and recorded 02/13/2008 in the Recorder's Office of Delaware County, PA in the Deed Book Volume 4299, page 895, Instrument No. 2008039254 granted and conveyed unto Jason W. Johnson and William Johnson, Jr.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Jason W. Johnson and William Johnson, Jr.

Hand Money \$106,975.04

Louis P. Vitti, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2491                      68.                      2013**

**MORTGAGE FORECLOSURE**

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

Front: Irregular ft Depth: Irregular ft

BEING Premises: 991 Fairfax Road, Drexel Hill, PA 19026.

Parcel No. 16-08-01211-00

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Nancy Devlin, Daniel F. Devlin (deceased), husband and wife and Katie Devlin.

Hand Money \$2,000.00

Stern & Eisenberg, PC, Attorneys  
Christina C. Viola, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6836                      69.                      2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Collingdale, County of Delaware and State of Pennsylvania, described according to a Plan of Clifton Park, recorded in the Office for the Recorder of Deeds, in the aforesaid County in Deed Book H, No. 8 page 624, as follows, to wit:



SITUATE on the Northwest corner of Broad Street and Girard Avenue.

CONTAINING in front or breadth on the said Broad Street, 25 feet and extending of that width in length or depth Northwardly between parallel lines at right angles to the said Broad Street, 100 feet.

DESIGNATED and known as Lot No. 466 on the aforementioned Plan.

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: Donna M. Marini.

Hand Money \$3,973.91

Law Offices of Gregory Javardian, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7421            70.            2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated August 4, 1948, as follows, to wit:

BEGINNING at a point in the middle line of Haverford Road (8 feet wide) which point measured along the middle line of Haverford Road is North 43 degrees 31 minutes West, 528.91 feet from a point in the said center line of Haverford Road, which points is North 48 degrees 27 minutes 45 seconds East, 40.02 feet from a point in the Southwesterly side of Haverford Road, which point measured along the Southwesterly side of Haverford Road is North 39 degrees 3 minutes 29 seconds West, 289.69 feet from another point in the Southwesterly side of Haverford Road, which point is North 43 degrees 31 minutes West, 104.52 feet from another point in the Southwesterly side of Haverford Road, which point measured along the Southwesterly side of Haverford Road, 150 feet, more or less Northwestwardly from the intersection of the Southwesterly side of Haverford Road with the Northwesterly side of West Hathaway Lane; thence from the first mentioned point and place of beginning, along a line crossing the Southwesterly half of the bed of Haverford Road, South 46 degrees 29 minutes West, 387.08 feet, more or less, to a point in the Northeastern right of way line of the Philadelphia and Western Railway Company; thence along the Northeastern right of way line of the Philadelphia and Western Railway North 51 degrees 14 minutes 45 seconds West, 53.49 feet, more or less, to a point; thence extending North 46 degrees 29 minutes East, recrossing the Southwesterly half of the bed of Havertown Road, 394.27 feet to the middle line of Haverford Road, aforesaid; thence extending along the middle line of Haverford Road, South 43 degrees 31 minutes East, 53 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the aforesaid plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ruth B. Miller.

Hand Money \$16,394.12

Law Offices of Gregory Javardian, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 007301 71. 2013

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances. SITUATE in the Clifton Heights Borough, County of Delaware, State of Pennsylvania, being Lot No. 56 on a plan of Westbrook Park No. 1 made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated 1/9/1947 which plan is recorded in the Office for the Recording of Deeds in and for the County of Delaware and Commonwealth of Pennsylvania at Media on 1/31/1947 in Plan File Case 6 page 13, described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cambridge Road (50 feet wide) which point is measured North 65 degrees 35 minutes East 252.96 feet from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 40.28 feet from a point of curve on the Northeasterly side of Oak Lane 45 feet wide); thence extending from said point of beginning, along the said side of Cambridge Road, North 45 degrees 35 minutes East, 23.90 feet to a point; thence extending South 74 degrees 25 minutes East, passing partly through the party wall of the building erected on this lot and the building erected on the lot adjoining to the Northeast thereof, 92.5 feet to a point in the center line of a certain 15 feet wide driveway which extends Northeastwardly, thence Southeastwardly into Washington Avenue (50 feet wide) and Southwestwardly, thence Southeastwardly into Washington Avenue; thence extending along the center line of said 15 feet wide driveway South 45 degrees 35 minutes West, 23.90 feet to a point; thence extending North 24 degrees 25 minutes West, 92.5 feet to a point; thence extending North 24 degrees 25 minutes West, 92.5 feet to a point on the Southeasterly side of Cambridge Road, being the first mentioned point and place of beginning.

TITLE to said premises is vested in Dolly House and William House, wife and husband by Deed from Dolly House jointed by her husband William House dated 11/7/2007 and recorded on 11/7/2007 in the Delaware County Recorder of Deeds in Book 4238, page 1892.

BEING known as 236 Cambridge Road, Clifton Heights, PA 19018.

TAX Parcel Number: 10-00-00700-00.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Dolly House and William House.

Hand Money \$15,701.55

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 7340 72. 2013

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, with the buildings and IMPROVEMENTS thereon erected, Situate in Bywood Manor, Upper Darby Township, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a certain plan of lots subdivided by Harry Linn, Civil Engineer from a plan by A.F. Damon, Jr., Civil Engineer, as follows:

BEGINNING at a point of intersection of the center line of Hilltop Road (formerly Highland Avenue) (45 feet wide) with the center line of Fairfield Avenue (50 feet wide); thence extending North 64 degrees East along the center line of Fairfield Avenue, 107.50 feet to a point; thence extending South 26 degrees East 87.66 feet to a point; thence extending South 64 degrees West 107.50 feet to a point in the center line of Hilltop Road; thence extending along the same North 26 degrees West 87.66 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Marc Behn and Rosario Behn by Deed from Michael Ngo, by his agent Meng Ngo, appointed by Power of Attorney dated 10/2/2005, dated 6/27/2008 and recorded on 7/1/2008 in the Delaware County Recorder of Deeds in Book 4392, page 1078.

BEING known as 7015 Hilltop Road, Upper Darby, PA 19082.

Tax Parcel Number: 16-05-00560-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marc Behn and Rosie Behn a/k/a Rosario Behn.

Hand Money \$31,806.01

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 7016 73. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, Situate in the City of Chester, County of Delaware and State of Pennsylvania, bounded and described according to a Plan thereof made by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, on October 24, 1957, as follows:

BEGINNING on the Southwesterly side of East 22nd Street (55 feet wide) at the distance of 583.29 feet measured North 65 degrees, 34 minutes, 30 seconds East along same from its intersection with the Northeasterly side of Chestnut Street (60 feet wide).

CONTAINING in front or breadth measured North 65 degrees, 34 minutes, 30 seconds East along the said Northwesterly side of East 22nd Street, 35 feet and extending of that width in length or depth North 24 degrees, 25 minutes, 30 seconds West between parallel lines at right angles to said East 22nd Street, 155 feet. The Northeasterly line thereof passing through the party wall between these premises and the premises adjoining on the Northeast.

BEING Lot No. 65 House No. 608 East 22nd Street as shown on said Plan.

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

TITLE to said premises vested in Woodrow Coleman and Mae Francis Coleman by Deed from Ronald M. Chandler and Teresa Chandler, his wife dated 4/11/1986 and recorded on 05/08/1986 in the Delaware County Recorder of Deeds in Book 331, page 1828.

BEING known as 608 East 22nd Street, City of Chester, PA 19013.

TAX Parcel Number: 49-01-00850-00.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Mae Francis Coleman.

Hand Money \$12,056.07

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 654 74. 2013**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 11-00-02173-00.

Property: 224 Pusey Avenue, Collingdale, PA 19023-1921.

BEING the same premises which John C. Johnson, II, by Deed dated November 25, 2008 and recorded December 8, 2008 in and for Delaware County, Pennsylvania, in Deed Book Volume 4466, page 2296, granted and conveyed unto Kham Lee Thivarath and Sareth Ngoy.

IMPROVEMENTS CONSIST OF: House.

SOLD AS THE PROPERTY OF: Kham Lee Thivarath and Sareth Ngoy.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4337 75. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 70

BEING Premises: 86 Barker Avenue, Sharon Hill, PA 19079-1916.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jack Janes.

Hand Money \$6,833.54

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 015253 76. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 26.17 Depth: 109.73

BEING Premises: 203 East Maryland Avenue, Aldan, PA 19018-3118.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Charles Scarpato and Sandra Scarpato.

Hand Money \$15,538.41

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 005271 77. 2013**

**MORTGAGE FORECLOSURE**

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

Front: Irregular ft Depth: Irregular ft

BEING Premises: 353 Lincoln Avenue, Lansdowne, PA 19050.

Parcel No. 16-09-01015-00

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Michael Johnston and Donna Johnston.

Hand Money \$2,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 7253 78. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 80

Being Premises: 359 Sherbrook Boulevard, Upper Darby, PA 19082-4608.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Barbara Johnson.

Hand Money \$10,753.83

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4022 79. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 28 Depth: 126

BEING Premises: 518 Fern Street, Lansdowne, PA 19050-3226.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Janea Drummond.

Hand Money \$22,272.99

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6520 80. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware and Commonwealth of Pennsylvania on the Southwesterly side of Wolfenden Avenue.

Front: IRR Depth: IRR

BEING Premises: 216 Wolfenden Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Malekah Clark.

Hand Money \$10,034.96

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1151 81. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the two story stone, frame and stucco dwelling and IMPROVEMENTS thereon erected, Situate on the Northeasterly side of Primos Avenue at the distance of one hundred twenty five feet measured Southeastwardly from the Southeasterly corner of the said Primos Avenue (fifty feet wide) and Virginia (forty feet wide) in the Borough of Folcroft, in the County of Delaware and State of Pennsylvania, containing in front along the Northeasterly side of the said Primos Avenue South twenty four degrees, thirty six minutes East twenty-five feet and extending in depth of that width North sixty-five degrees, thirty-six minutes East one hundred forty one and twenty-five hundredths feet the Northwesterly line of said lot passing through the middle of the party wall between the messuage herein described and the messuage adjoining on the Northwest, bounded on the Northwest by other lands now or formerly of Raymond Posdick and on the Southeast by lands now or formerly of John J. Dawson, being known and designated as No. 511 (formerly 211) Primos Avenue.

