

NOTICES TO THE BAR

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CASES REPORTED-100 Del. Co. Rep. 85-89

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N.B.

**Now Accepting prom gowns For
"Prom Sunday"
in support of DAP
Pg. 22**

DELAWARE COUNTY LEGAL JOURNAL

USPS 151-960

*The Official Legal Newspaper of Delaware County — Reporting the Decisions of the
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2013

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CALENDARS:**DELAWARE COUNTY BAR ASSOCIATION
MARK YOUR CALENDARS!****FEBRUARY:**

- Feb 25 Arbitration Education Seminar – 9:00 a.m. Bar Building
- Feb 27 Criminal Defense Lawyers – Lunch & Learn – 12:00 Noon – 1:30 p.m. Bar Building
- Feb 27 District Justice Committee – Luncheon Meeting – 12:15 p.m. – 1:30 p.m. Bar Building
- Feb 28 Delaware County Community Foundation – CLE Seminar – 8:30 a.m. – 10:00 a.m. Bar Building
- Feb 28 Law Day Committee – Luncheon Meeting – 12:15 p.m. Bar Building

MARCH:

- Mar 1 Workers' Comp. – CLE Seminar – 12:00 Noon – 1:30 p.m. Bar Building
- Mar 5 PBI Seminar – Police Misconduct and the Defense of Criminal Cases – 12:00 Noon – 4:15 p.m. Lunch included Bar Building
- Mar 6 Family Law Section – Meeting – 3:30 p.m. Bar Building
- Mar 7 YLS – Monthly Meeting – 12:30 p.m. Bar Building
- Mar 11 DCBA/Estate Planning Council – CLE Seminar – 5:15 p.m. – Cocktails – 6:00 p.m. – Dinner – 6:45 p.m. – CLE Seminar Program Towne House Restaurant, Media, PA
- Mar 12 Criminal Defense Lawyers – CLE Seminar – 12:00 Noon – 1:30 p.m. Bar Building
- Mar 12 Executive Committee – Luncheon Meeting – 12:15 p.m. Bar Building
- Mar 12 Membership Committee – Meeting – 2:30 p.m. Bar Building
- Mar 13 Veterans' Law Clinic – CLE Brown Bag Lunch – 11:00 a.m. – 2:00 p.m. Bring your own brown bag lunch and beverage Bar Building

- Mar 14 Delaware County Trial Lawyers Committee – Meeting – 12:15 p.m. Bar Building
- Mar 14 Elder Law Committee – CLE Seminar – 12:30 p.m. – 3:45 p.m. Bar Building
- Mar 15 Workers’ Comp. – CLE Seminar – 12:00 Noon – 3:30 p.m. Bar Building
- Mar 18 PBI Seminar – Understanding the Basics of Elder Law – 9:00 a.m. – 4:00 p.m. Breakfast and Lunch included Bar Building
- Mar 19 Employment & Labor Committee – Luncheon Meeting – 12:00 Noon Bar Building
- Mar 20 Board of Directors – Meeting – 4:00 p.m. Bar Building
- Mar 20 Inn of Court – Meeting – 5:00 p.m. – Cocktails – 6:00 p.m. – CLE Seminar – 7:00 p.m. – Dinner Carriage Room, Towne House Restaurant, Media, PA
- Mar 21 DCBA – CLE Seminar – “How to Handle a Sexual Assault Case” – 8:15 a.m. – 12:00 Noon Breakfast included Bar Building
- Mar 21 Voluntary Settlement Program – 9:30 a.m. – 12:30 p.m. Bar Building
- Mar 21 “TEXAS HOLD ’EM TOURNAMENT” – 5:30 p.m. Bar Building
- Mar 28 DCBA & Delaware County Paralegal Association – CLE Seminar – 1:00 p.m. – 4:15 p.m. Bar Building
- Mar 29 DCBA CLOSED – GOOD FRIDAY OBSERVED

SEMINARS:**DELAWARE COUNTY BAR ASSOCIATION
PBI Seminars****MARCH 5, 2013 Police Misconduct and the Defense of Criminal Cases (Lunch)**

12:00 p.m. to 4:15 p.m., Registration 11:30 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$249.00, Post 1/09: \$229.00, Others: \$269.00

Credits: 4 Substantive, 0 Ethics

MARCH 18, 2013 Understanding the Basics of Elder Law (Breakfast and Lunch)