The Southerly line of said lot passing through the center line of a nine feet wide driveway which extends Northeastwardly from the Northeasterly side of the said Primos Avenue for a depth of ninety feet which is to be used as and for a common entrance of driveway, with right of ingress, egress and regress in common with the owners of other lands immediately adjoining same on the Southeast.

SUBJECT to easement in 9 feet wide driveway on Southeast of premises.

BEING Parcel Number 20-00-01200-00.

BEING the same premises which EMC Mortgage Corporation granted and conveyed unto Thomas Teofilak by Deed dated August 27, 1998 and recorded September 8, 1998 in Delaware County Record Book 1766, page 2262.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Thomas Teofilak.

Hand Money \$10,564.13

Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7336 82. 2013**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware and Commonwealth of Pennsylvania on the Westerly side of Worrell Street.

Front: IRR Depth: IRR

BEING Premises: 46 Worrell Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Margo Lewis a/k/a Margo L. Jaindl.

Hand Money \$11,246.85

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 01209 84. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware and Commonwealth of Pennsylvania on the Southeasterly side of 14th Street.

Front: IRR Depth: IRR

BEING Premises: 29 South 14th Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kathryn A. Burns.

Hand Money \$7,198.43

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3982 85. 2013**

**MORTGAGE FORECLOSURE**

Property in City of Chester, County of Delaware and Commonwealth of Pennsylvania on the Northerly side of 4th Street.

Front: IRR Depth: IRR

BEING Premises: 2418 West 4th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Taja Langley.

Hand Money \$9,949.63

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5495 86. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Brookhaven, County of Delaware and Commonwealth of Pennsylvania on said Hilltop Drive.

Front: IRR Depth: IRR

BEING Premises: 5200 Hilltop Drive No. U16 Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer A. Skerritt.

Hand Money \$16,828.44

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5329 87. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or parcel of ground together with the IMPROVEMENTS thereon erected, Situate in the Township of Concord, County of Delaware and State of Pennsylvania, as shown on Final Overall Subdivision for Smithfield Estates by Brandywine Valley Engineers and Surveyors, as recorded in Plan Book 20 page 372 more fully bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Robert Adams Court said point being a corner of Lot No. 17 of said plan; thence along the Westerly side of Robert Adams Court the 5 following courses and distances viz; (1) by a curve deflecting to the left having a radius of 60.00 feet and an arc distance of 64.75 feet to a point of reverse curve; (2) by curve deflecting to the right having a radius of 30.00 feet and an arc distance of 40.40 feet to a point of tangency; (3) South 02 degrees 57 minutes 34 seconds West 55.30 feet to a point of curvature; (4) by a curve deflecting to the right having a radius of 125.00 feet and an arc distance of 130.23 feet to a point of tangency; and (5) South 62 degrees 39 minutes 14 seconds West 148 feet to a point; thence along a portion of Open Space No. 4 and through a portion of a 30 feet wide Drainage Easement North 27 degrees 38 minutes 03 seconds East 119.08 feet to a point on the Westerly side of Robert Adams Court the place of beginning.

BEING Lot No. 16 on said Plan.

BEING known as 3 Robert Adams Court, Concord Township, Delaware County, Pennsylvania.

BEING Folio No. 13-00-00654-11.

IMPROVEMENTS CONSIST OF: a residential dwelling and all others thereon erected.

SOLD AS THE PROPERTY OF: Matthew Grassa and Sandra Landmesser Grassa.

Hand Money \$61,923.07

Martin S. Weisberg, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4912 88. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Parkside, County of Delaware and State of Pennsylvania on the Westerly side of Chelton Road.

BEING Premises: 110 East Chelton Road, Borough of Parkside, Pennsylvania 19015.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Robert Berstler and Allen L. Berstler.

Hand Money \$6,133.60

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

**MARY McFALL HOPPER, Sheriff**

**No. 3792 89. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of East Lansdowne, County of Delaware and State of Pennsylvania, and described according to a survey and plan thereof made by Damon and Foster, Civil Engineers, Upper Darby, Pennsylvania on the 4th day of March, A.D. 1924, as follows, to wit:

BEGINNING at a point on the East side of Penn Boulevard (80 feet wide) at the distance of 122.58 feet Southward from the Southwest side of Glenwood Avenue (40 feet wide).

CONTAINING in front or breadth on the said Penn Boulevard 25 feet and extending of that width in length or depth between parallel lines at right angles to the said Penn Boulevard North 90 degrees East 125 feet.

BEING known as Lot No. 1160.

TOGETHER with the free and common use, right, liberty and privilege of a certain 8 feet wide driveway in the rear of Lots No. 1156, 1157, 1158 and 1159 as and for a driveway and passageway at all times hereafter forever, which driveway is to be encumbered in no way such as leaving a motor vehicle parked thereon or placing material on said driveway.

TITLE to said premises vested in Tracie M. Hand by Deed from Daniel Harvey dated 7/11/2008 and recorded on 7/23/2008 in the Delaware County Recorder of Deeds in Book 4404, page 2074.

BEING known as 235 Penn Boulevard, Lansdowne, PA 19050.

TAX Parcel Number: 17-00-00787-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Tracie M. Hand.

Hand Money \$20,026.48

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 7681 90. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware and State of Pennsylvania on the Northeast side of Holly Road.

BEING Premises: 529 Holly Road, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dennis Beckett.

Hand Money \$19,287.68

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

**MARY McFALL HOPPER, Sheriff**



**No. 12411 92. 2010**

**MORTGAGE FORECLOSURE**

Property in the Borough of Eddystone, County of Delaware and Commonwealth of Pennsylvania on the Southwesterly side of Ashland Avenue.

Front: IRR Depth: IRR

BEING Premises: 746 Ashland Avenue, Eddystone, PA 19022.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Christopher J. Budgick and Kristie L. Scanlon.

Hand Money \$10,824.90

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2347 93. 2013**

**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 Commonwealth of Pennsylvania.

BEGINNING at a point on the Westerly side of Wabash Avenue at the distance of 39 feet Southwardly from the Southerly side of Plumstead Avenue, thence South 80 degrees 35 minutes West 91.92 feet to the Westerly side of a certain 16 feet wide driveway extending Northwardly into Plumstead Avenue; thence extending along the head of the said 16 foot wide alley South 16 degrees 55 minutes 30 seconds East 18.15 feet to a point; thence extending North 80 degrees 35 minutes east 89.55 feet to a point on the Westerly side of Wabash Avenue North 9 degrees 25 minutes West 18 feet to the first mentioned point and place of beginning.

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

TITLE to said premises vested in Joseph P. Thomas, Jr. by Deed from Lauren McSorley, LLP, a Pennsylvania Limited Liability Partnership, dated 4/16/2002 and recorded on 4/22/2002 in the Delaware County Recorder of Deeds in Book 2418, page 379.

BEING known as 298 Wabash Avenue, Lansdowne, PA 19050.

Tax Parcel Number: 23-00-03237-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph P. Thomas, Jr. a/k/a Joseph P. Thomas and the United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania.

Hand Money \$7,538.71

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2598 94. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 76

BEING Premises: 66 Clifton Avenue, Sharon Hill, PA 19079-1920.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kathleen F. Fetscher.

Hand Money \$6,995.23

Phelan Hallinan, LLP, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6305 95. 2013**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 63 Willers Road, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Camika Mack and Eugene Mack.

Hand Money \$23,179.83

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

**MARY McFALL HOPPER, Sheriff**

**No. 2939 97. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 167

BEING Premises: 29 South Andrews Avenue, Glenolden, PA 19036-1720.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anthony J. Mucciolo.

Hand Money \$16,808.87

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 01869 98. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 32 Depth: 116

BEING Premises: 689 Clymer Lane, Ridley Park, PA 19078-1304.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jonathan D. Sullivan and Cynthia D. Sullivan a/k/a C.D. Sullivan.

Hand Money \$16,259.64

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8470 99. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 110 Depth: 251.42

BEING Premises: 1311 Providence Road, Secane, PA 19018-2809.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Anne Kasaba and Kalif Kasaba.

Hand Money \$26,854.59

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001216 100. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 92

BEING Premises: 645 Magnolia Avenue, Glenolden, PA 19036-1003.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Peter Robert Vanni, Barbara Vanni, Robert Vanni, Jr. and Kristie Vanni.

Hand Money \$9,744.35

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3931 101. 2009**

**MORTGAGE FORECLOSURE**

137 Pennell Road, a/k/a 4300 Pennell Road, Aston, PA 19014

ALL THAT CERTAIN frame messageage and lot or tract of land with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, Situated in the Township of Aston, County of Delaware and State of Pennsylvania and bounded and described as follows:

BEGINNING at a point in the center line of the road leading from Marcus Hook to Village Green and 152.04 feet North 1 degree 47 minutes 20 seconds East, from its intersection with the line dividing the Township of Aston from the Township of Upper Chichester; thence by the said center line North 01 degree 47 minutes 20 seconds East, 130.68 feet to a point; thence by lands recently conveyed by the parties of the first part to the Sun Oil Company South 88 degrees 12 minutes 40 seconds East, 200 feet to a point; thence South 1 degree, 47 minutes, 20 seconds West 130.68 feet to a point; thence North 88 degrees 12 minutes 40 seconds West, 200 feet to the place of beginning.

BEING the same premises which Robert R. Hoffman by Deed dated 05/08/2001 and recorded 05/09/2001 in Delaware County in Volume 2172 page 621 conveyed unto Gregory Deeck and Ethel Deeck, husband and wife, in fee.

BEING No. 137 Pennell Road, a/k/a 4300 Pennell Road, Aston, PA 19014.

BEING FOLIO No. 02-00-01458-00

IMPROVEMENTS CONSIST OF: 1 story house 131 x 200.

SOLD AS THE PROPERTY OF: Gregory Deeck and Ethel Deeck a/k/a Ethel Crockett Deeck.

Hand Money \$2,720.10

Dana S. Plon, Esquire, Attorney  
Sirlin Lesser & Benson, P.C.

**MARY McFALL HOPPER, Sheriff**

**No. 5537 102. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 37.5 Depth: 80

Being Premises: 133 Barrington Road, Upper Darby, PA 19082-3224.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Fred Maples.

Hand Money \$10,223.75

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008431 103. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN tract or parcel of land located in the Borough of Sharon Hill, County of Delaware, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Parcel No. 41-00-00394-00.

ALL THAT CERTAIN tract of land marked "E" on a plan of tracts of land made for Leonard Bishton Botfield by Franklin and Company, C.E. registered Philadelphia, dated August 2, 1927, SITUATE in the Borough of Sharon Hill, in the County of Delaware and State of Pennsylvania, at the Southerly corner of Chester Avenue, formerly known as Darby and Chester Pike, as widened the additional width of 32.5 feet on the Southwesterly side of said pike formerly 60 feet wide, and the Southwesterly side of Avenue "C" (40 feet wide and not yet opened) as shown on the said plan and further described according thereto as follows; extending from said Southerly street corner along said Southwesterly side of Avenue "C" South 30 degrees 1 minute East 110 feet to the middle of a proposed 20 feet wide driveway; thence along the middle of the said proposed driveway South 57 degrees 30 minutes West 80.18 feet to a point; thence crossing the Northwesterly half of the said driveway and along tract "D" as shown on said plan North 30 degrees 1 minute West 110 feet to the said Southeasterly side of Chester Avenue and thence along the said side of said Avenue North 57 degrees 30 minutes East 80.18 feet, the Southerly corner of said Chester Pike and Avenue "C" the place of beginning.

UNDER AND SUBJECT to the easement of the said driveway.

BEING Folio No. 41-00-00394-00.

BEING the same land and premises which Jeffrey Deal and Virginia Deal, husband and wife, by Deed dated 7/28/2006 and recorded 8/2/2006 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 3869, page 26, granted and conveyed unto Jeffrey Deal, in fee.

IMPROVEMENTS CONSIST OF: commercial property.

SOLD AS THE PROPERTY OF: Jeffrey Deal.

Judgment: \$262,238.08

Hand Money \$2,000.00 or 10% of high bid, whichever is greater.

Corinne S. Brennan, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2612 104. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware and State of Pennsylvania on the center line of State Road.

BEING Premises: 1704 South State Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Jessica Macneill.

Hand Money \$16,880.19

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

**MARY McFALL HOPPER, Sheriff**

**No. 005733 105. 2013**

**MORTGAGE FORECLOSURE**

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

Front: Irregular ft Depth: Irregular ft

BEING Premises: 3934 Worrilow Road, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Markis K. Majors and Annette J. Hill.

Hand Money \$2,000.00

Stern & Eisenberg, PC, Attorneys  
Christina C. Viola, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5379 106. 2013**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$122,488.13

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

Front: IRR Depth: IRR

BEING Premises: 1119 Morton Avenue, Folsom, PA 19033.

Folio Number: 38-00-01665-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert C. Morgan.

Hand Money \$2,000.00

Amy Glass, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8626 107. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 100

Being Premises: 192 Burmont Road, Drexel Hill, PA 19026-2027.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Elaine C. Fullerton a/k/a Elaine Carson Fullerton.

Hand Money \$6,941.26

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9193 108. 2013**

**MORTGAGE FORECLOSURE**

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

Acreage: .34 acres

BEING Premises: 38 Charter Oak Drive, Newtown Square, PA 19073-3020.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William J. Hoffman.

Hand Money \$32,936.64

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6456 109. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 124 Depth: 220

Being Premises: 333 Oak Terrace, Wayne, PA 19087-5205.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Keith C. Lynam and Deborah F. Lynam.

Hand Money \$27,052.92

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8495 110. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 120

Being Premises: 805 Green Lane, Seacane, PA 19018-3602.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel J. Kobasic and Linda Sue Kobasic.

Hand Money \$19,507.85

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4940 111. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 131 Depth: 160 (Irr)

BEING Premises: 116 West Duttons Mill Road a/k/a, 2530 Dutton Mill Road, Aston, PA 19014-2830.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Scott Blose.

Hand Money \$21,440.84

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 00436 112. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 125

Being Premises: 106 Harding Avenue Havertown, PA 19083-3408.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Marie Haitz-Debow a/k/a Marie C. Haitz and John W. Debow.

Hand Money \$26,692.03

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 004021 113. 2013

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 58.75

BEING Premises: 7 Mallon Avenue, a/k/a 7 Mallon Street, Marcus Hook, PA 19061-4718.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Justin A. Cain, in his capacity as Heir of Joseph Cain a/k/a Joseph B. Cain, Sr., deceased and unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Joseph Cain a/k/a Joseph B. Cain, Sr., deceased.

Hand Money \$4,332.95

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 08558 114. 2011

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Chichester, County of Delaware and Commonwealth of Pennsylvania, described according to a plan of lots of "Naamonwood" Section 2, made for Glen Development Company by Catania Engineering Associates, Inc. Chester, Pennsylvania, dated December 10, 1973 and last revised November 7, 1974 and recorded in Plan Case 12 page 48.

BEGINNING at a point on the South-easterly side of Winding Way fifty feet wide, said point also marking the North-westerly corner of Lot No. 11 on said plan; thence from said point of beginning along the Southeasterly side of Winding Way, North seventy degrees, seven minutes East, seventy five and no one hundredths feet to a point; thence South nineteen degrees fifty three minutes East, one hundred fifty and no one hundredths degrees fifty three minutes East, one hundred fifty and no one hundredths feet to a point; thence South seventy degrees seven minutes West, seventy five and no one hundredths feet to a point; thence North nineteen degrees fifty three minutes West, one hundred fifty and no one hundredths feet to the first mentioned point and place of beginning.

BEING lot No. 12 on said plan.

CONTAINING

Folio No. 09-00-03625-09.

Property: 12 Winding Way, Boothwyn, PA 19061.

BEING the same premises which Spencer Tillery Jr. and Agnes E. Tillery, by Deed dated October 26, 2000 and recorded November 2, 2000 in and for Delaware County, Pennsylvania in Deed Book Volume 2085, page 2268, granted and conveyed unto Andrea Tamagnini.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Andrea Tamagnini.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 00010 115. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 29 Depth: 95 (Irr)

Being Premises: 241 West Albemarle Avenue a/k/a 241 Albemarle Avenue, Lansdowne, PA 19050-1106.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gabriel D. Lowe and Renae S. Rutherford Lowe.

Hand Money \$11,571.23

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8071 116. 2013**

**MORTGAGE FORECLOSURE**

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

Parcel No. 1: 17-00-00561-00

Front: 25 Depth: 120

Parcel No. 2: 17-00-00560-00

Front: 25 Depth: 120

BEING Premises: 12 Melrose Avenue, East Lansdowne, PA 19050-2528.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel Lassiter and Latoya D. Lassiter a/k/a Latoya Lassiter.

Hand Money \$16,784.41

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6114 117. 2012**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Providence, County of Delaware and State of Pennsylvania on the middle of Orange Street.

BEING Premises: 553 South Orange Street, Media, Pennsylvania 19063.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Stephen W. Benson, known surviving heir of Edith F. Benson, deceased mortgagor and real owner, Russel C. Benson, Sr., known surviving heir of Edith F. Benson, deceased mortgagor and real owner, Oscar J. Benson, known surviving heir of Edith F. Benson, deceased mortgagor and real owner, Katherine Benson, known surviving heir of Edith F. Benson, deceased mortgagor and real owner, Christopher A. Benson, known surviving heir of Edith F. Benson, deceased mortgagor and real owner and all unknown surviving heir of Edith F. Benson, deceased mortgagor and real owner.

Hand Money \$24,760.94

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

**MARY McFALL HOPPER, Sheriff**



**No. 009446 118. 2012**

**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 Commonwealth of Pennsylvania, being known and designated as Lot No. 183 in Section "G" on the Plan of Green Ridge made by Bavis and Wray, Civil Engineers of Lansdowne, PA on 6/2/1947 revised 6/15/1947 and recorded in the Office for the Recording of Deeds in and for the County of Delaware in Plan Case 6 page 21.

BEING known as No. 42 Scarlet Avenue.

TOGETHER with the free and unobstructed use, right, liberty and privilege of the entrance and exit into and from the said garage and premises of one or more private automobiles for pleasure, by no commercial automobiles or other vehicles whatsoever over and along the driveway as laid down as above mentioned set forth in common with the owners, tenants and occupiers of the adjoining premises to the Northeast and Southeast at all times hereafter or until such time hereafter as such right of user be abolished by the then owner of said premises but not otherwise. Subject to the payment of one-half of the property costs, charges and expenses of keeping driveway in good order, condition and repair and free from snow and ice in the winter season so that such automobiles shall be able to have the use of passageways planned and now laid out.

TITLE to said premises vested in Dawn M. Kamper by deed from Leo M. Fine, III and Gail T. Fine, husband and wife, dated 4/26/2000 and recorded on 4/28/2000 in the Delaware County Recorder of Deeds in Book 2007, page 450.

BEING known as 42 Scarlet Ave., Aston, PA 19014.

TAX Parcel Number: 02-00-02218-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dawn Kamper.

Hand Money \$15,484.33

Patrick J. Wesner, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6888 119. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Upland, County of Delaware and Commonwealth of Pennsylvania on the Southwesterly side of John F. Kennedy Drive (formerly Eighth Street).

Front: IRR Depth: IRR

BEING Premises: 3430 John F. Kennedy Drive, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Beth Ann Schum.

Hand Money \$13,972.57

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9110 120. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 78

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sandra McLean.

Hand Money \$6,450.62

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5510 121. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Providence, County of Delaware and Commonwealth of Pennsylvania, described according to a plan of property of Wallace Dickerson, made by G.D. Houtman and Son, Registered Engineer, Media, PA dated April 23, 1948, as follows, to wit:

BEGINNING at a point on the center line of Farnum Road (thirty-three feet wide) (Incorrectly given in prior deeds as Northwest side of Farnum Road) which point is at the distance of three hundred seventy-seven and two tenths feet measured North eight degrees, thirty minutes East along the said center line of Farnum Road from a point an angle in the same which angle point is at the distance of two hundred eighty-two and eight tenths feet measured North seventy-one degrees fifty-two minutes East still along the said center line of Farnum Road from another angle point in the same which last mentioned angle point is at right distance of one thousand one hundred thirteen and forty-seven one-hundredths feet measured North fifty-three degrees, forty-one minutes East still along the said center line of Farnum Road from its intersection with the center line of Providence Road extending thence from said point North thirty-four degrees, forty-seven minutes West two hundred eighty-four and forty-nine one-hundredths feet to a point; THENCE extending North fifty-five degrees, thirteen minutes East ninety-nine and thirty-one one-hundredths feet to a point; THENCE extending South thirty-four degrees forty-even minutes East, two hundred seventy-two and seventy-nine one-hundredths feet to a point in the center line of Farnum Road aforesaid; thence extending along the same South forty-eight degrees, thirty minutes West one hundred feet to the first mentioned point and place of beginning.

BEING LOT No. 21 on said plan.

BEING Tax Folio No. 35-00-00395-00.

BEING the same premises which George O. Davidson and Judith A. Davidson, husband and wife granted and conveyed unto Terry John Packard and Lynne A. Packard by deed dated August 11, 2000 and recorded August 15, 2000 in Delaware County Record Book 2051, page 1129.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Lynne D. Packard.

Hand Money \$34,039.56

Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7674 122. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Marcus Hook, County of Delaware and Commonwealth of Pennsylvania on the Northeasterly side of McClenahan Terrace.

Front: IRR Depth: IRR

BEING Premises: 1007 McClenahan Terrace, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lydia Russo and Samuel Russo.

Hand Money \$6,215.30

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 00266 123. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Prospect Park, County of Delaware and Commonwealth of Pennsylvania on the Northwest side of Tenth Avenue.

Front: IRR Depth: IRR

BEING Premises: 925 10th Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jennifer L. Smith and Peter R. Smith.

Hand Money \$21,821.42

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003027 124. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 110

BEING Premises: 1306 Angora Drive, Yeadon, PA 19050-3406.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Julia Sutton.

Hand Money \$20,102.86

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9241 125. 2013**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$167,286.88

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

Front: Irregular Depth: Irregular

BEING Premises: 733 Lindale Avenue, Drexel Hill, PA 19026.

Parcel No. 16-10-00994-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jessica M. Kelly Administratrix of the Estate of David W. Morris, deceased and Kimberley Morris.

Hand Money \$2,000.00

Amy Glass, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8634 126. 2013**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$61,282.77

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

Front: Irregular Depth: Irregular

BEING Premises: 30 Erna Court, Upper Darby, PA 19082.

Parcel No. 28-00-00039-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph Lavecchio.

Hand Money \$2,000.00

Amy Glass, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2767 127. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Colwyn, County of Delaware and Commonwealth of Pennsylvania on the Southwesterly side of Colwyn Avenue.

Front: IRR Depth: IRR

BEING Premises: 622 Colwyn Avenue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kimberly Nicole Lyons a/k/a Kimberly Lyons.

Hand Money \$7,228.78

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 00706 128. 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, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 007640 129. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land, Situate Southeasterly side of Fifth Street in the Borough of Darby, County of Delaware and State of Pennsylvania, described according to a certain survey thereof made by Alonzo B. Yocum, Esquire, Surveyor, on the fifth day of August, 1918 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fifth Street, (50 feet wide) a distance of 81.25 feet Southeastwardly from a point in the intersection of the Southwesterly side of Chestnut Street (50 feet wide) and the Southeasterly line of Fifth Street, thence by said Fifth Street South 17 degrees 36 minutes West, 25 feet to a point, thence South 72 degrees 10 minutes East, passing through the middle of the party wall between the message hereby described and the message adjoining on the Southwest, 127 feet to a point in the Northwesterly side of certain 10 feet wide alley extending from Chestnut Street to Walnut Street, thence by said side of said Alley, North 17 degrees 35 minutes East, 25.55 feet to a point thence North 72 degrees 25 minutes West 127 feet to a point in the Southeasterly side of said Fifth Street, the first mentioned point and place of beginning.

TITLE to said premises vested in Esther Ogundiran by Deed from Ayobami Lojo dated February 8, 2008 and recorded on February 20, 2008 in the Office of the Recorder of Deeds of Delaware County, Commonwealth of Pennsylvania in/at Book 4301, page 2131.

BEING known as: 109 South 5th Street, Darby, PA 19023.

TAX Parcel Number: 14-00-0961-00.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Esther Ogundiran.

Hand Money \$7,597.78

Patrick J. Wesner, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8321 131. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, described according to a survey and plan thereof made 5/25/1927, by Alonzo H. Yocum, Esquire, County Surveyor, as Situate on the Northeast side of Verlenden Avenue (40 feet wide) at the distance of 48 feet Southeastward from the Southeast side of Fern Street (50 feet wide) in the Borough of Darby, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on the said Verlenden Avenue 16 feet and extending of that width in length or depth on the Northeastward line thereof 74.51 feet and on the Southeast line thereof 74.03 feet; and containing on the rear line thereof 16.01 feet along the Southwest side of Beech Street (15 feet wide).

BEING Folio No. 14-00-03615-00.

BEING known as 131 Verlenden Avenue.

BEING the same premises which Raytro Properties LLC granted and conveyed unto Lee Sampson by Deed dated April 18, 2008 and recorded April 25, 20-08 in Delaware County Record Book 4348, page 354.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Lee Sampson.

Hand Money \$5,786.40

Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1226 132. 2012**

**MORTGAGE FORECLOSURE**

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

BEGINNING at a point in the Southwesterly side of Boro Road (50 feet wide), said point being at the distance of 303.43 feet measured South 36 degrees 14 minutes East along the said side of Boro Road from its intersection with the Southeasterly side of Broadway Avenue (60 feet wide); thence extending along the said side of Boro Road, South 36 degrees, 14 minutes East, a distance of 26.04 feet to a point; thence extending South 56 degrees 52 minutes West, partly through a party wall, a distance of 108.28 feet to a point; thence extending North 33 degrees, 0 minutes West, a distance of 26 feet to a point; thence extending North 56 degrees, 52 minutes East, a distance of 106.87 feet to a point in the Southwesterly side of Boro Road, being the first mentioned point and place of beginning.

Folio No. 16-13-00891-03.

Property: 216 A Boro Road aka 216 Boro Road, Clifton Heights, PA 19018-2110.

BEING the same premises which Stephen W. Pauly, by Deed dated October 12, 2006 and recorded October 17, 2006 in and for Delaware County, Pennsylvania, in Deed Book Volume 3933, page 591, granted and conveyed unto Robert P. Barnes.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Robert P. Barnes.

Hand Money \$2,000.00 or 10% of Judgment Amount

Zucker, Goldberg & Ackerman, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6360 133. 2009**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania on the Southerly side of a certain 30 feet wide street known as 2nd Avenue.

Front: IRR Depth: IRR

BEING Premises: 434 2nd Avenue, Folsom, PA 19033.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Donald B. Borderieux a/k/a Donald Borderieux and Danielle McGill.

Hand Money \$18,563.23

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5392 134. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 45 Depth: 107.05

Being Premises: 7016 Penarth Avenue, Upper Darby, PA 19082-3711.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Yen H. Luu and Ngu Nhan.

Hand Money \$16,430.86

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 14129 135. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 125

BEING Premises: 1572 Glen Avenue, Folcroft, PA 19032-1021.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Craig M. Phillips, in his capacity as Executor and Devisee of the Estate of Regina Phillips.

Hand Money \$8,798.11

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008632 136. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate on the Northwesterly side of Third Street at the distance of twenty feet Southwestwardly from Townsend Street in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front along the said Third Street measured thence Southwestwardly fourteen feet and extending of that width in length or depth Northwestwardly between parallel lines and at right angles to said Third Street one hundred forty feet to a twenty feet wide alley; then Easterly and Westerly lines thereof passing through the middle of the party walls between the premises hereby conveyed and the premises adjoining on the East and West respectively; bounded on the Northeast by lands of A.E. Lessy and on the Southwest by lands of Mary R. Pusak.

TOGETHER with the right and use of said alley in common with the owners of other lands abutting thereon.

TITLE to same premises vested in Dorothy Mack by deed from Dorothy Mark dated 5/19/1994 and recorded on 6/2/1994 in the Delaware county Recorder of Deeds in Instrument No. 1994049122.

BEING known as 2304 West 3rd Street, Chester, PA 19013.

BEING Tax Parcel No. 49-10-00178-00.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Renee Chphas, known heir of Dorothy Mack, deceased mortgagor and real owner and unknown heirs, successors, assigns and all person, firms or associations claiming right, title or interest from or under Dorothy Mack, deceased mortgagor and real owner.

Hand Money \$4,215.23

Patrick J. Wesner, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 10010 137. 2011**

**MORTGAGE FORECLOSURE**

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

ALL THOSE CERTAIN contiguous tracts or parcels of ground with IMPROVEMENTS thereon, if any, commonly known as (A) FOLIO No. 20-00-00465-00, TAX Map Parcel 20-05-077 and (B) FOLIO No. 20-00-01138-00, TAX Map Parcel 20-05-082.

BEING the premises that Folcroft Development Partners, LP. as grantor, conveyed unto Delcroft Shopping Center, L.P. , Sol Delcroft, L.P., Zev Delcroft, L.P. and Lane Delcroft, L.P., by Deed dated May 3, 2007, recorded in Delaware County on May 10, 2007 at Deed Book 4098 page 0545.

BEING known as—for informational purposes only: 1800 Delmar Drive, Folcroft, Pennsylvania 19032.

IMPROVEMENTS CONSIST OF: Commercial Property.

SOLD AS THE PROPERTY OF: Delcroft Shopping Center, L.P.; Sol Delcroft, L.P.; Zev Delcroft, L.P.; and Lane Delcroft, L.P.

Hand Money \$2,000.00

Harry A. Readshaw, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6018 138. 2001**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania on the Westerly side of Holmes Road.

Front: IRR Depth: IRR

BEING Premises: 349 Holmes Road, Holmes, PA 19043.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Barbara J. Crowding and Tracy L. Crowding.

Hand Money \$13,688.10

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4346 139. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 19 Depth: 90

BEING Premises: 1109 Pine Street, Darby, PA 19023-2027.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Junior Hall.

Hand Money \$5,884.53

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1540 140. 2013**

**MORTGAGE FORECLOSURE**

PREMISES: 2840 Haverford Road, Ardmore, PA 19003

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, described according to a Survey and Plan thereof made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated 8/4/1948, as follows, to wit:

BEGINNING at a point in the middle line of Haverford Road (8 feet wide), which point measured along the middle line of Haverford Road is North 43 degrees 31 minutes West, 528.91 feet from a point in the said center line of Haverford Road, which point is North 48 degrees 27 minutes 45 seconds East, 40.02 feet from a point in the Southwesterly side of Haverford Road, which point measured along the Southwesterly side of Haverford Road is North 39 degrees 03 minutes 29 seconds West, 289.69 feet from another point in the Southwesterly side of Haverford Road, which point is North 43 degrees 31 minutes West, 104.52 feet from another point in the Southwesterly side of Haverford Road, which point measured along the Southwesterly side of Haverford Road is 150 feet, more or less Northwestwardly from the intersection of the Southwesterly side of Haverford Road with the Northwesterly side of West Hathaway Lane; thence from the first mentioned point and place of beginning, along a line crossing the Southwesterly half of the bed of Haverford Road, South 46 degrees 29 minutes West, 387.08 feet, more or less, to a point in the Northeastern right of way line of the Philadelphia and Western Railway Company; thence along the Northeastern right of way line of the Philadelphia and Western Railway, North 51 degrees 14 minutes 45 seconds West, 53.49 feet, more or less, to a point; thence extending North 46 degrees 29 minutes East, re-crossing the Southwesterly half of the bed of Haverford Road, 394.27 feet to the middle line of Haverford Road, aforesaid; thence extending along the middle line of Haverford Road, South 43 degrees 31 minutes East, 53 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the aforesaid plan.

TAX Folio No. 22-06-01102-00.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Ruth B. Miller n/k/a Ruth B. Miller-Schoell.

Hand Money \$4,227.98

Robert J. Wilson, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**



**No. 5555 141. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 100

BEING Premises: 1024 Broad Street, Collingdale, PA 19023-3917.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph P. McCann, Jr. and Jennifer R. McCann.

Hand Money \$11,161.37

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4617 142. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 146

Being Premises: 2324 Bond Avenue, Drexel Hill, PA 19026-1521.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael J. McCullough.

Hand Money \$12,826.69

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2297 143. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania on the Northeasterly side of Huntley Road.

Front: IRR Depth: IRR

Being Premises: 233 Huntley Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Seung Ho Kang.

Hand Money \$8,284.42.

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4768 144. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 52.72 Depth: 175

BEING Premises: 341 Hawarden Road, Springfield, PA 19064-2603.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Olivia A. Murphy.

Hand Money \$24,017.33

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008764 145. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 45 Depth: 100

BEING Premises: 101 Norma Road, Yeadon, PA 19050-3832.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mbo Moling Kubukubu a/k/a Mbo M. Kubukubu.

Hand Money \$20,716.42

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4733 148. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 73 ft. Depth: 153 ft.

BEING Premises: 316 E. Glenolden Avenue, Glenolden, PA 19036.

Parcel No. 21-00-00883-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Joseph R. Lane, Jr. and Michele T. Lane.

Hand Money \$2,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 9209 149. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 37.25 ft Depth: 115 ft

BEING Premises: 120 Englewood Road, Upper Darby, PA 19082.

Parcel No. 16-06-00295-00

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Barbara Youyoute a/k/a Barbara Youyoutte.

Hand Money \$2,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 8345 150. 2013**

**MORTGAGE FORECLOSURE**

Property in Borough of Chester Heights, County of Delaware and Commonwealth of Pennsylvania on the said street.

Front: IRR Depth: IRR

BEING Premises: 6200 Lydia Hollow Drive, Glen Mills, PA 19342.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John A. Brennan.

Hand Money \$22,913.95

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000452 151. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected. SITUATE in the Township of Ridley, County of Delaware, Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on 10/24/1955, as follows:

BEGINNING at a point on the Southwesterly side of Hoffman Road (50 feet wide) at the distance of 25 feet measured South 32 degrees 14 minutes East along same from its intersection with the Southeasterly side of Bridge Road (50 feet wide) (both lines produced); thence extending from said beginning point and along the said Southwesterly side of Hoffman Road South 32 degrees 14 minutes East, 10 feet to a point; thence extending South 57 degrees 48 minutes West passing partly through the party wall between these premises and the premises adjoining to the Southeast 101.74 feet to a point; thence extending North 32 degrees 14 minutes West, 35 feet to a point on the Southeasterly side of Bridge Road aforesaid; thence extending along the same North 57 degrees 46 minutes East, 76.74 feet to a point of curve in the same and thence extending on a line curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph L. Iovacchini and Josephine A. Iovacchini by Deed dated 12/29/1955 and recorded 1/23/1996 in Delaware County in Volume 1436 page 1864 conveyed until Christopher Bradley and Joan M. Bradley, as tenants by the entirety, in fee.

BEING Lot 130 Hoffman Road as shown on said Plan. KNOWN as 231 Hoffman Road.

BEING Parcel No. 38-06-00720-00.

IMPROVEMENTS CONSIST OF: piece of ground with buildings and IMPROVEMENTS thereon.

SOLD AS THE PROPERTY OF: Christopher Bradley and Joan M. Bradley.

Hand Money \$2,000.00

Ashley L. Lerch, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5546 152. 2013**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 814 Gainsboro Road, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Amarah S. Watson.

Hand Money \$23,581.71

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

**MARY McFALL HOPPER, Sheriff**

**No. 8013 153. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Yeadon, County of Delaware and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Northwesterly side of Elder Avenue at the distance of 351.95 feet Southwestwardly from the intersection of the Northwesterly side of Elder Avenue with the Southwesterly side of Union Avenue; thence extending Southwestwardly along the Northwesterly side of Elder Avenue 25 feet to a point in the Northwesterly side of Elder Avenue; thence of that width in frontage extending in length or depth at right angles to said Elder Avenue Northwestwardly 100 feet to the rear line of lots fronting on Smith Avenue.

CONTAINING within said bounds Lot No. 195 on Plan of Lots of Lansdowne Real Estate Company recorded in Deed Book C-B page 618.

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: Richard S. Oliver.

Hand Money \$7,661.15

Law Offices of Gregory Javardian, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 12943 154. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 18.75 Depth: 92.48

Being Premises: 114 Bridge Street, Drexel Hill, PA 19026-2747.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dorothy A. Sladek.

Hand Money \$8,561.32

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8902 155. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 27 Depth: 86

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

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Donald W. Peyton.

Hand Money \$15,561.42

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7581 156. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, and described in accordance with a plan of a portion of the Humphrey Tract, Ardmore, made by Over and Tingley, Civil Engineers, Havertown, PA, dated 6/18/1949 and last revised 10/23/1951 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hathaway Lane (33 feet wide) at the distance of 161.22 feet Southwestwardly from the Southwesterly side of St. Mary's Road (40 feet wide).

CONTAINING in front or breadth on the said side of Hathaway Lane, 30.10 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Hathaway Lane, the Northeasterly line passing through the middle of a party wall between these premises and the premises adjoining to the Northeast and the Southwesterly line along the middle line of an 8 feet wide driveway as shown on the above mentioned survey, the distance of 100 feet.

BEING known as No. 761 Hathaway Lane.

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

TITLE to said Premises vested in Vincent R. Cerio and Betty Jean Cerio, husband and wife, as tenants by the entirety, their heirs and assigns by Deed from Joseph John McNaney, III and Brenda J. McNaney, husband and wife dated 05/29/98 and recorded on 06/04/98 in the Delaware County Recorder of Deeds in Book 1725, page 1451.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Vincent R. Cerio and Betty Jean Cerio.

Hand Money \$29,062.47

Patrick J. Wesner, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5298 157. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Haverford, County of Delaware and State of Pennsylvania on the Southerly side of Warrior Road.

BEING Premises: 212 Warrior Road, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Ivan A. James and Juliana James a/k/a Juliana A. James.

Hand Money \$29,120.35

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

**MARY McFALL HOPPER, Sheriff**

**No. 8511 158. 2013**

**MORTGAGE FORECLOSURE**

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

Parcel No. 1: 11-00-03189-00

Front: 19 Depth: 109

Parcel No. 2: 11-00-03190-00

Front: 27 Depth: 109

BEING Premises: 318 Wolfenden Avenue, Collingdale, PA 19023-3222.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Zachheus D. Miller.

Hand Money \$14,040.06

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10168 159. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 15 Depth: 65

Being Premises: 7152 Stockley Road, Upper Darby, PA 19082-5327.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John P. McHugh a/k/a John McHugh.

Hand Money \$6,757.90

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8403 160. 2013**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 68 Watkins Avenue, Chadds Ford, Delaware County, Pennsylvania, Tax Parcel No. 13-00-00951-00.

DEBT: \$707,612.29, plus continuing interest, costs and fees from and after October 30, 2013.

IMPROVEMENTS CONSIST OF: a sixty-five year old 660 square foot ranch home that has been converted to commercial service/office space, situated on a parcel of land approximately .14 acres in size.

SOLD AS THE PROPERTY OF: Dolphin Real Estate Enterprises, LLC.

Hand Money \$70,000.00

David B. Aaronson, McCarter & English, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8604 161. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 40 Depth: 97

BEING Premises: 219 Amosland Road, Holmes, PA 19043-1401.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Frank E. Wagman and Donna Wagman.

Hand Money \$18,293.11

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2410 162. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Chichester, County of Delaware and Commonwealth of Pennsylvania on the centerline of Rogers Avenue.

Front: IRR Depth: IRR

BEING Premises: 3327 Rogers Avenue, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Audrey I. Varela.

Hand Money \$9,927.96

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10549 163. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Colwyn, County of Delaware and Commonwealth of Pennsylvania on the Northerly side of Ellis Avenue.

Front: IRR Depth: IRR

BEING Premises: 405 Ellis Avenue Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gary Hernandez and Qiana C. Smith.

Hand Money \$13,550.64

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8541 164. 2013**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$106,081.34

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

Front: Irregular Depth: Irregular

BEING Premises: 1581 Summit Street, Linwood, PA 19061.

Folio Number: 08-00-01100-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Betty J. Randolph.

Hand Money \$2,000.00

Amy Glass, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8622 165. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 49 Depth: 118

BEING Premises: 453 East Magnolia Avenue, Aldan, PA 19018-4213.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Theresa C. McDermott-Bailey and Arthur W. Bailey.

Hand Money \$13,625.77

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9105 166. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Springfield, County of Delaware and Commonwealth of Pennsylvania.

Front: 80 ft Depth: 175 ft

BEING Premises: 457 Pinecrest Road, Springfield, PA 19064.

Folio Number: 42-00-04689-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: William F. Dolhancey and Marget K. Dolhancey a/k/a Margit K. Dolhancey.

Hand Money \$2,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 6912 167. 2013**

**MORTGAGE FORECLOSURE**

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

Front: Irregular ft Depth: Irregular ft.

BEING Premises: 738 Yeadon Avenue, Yeadon, PA 19050.

Parcel No. 48-00-03458-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: The unknown heirs, executors, administrators and devisees of the Estate of Lonnie T. Milton, deceased and the Estate of Barbara F. Milton.

Hand Money \$2,000.00

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

**MARY McFALL HOPPER, Sheriff**

**No. 5279 169. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Colwyn, County of Delaware and Commonwealth of Pennsylvania on the Southwesterly side of Walnut Street.

Front: IRR Depth: IRR

BEING Premises: 314 Walnut Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Judy Payne.

Hand Money \$9,646.68

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3336 170. 2013**

**MORTGAGE FORECLOSURE**

Property in the Ridley Township, County of Delaware and Commonwealth of Pennsylvania on the Southerly side of Belmont Street.

Front: IRR Depth: IRR

BEING Premises: 816 Belmont Avenue, Folsom, PA 19033.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Deanna Six.

Hand Money \$20,410.45

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 08306 171. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 128

BEING Premises: 611 Taylor Avenue, Upper Chichester, PA 19061-4051.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William E. Perryman, Christina M. Perryman and Patricia Harmon.

Hand Money \$13,015.46

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**



**No. 6943 172. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 145

BEING Premises: 15 Ridley Avenue, Aldan, PA 19018-3718.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: John F. Justis a/k/a John Frederick Justis and Jennifer A. Justis a/k/a Jennifer Ann Justis.

Hand Money \$17,536.82

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5314 173. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 85 Depth: 125

BEING Premises: 2340 Overlook Drive, Aston, PA 19014-1619.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Fern H. Jacobs and Martin S. Jacobs.

Hand Money \$27,353.02

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9516 174. 2008**

**MORTGAGE FORECLOSURE**

Property in the Township of Radnor, County of Delaware and State of Pennsylvania at a point in the title line of Castlefinn Lane.

Front: IRR Depth: IRR

Being Premises: 812 Castlefinn Lane, Bryn Mawr, PA 19010.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jacqueline Soslow and Myron Soslow.

Hand Money \$44,057.43.

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6733 175. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, Situate in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, and described according to a Plan of "Deerwood Park", made for Floyd Mousley, by Damon and Foster, Civil Engineers, under date of 8/24/1953, as follows, to wit:

BEGINNING at a point on the Northeastly side of Crum Creek Drive (50 feet wide) at the distance of 119.74 feet measured South 25 degrees 31 minutes 20 seconds East along same, from a point of tangent Northeastly side of Crum Creek Drive, which point of tangent is at the arc distance of 123.04 feet measured along same on the arc of a circle curving to the right having a radius of 400 feet from a point of curve on the Northeastly side of Crum Creek Drive which said point of curve is measured along same at the distance of 225 feet South 43 degrees 8 minutes 45 seconds East from a point, the Southwest corner of Lot No. 87 on aforesaid plan

which said point is at the distance of 25 feet measured North 46 degrees 51 minutes 15 seconds East from the point of intersection of center line of Crum Creek Drive with the center line of Dorsett Street (50 feet wide) (if same were extended to intersect); thence from said point of beginning and extending along the Northeasterly side of Crum Creek Drive, South 25 degrees 31 minutes 20 seconds East, 27 feet to point; thence leaving the Northeasterly side of Crum Creek Drive and extending North 64 degrees 28 minutes, 40 seconds East, 190.43 feet to a point; thence extending North 3 degrees 56 minutes 33 seconds West 29.04 feet to a point; thence extending South 64 degrees 28 minutes 40 seconds West, 201.11 feet to the Northeasterly side of Crum Creek Drive being the point and place of beginning. The Northwest line thereof running partly through the center of the party wall of the buildings erected on these premises and the buildings erected on the premises adjoining to the Northwest and the Southeast line passing partly through the center of the common driveway laid out between the above described premises and the premises adjoining on the Southeast.

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

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

BEING Lot No. 104 on said plan.

BEING No. 178 Crum Creek Drive.

BEING County Folio Number: 38-02-00557-00.

BEING the same premises which Daniel D. White III granted and conveyed unto Julie Tamaccio and John Voscavage by deed dated July 29, 2005 and recorded August 11, 2005 in Delaware County Record Book 3566, page 1583.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Julie M. Voscavage f/k/a Julie Tamaccio and John Voscavage.

Hand Money \$14,454.05

Martha E. Von Rosenstiel, Esquire,  
Heather Riloff, Esquire, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10189 176. 2012**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware and State of Pennsylvania on the Southeasterly side of Ginko Lane.

BEING Premises: 205 Ginko Lane, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Robert Boardley, known surviving heir of Marie Spence, deceased mortgagor and real owner, Samuel Spence, known surviving heir of Marie Spence, deceased mortgagor and real owner, Barbara Green, known surviving heir of Marie Spence, deceased mortgagor and real owner, Renee Webb, known surviving heir of Marie Spence, deceased mortgagor and real owner and unknown surviving heirs of Marie Spence, deceased mortgagor and real owner.

Hand Money \$6,445.95

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

**MARY McFALL HOPPER, Sheriff**

**No. 01309 177. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 64 Depth: 110

BEING Premises: 1029 Lafayette Avenue, Prospect Park, PA 19076-2215.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Marie Lucci, in her capacity as Administratrix and Heir of the Estate of Paul Lucci and unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Paul Lucci, deceased.

Hand Money \$13,880.14

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8260 178. 2013**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware and Commonwealth of Pennsylvania on the at a point at the end of Norris Street.

Front: IRR Depth: IRR

BEING Premises: 519 Norris Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Stina Davis.

Hand Money \$7,534.99

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9661 179. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware and Commonwealth of Pennsylvania on the Northeasterly side of Fern Street.

Front: IRR Depth: IRR

BEING Premises: 313 Fern Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nathaniel E. Wilson.

Hand Money \$3,311.19

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7843 180. 2013**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania on the Northwesterly side of Connell Avenue.

Front: IRR Depth: IRR

BEING Premises: 831 Connell Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lewis Simon Scott as Executor of the Estate of Robert Lee Morgan a/k/a Robert L. Morgan, deceased.

Hand Money \$8,415.25

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 11357 181. 2009

**MORTGAGE FORECLOSURE**

Real Property: 2585 Radcliffe Road, Broomall, Delaware County, Pennsylvania.

Tax Parcel No. 25-00-0382400

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Marple, County of Delaware and State of Pennsylvania, being known and numbered as Lots Nos. 44 and 45 on a certain plan called "Broomall Manor" (formerly called Broomall Hills) made on June 22nd, 1925, and recorded in Plan Case No. 3, page 7, described as follows:

BEGINNING at a point of intersection of the Northeasterly side of Radcliffe Road (40 feet wide) and the Southeasterly side of First Avenue (40 feet wide); thence extending Northeastwardly along the said First Avenue on a curve bearing to the right with a radius of 70 feet, a distance of 46.02 feet to a point of reverse curve; thence extending Northeastwardly still along the said First Avenue, curving to the left with a radius of 110 feet, the arc distance of 72.32 feet to a point; thence extending South 34 degrees, 18 minutes, 10 seconds East, 32.57 feet to a point, a corner of Lot No. 46 on said Plan; thence extending along said Lot No. 46, South 54 degrees, 19 minutes West, 110 feet, more or less to the Northeasterly side of said Radcliffe Road; thence extending along same, North 34 degrees 18 minutes, 10 seconds West, 70.10 feet to the place of beginning.

ADDRESS: 2585 Radcliffe Road.

FOLIO No. 25-00-0382400.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Robert Kerr.

Hand Money \$2,000.00

Bonnie R. Golub, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 3938 182. 2011

**MORTGAGE FORECLOSURE**

Property in the Township of Springfield, County of Delaware and Commonwealth of Pennsylvania on the Southeast side of Britton Road.

BEING Premises: 39 South Britton Road, Springfield, Pennsylvania 19064.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Bridgette B. Ramsden a/k/a Bridgette McCallen.

Hand Money \$26,650.80

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

**MARY McFALL HOPPER, Sheriff**

No. 00716 183. 2013

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate on the Northeast side of Serrill Avenue at the distance of 199.21 feet Southeastward from the Southeast side of Bunting Road (now known as MacDade Boulevard), in the Borough of Yeadon, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on the said Serrill Avenue 22 feet and extending of that width in length or depth Northeastward between parallel lines at right angles to said Serrill Avenue 100 feet to the middle line of a certain 15 feet wide driveway which extends Northwestward and Southeastward from the said Bunting Road (now known as MacDade Boulevard) to Chester Avenue.

BEING Parcel No. 48-00-02979-00.

BEING known as 1019 Serrill Avenue, Yeadon, PA 19050.

BEING the same premises which Rocco N. Capuzzi and Grace D. Capuzzi, his wife, by Deed dated July 2, 1993 and recorded July 13, 1993 in the County of Delaware (in Book 1118 page 2059) granted and conveyed unto Ralph D. Benjamin and Sonia D. Benjamin, his wife, their heirs and assigns, in fee.

Location of Property: 1019 Serrill Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Ralph D. Benjamin and Sonia D. Benjamin.

Real Debt: \$108,651.31

Hand Money \$2,000.00

Federman & Associates, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9849            184.            2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan of Property of Beatty Hills, Inc., said Plan made by G. D. Houtman & Son, Civil Engineers & Land Surveyors dated April 2, 1964 and last revised December 15, 1964, as follows, to wit:

BEGINNING at a point formed by the intersection of the title line in the bed of Galer Drive (sixty feet wide) and the extension of the title line in the bed of Paddock Drive (sixty feet wide); thence extending from said point of beginning along the title line and its extension through the bed of Paddock Drive the two following courses and distances: (1) South twelve degrees West one hundred fifty-one and twenty-one one hundredths feet to a point of curve on the title line in the bed of Paddock Drive; and (2) Southwestwardly on the arc of a circle curving to the right having a radius of one hundred fifty feet the arc distance of

one hundred six and eighty one-hundredths feet to a point, a corner of Lot 27; thence extending along Lot 27 North fifty degrees fifty-six minutes forty seconds West crossing the Northwesterly side of Paddock Drive one hundred seventy-two and thirty seven one hundredths feet to a point, a corner of Lot No. 29; thence extending along Lot 29 North two degrees fifty-eight minutes West crossing the Southeasterly side of Galer Drive one hundred sixty-five and sixty-eight one-hundredths feet to a point on the title line in the bed of Galer Drive aforesaid; thence extending Northeastwardly and Southeastwardly on the arc of a circle curving to the right having a radius of three hundred feet the arc distance of seventy-eight and thirty-seven one hundredths feet to the point of tangent in the same; and (2) South seventy-eight degrees East one hundred fifty-four and seventy-seven one hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 28 as shown on the above mentioned plan.

BEING known as 825 Galer Drive or 828 Paddock Drive, Newtown, Square, PA 19073.

BEING Folio No. 36-05-03171-03.

BEING the same premises that Robert A. Smith and Regina M. Smith, husband and wife, by Deed dated August 30, 2004 and recorded September 7, 2004 in the County of Delaware (in Book 3285 page 1103) / ( as Document No. 2004110920) granted and conveyed unto Christopher Quigley and Josephine M. Quigley, husband and wife and Dorothy P. Quigley, as joint tenants with right of survivorship, their heirs and assigns, in fee.

Location of Property: 825 Galer Road a/k/a 828 Paddock Drive, Newtown, Square, PA 19073.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christopher Quigley, Josephine M. Quigley and Dorothy P. Quigley.

Real Debt: \$422,514.60

Hand Money \$2,000.00

Federman & Associates, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 11096 185. 2009**

**MORTGAGE FORECLOSURE**

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

Description: Condo Unit M11

BEING Premises: 3360 Chichester Avenue No. M-11, Upper Chichester, PA 19061-3271.

IMPROVEMENTS CONSIST OF: condominium unit.

SOLD AS THE PROPERTY OF: Wayne A. Sisman.

Hand Money \$6,994.83

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3394 186. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Chichester, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point of intersection of the Northwesterly side of Laurel Street and the Southwesterly side of Greenwood Avenue (both 60 feet wide); thence extending from said point of intersection along the said side of Greenwood Avenue North 44 degrees 36 minutes 30 seconds West 100 feet to a point in line of lands now or late of George Gale, et ux; thence extending along same South 45 degrees 23 minutes 30 seconds West 100 feet to a point in line of land now or late of Guy C. Walls, et ux; thence extending along the same lands South 44 degrees 36 minutes 30 seconds West 100 feet to a point in the side of Laurel Street; thence extending along the Northwesterly side of said Laurel Street North 45 degrees 23 minutes 30 seconds East 100 feet to the first mentioned point and place of beginning.

PARCEL NO. 09-00-01850-02.

BEING known as 1802 Laurel Avenue, Boothwyn, PA 19061.

BEING the same premises that George Mihalos, by Deed dated December 12, 2001 and recorded December 21, 2001 in the County of Delaware (Book 2327 page 1214)/ (as Document No. 2001646590) granted and conveyed unto George Mihalos and Sandra Mihalos, husband and wife, their heirs and assigns, in fee.

Location of Property: 1802 Laurel Avenue, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: George Mihalos and Sandra Mihalos.

Real Debt: \$201,264.01

Hand Money \$2,000.00

Federman & Associates, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 6640 187. 2013

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, Situate in the City of Chester, County of Delaware and Commonwealth of Pennsylvania, described according to a plot plan made for Mailman Construction Co., by Charles F. Carr, Registered Surveyor, dated September 1, 1956, last revised May 15, 1957, as follows:

SITUATE on the Southeast side of East Nineteenth Street (50 feet wide) at the distance of 304.47 feet measured North 65 degrees 34 minutes East along the said Southeasterly side of East Nineteenth Street from its intersection with the North-easterly side of Melrose Avenue.

CONTAINING in front or breadth on the said Southeasterly side of East Nineteenth Street measured North 65 degrees 34 minutes East 25 feet and extending of that width in length or depth South 24 degrees 26 minutes East 130 feet to the Northwesterly side of a certain 15 feet wide alley which extends Southwestwardly into Melrose Avenue and Northeastwardly into Washington Boulevard. The Southwesterly line of said lot partly passing through the party wall between these premises and the premises adjoining to the Southwest.

Having erected thereon a dwelling known as 625 East 19th Street, Chester, PA 19013.

Parcel No. 49-01-00311-00.

BEING the same premises which Beverly German by Deed dated 10/30/2008 and recorded on 11/03/2008 in the Recorder of Deeds Office in and for Delaware County in Instrument No. 2008076517, granted and conveyed unto Gregory J. Ferrari.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Gregory J. Ferrari.

Hand Money \$126,557.43

Louis P. Vitti, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 3190 188. 2013

**MORTGAGE FORECLOSURE**

ALL that certain lot or piece of ground with the buildings IMPROVEMENTS thereon erected, hereditaments and appurtenances, situate in the Borough of Folcroft, County of Delaware and State of Pennsylvania, described according to a survey and plan made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on March 9, 1951 and last revised June 1, 1951 as follows, to wit:

BEGINNING at a point on the North-westwardly side of Llanwellyn Avenue (40 feet wide) which point is measured South 65 degrees 42 minutes West 191.71 feet from a point which point is measured North 24 degrees 17 minutes 30 seconds West crossing the bed of Llanwellyn Avenue 40 feet from a point on the Southeasterly side of Llanwellyn Avenue which point is measured North 65 degrees 42 minutes East 77.41 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet from a point on the Northeasterly side of Folcroft Avenue (40 feet wide); thence extending North 24 degrees 18 minutes West partly passing through the party wall between these premises and the premises adjoining on the Northeast and crossing the bed of a certain 12 feet wide driveway which extends Northeast; thence Southeast into Llanwellyn Avenue and Southwest; thence Southeast into Llanwellyn Avenue 112.84 feet to a point; thence extending South 66 degrees 10 minutes 56 seconds West 16 feet to a point; thence extending South 24 degrees 18 minutes East recrossing the bed of aforesaid driveway and partly passing through the party wall between these premises and the premises adjoining on the Southwest 112.98 feet to a point on the Northwesterly side of Llanwellyn Avenue; thence extending along the Northwesterly side of Llanwellyn Avenue North 65 degrees 42 minutes East 16 feet to the first mentioned point and place of beginning.

HAVING erected thereon a dwelling known as 1518 Llanwellyn Avenue, Folcroft, PA 19032.

BEING Lot No. 122 House No. 1518 Llanwellyn Avenue.

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

BEING Folio No. 20-00-01113-00.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Gabrielle R. Abadie and Nichell M. Logue.

Hand Money \$170,283.54

Louis P. Vitti, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 3728 189. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 107

BEING Premises: 1222 Elson Road, Chester, PA 19015-1921.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Enitan Odunaika.

Hand Money \$4,440.58

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6329 190. 2012**

**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 Yeadon, County of Delaware and State of Pennsylvania, bounded and described according to a survey and plan thereof made by A.F. Damon, Jr., Borough Engineer, September 18, 1922, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Penn Street at the distance of 50 feet Southwestwardly from the Southwestwesterly side of Bonsall Avenue, a corner of lands now or late of W. Raymond Evans, thence extending along the said side of Penn Street, South 64 degrees, 51 minutes West, 25 feet to a point, a corner of lands now or late of W. Raymond Evans; thence extending along same, passing through the middle of a party wall, North 25 degrees, 3 minutes West, 136.47 feet to a point; thence extending North 64 degrees 51 minutes East, 25 feet to a point; thence extending South 25 degrees, 3 minutes East, 136.47 feet to the Northwestwardly side of said Penn Street, being the first mentioned point and place of beginning.

BEING the same property conveyed to Mario M. Henry and Gloria J. Turk, as tenants in common by Deed from Robert L. Farris as recorded 01/21/2009 in Book 4482 at page 2052 as Document 2009003456.

BEING Folio Number 48-00-02557-00.

Location of Property: 647 Penn Street, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Real Debt: \$164,892.15

Hand Money \$2,000.00

Federman & Associates, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**



**No. 9443 191. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 85 Depth: 137.94 (Irr)

Being Premises: 4115 Bloomfield Avenue, Drexel Hill, PA 19026-3802.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Susan M. Jackson.

Hand Money \$20,931.35

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009066 192. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 103 Depth: 106 (Irr)

BEING Premises: 9 Cherrydale Road, Glen Mills, PA 19342-1771.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph K. McCarthy and Maria S. McCarthy.

Hand Money \$70,869.20

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1927 193. 2013**

**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 Commonwealth of Pennsylvania.

BEING Premises: 3110 Concord Rd., Aston, PA 19014.

BEING Folio No. 02-00-02151-00.

BEING the same property which Cynthia Barrett and Richard Barrett by Deed dated October 23, 2007 and recorded October 25, 2007 in Delaware County in Deed Book 4230, page 366 in the Office of the Recorder of Deeds of Delaware County, Pennsylvania granted and conveyed unto Richard Barrett.

IMPROVEMENTS CONSIST OF: Commercial Building.

SOLD AS THE PROPERTY OF: Richard Barrett.

Hand Money \$34,066.01

T. Geoff Paine, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 7722 194. 2012**

**MORTGAGE FORECLOSURE**

Properties: 8 Third Street, Upland Borough, Delaware County, Pennsylvania 19015, Folio Number 47-00-00659-00.

IMPROVEMENTS CONSIST OF: single family dwelling.

Properties: 11 Second Street, Upland Borough, Delaware County, Pennsylvania 19015, Folio Number 47-00-00634-00.

IMPROVEMENTS CONSIST OF: single family dwelling.

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

Hand Money \$17,247.68

J. Timothy Arndt III, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5614 195. 2009**

**MORTGAGE FORECLOSURE**

6939 Ruskin Lane  
Upper Darby, PA 19082

In the Township of Upper Darby, County of Delaware and State of Pennsylvania. SITUATE on the North side of Ruskin Lane (forty feet wide and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: The United States of America, Fatema Khatun.

Hand Money \$13,892.69

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7912 196. 2011**

**MORTGAGE FORECLOSURE**

727 Blythe Avenue  
Drexel Hill, PA 19026

In the Township of Upper Darby, County of Delaware and State of Pennsylvania. SITUATE beginning at a point on the Northeasterly side of Blythe Avenue (40 feet wide) at the distance of 248.54 feet and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jane Logue.

Hand Money \$20,397.11

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1577 197. 2013**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN four lots or pieces of ground.

SITUATE in the Township of Tincicum, County of Delaware and Commonwealth of Pennsylvania, on the Easterly side of Taylor Street and the Northerly side of Third Street. Containing in front or breadth on the said Taylor Street one hundred feet (each lot being twenty-five feet in front); and extending of that width in length or depth one hundred feet.

BEING Lots Nos 56, 57, 58, 59 on Plan of Rosedale Park.

BEING Folio Number: 45-00-02049-00.

BEING 302 Taylor Avenue.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Ronald E. Ladley, Sr. a/k/a Ronald E. Ladley.

Hand Money \$17,588.88

Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5253 198. 2013**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Chichester, County of Delaware and Commonwealth of Pennsylvania on the Southern side of Okiola Avenue.

BEING Premises: 1711 Okiola Avenue, Upper Chichester Township, Pennsylvania 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lesh C. Patrick and Joyce A. Patrick.

Hand Money \$15,489.48

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

**MARY McFALL HOPPER, Sheriff**

**No. 13470 199. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 120

BEING Premises: 42 Lexington Avenue, East Lansdowne, PA 19050-2526.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Brad Kennedy.

Hand Money \$23,812.28

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3201 200. 2013**

**MORTGAGE FORECLOSURE**

1094 Darczuk Drive  
(Bethel Township)  
Garnet Valley, PA 19060

Property in the Township of Bethel, County of Delaware and State of Pennsylvania, situate on the Northeast side of Bethel Road and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Terry Stengel a/k/a Terry Lee Stengel a/k/a Terry L. Stengel, Tonia Banta a/k/a Tonia Jean Banta a/k/a Tonia J. Banta a/k/a Tonia Stengel a/k/a Tonia J. Stengel.

Hand Money \$27,735.46

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2382 201. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 62

BEING Premises: 124 North 7th Street, Darby, PA 19023-2310.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Marcia Smith.

Hand Money \$9,411.57

Phelan Hallinan, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3341            202.            2003**

**MORTGAGE FORECLOSURE**

4053 West 7th Street  
Trainer, PA 19061

Property in the Borough of Trainer, County of Delaware and State of Pennsylvania, situate on the South side of Seventh Street at the distance of 17 feet 9 inches Eastward from the East side of Linwood Mill Road or Main Street.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Nelson Hower, Jr. and Susan Hower.

Hand Money \$9,442.32

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

BEGINNING at a point on the Northwesterly side of Academy Road (50 feet wide) which point is measured the 4 following courses and distances along the said side of Academy Road from a point of reverse curve on the Northeasterly side of Malin Road (55 feet wide); (1) on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 38.27 feet to a point of tangent; (2) North 84 degrees 39 minutes East, 50.14 feet to a point of curve; (3) along the arc of a curve of a circle curving to the left having a radius of 125 feet, the arc distance of 44 feet to a point of tangent; (4) measured North 64 degrees 29 minutes East, 218.38 feet to the point of beginning; thence extending from said point of beginning measured North 25 degrees 31 minutes West, 120 feet to a point; thence extending North 64 degrees 29 minutes East, 100 feet to a point in line of Lot No. 5 as shown on the above mentioned plan; thence extending along same measured South 25 degrees 31 minutes East, 120 feet to a point on the Northwesterly side of Academy Road aforesaid; thence extending along same measured South 64 degrees 29 minutes West, 100 feet to the first mentioned point and place of beginning.

**No. 8145            203.            2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances.

SITUATE in the Township of Marple, County of Delaware and State of Pennsylvania, bounded and described according to a final plan of Lots Malin Wood Subdivision for Frank Facciolo dated August 23rd, 1977 and last revised August 4th, 1978 made by H.E. MacComble, Jr., Professional and Consulting Engineer, Broomall, PA as follows, to wit:

CONTAINING 12.000 square feet of land.

BEING known as Lot No. 4 as shown on above mentioned plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kum Ja Lee and Jeun Soo Lee a/k/a Jeum Soo Lee.

Hand Money \$21,813.38

Law Offices of Gregory Javardian, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8386 205. 2012**

**MORTGAGE FORECLOSURE**

213 9th Street  
Upland, PA 19015

Property in the Borough of Upland, County of Delaware and State of Pennsylvania, situate on the South side of 8th Street at the distance of 157 feet 2 inches Eastwardly from Church Street.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: United States of America c/o U.S. Attorney for Eastern District of PA, Jeffrey D. Martin, Sr.

Hand Money \$7,340.84

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 09953 206. 2007**

**MORTGAGE FORECLOSURE**

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

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, BEGINNING at a point on the Northwesterly side of Greenwood Avenue at the distance of 420.88 feet measured Northeastwardly along said side of Greenwood Avenue from the Northeast-erly side of Shadeland Avenue (both 50 feet wide), BEING known as 273 W. Greenwood Avenue.

Location of Property: 273 West Green-wood Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: resi-dential dwelling.

SOLD AS THE PROPERTY OF: Sandra T. Davis.

Hand Money \$2,000.00

James R. Wood, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8167 207. 2013**

**MORTGAGE FORECLOSURE**

1230 MacDade Blvd,  
Woodland, PA 19094

Property in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania. Beginning at a point on the Southeasterly side of MacDade Boulevard (eight feet wide) at the distance of four hundred and twenty-six feet measured Southwestwardly from the intersection of the Southeasterly side of said MacDade Boulevard with the Southwesterly side of School Lane (fifty feet wide).

IMPROVEMENTS CONSIST OF: resi-dential dwelling.

SOLD AS THE PROPERTY OF: Eileen Wiley, Sean Wiley a/k/a Sean M. Wiley.

Hand Money \$14,610.29

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2293 208. 2013**

**MORTGAGE FORECLOSURE**

143 Laurel Road  
Sharon Hill, PA 19079

Property in the Borough of Sharon Hill, County of Delaware and Commonwealth of Pennsylvania, Situate on the Northeast side of Laurel Road at the distance of three hundred ninety-eight feet Northwestward from the Northwest side of Poplar Street.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael V. Barnes, Sharon A. Barnes.

Hand Money \$8,125.48

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 01032      209.      2013**

**MORTGAGE FORECLOSURE**

JUDGMENT AMOUNT: \$90,553.37 entered on 8/1/13, plus interest through the date of Sheriff's sale, plus costs.

Property described according to a Plan known as "Delmar Village" said Plan made by Damon and Foster, Civil Engineers, dated August 10, 1956 and last revised April 5, 1960.

BEING Premises: 1882 Carter Road, Borough of Folcroft, Delaware County, PA 19032.

Dimensions: 16 x 125

IMPROVEMENTS CONSIST OF: 2 story house garage.

SOLD AS THE PROPERTY OF: James Connell and Nicole M. Fetherlin now known as Nicole Connell.

Hand Money \$9,055.34

William J. Levant, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8736      210.      2012**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$151,353.16 entered on 9/11/13 against Gerald Ray and on 10/30/13 against the United States of America, plus interest through the date of Sheriff's Sale, plus costs.

Property situate in the Borough of Lansdowne, County of Delaware and State of Pennsylvania on the Westerly side of North Maple Avenue (formerly called Edenfield Ave.)

Dimensions: 29 x 100

BEING Premises: 206 North Maple Avenue.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Gerald Ray and the United States of America.

Hand Money \$15,135.32

William J. Levant, Attorney

**MARY McFALL HOPPER, Sheriff**

Jan. 31; Feb. 7, 14