9:00 a.m. to 4:00 p.m., Registration 8:30 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$229.00, Post 1/09: \$209.00, Others: \$249.00

Credits: 5 Substantive, 1 Ethics

APRIL 4, 2013 Making Sense of Medicare (Lunch)

12:30 p.m. to 4:45 p.m., Registration 12:00 p.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$229.00, Post 1/09: \$209.00, Others: \$249.00

Credits: 4 Substantive, 0 Ethics

APRIL 9, 2013 Joint and Several Liability a Year Later

9:00 a.m. to 12:15 p.m., Registration 8:30 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$249.00, Post 1/09: \$229.00, Others: \$269.00

Credits: 3 Substantive, 0 Ethics

APRIL 10, 2013 Taking on the Big Guns – Bringing & Winning Lawsuits Against Insurance Companies (Breakfast and Lunch)

9:00 a.m. to 4:30 p.m., Registration 8:30 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$349.00, Post 1/09: \$329.00, Others: \$369.00

Credits: 6 Substantive, 0 Ethics

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

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

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

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

**DELAWARE COUNTY BAR ASSOCIATION &
DELAWARE COUNTY COMMUNITY FOUNDATION
CLE SEMINAR**

***“Addressing Philanthropy in the Estate Planning Process:
Getting the Client Excited About Voluntary Social Capital”***

Date: Thursday, February 28, 2013
Location: Delaware County Bar Association Auditorium
Registration
& Continental Breakfast: 8:30 a.m. – 9:00 a.m.
Seminar: 9:00 a.m. – 10:00 a.m.
Cost: **No Charge**
Credits: **1.0 Substantive Law CLE Credit Hour**

*This seminar qualifies for CPA CE Credits, as well as
CLE Credits for DCBA members.*

***Continental Breakfast Courtesy of the Delaware
County Community Foundation***

PRESENTER: Louis N. Teti, JD. LL.M.

This presentation will explore methods that may be utilized by the estate planner in addressing the topic of philanthropy in the estate planning conference, how to ask questions designed to dig deeper into a client’s (non-tax) intentions, and how the client may wish to shape and influence the legacy that they intend to leave to their beneficiaries. Questions like “How do you want to be remembered?” and “What kind of legacy do you want to leave to your children?” should be part of the agenda for each estate planning conference. Clients will appreciate the planner’s efforts to introduce the concept of using voluntary social capital (philanthropy), thus reducing the amount of involuntary social capital (taxes) over which the client has no control. By concentrating on this voluntary social capital, the client can more directly and effectively influence the manner in which their social capital is utilized for the common good.

Although walk-ins are welcome, advance registration is recommended, therefore, please complete the form below and return to: Karen Newell, DCBA, 335 West Front Street, Media, PA 19063. Phone: (610) 566-6627, Ext. 222; Fax: (610) 566-7952; e-mail: karen@delcobar.com.

**DCBA & DELAWARE COUNTY COMMUNITY FOUNDATION
CLE SEMINAR – FEBRUARY 28, 2013**

NAME: _____

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

**DELAWARE COUNTY BAR ASSOCIATION
WORKERS' COMPENSATION COMMITTEE – CLE SEMINAR**

“ETHICAL ISSUES WITH SOCIAL MEDIA EVIDENCE”

Date: Friday, March 1, 2013
Place: Delaware County Bar Association Building – Auditorium

Registration & Lunch: 12:00 p.m.
Seminar: 12:30 p.m. – 1:30 p.m.
Cost: \$35.00 DCBA MEMBERS
\$45.00 NON-MEMBER ATTORNEYS
Worth: 1.0 Ethics CLE Credit Hour

Bring Your Own Brown Bag Lunch & Beverage

Mark R. Schmidt, Esquire, will present a seminar on the admissibility of social media in discovery and trial settings. Ethical issues will be the focus of this presentation.

To be assured a reservation, please complete the form below and mail, with your check made payable to the Delaware County Bar Association, Attention: Karen Newell, Delaware County Bar Association, 335 West Front Street, Post Office Box 466, Media, PA 19063.

James R. Flandreau, Esquire
Chair, Workers' Compensation Committee

WORKERS' COMPENSATION – CLE SEMINAR – MARCH 1, 2013

NAME: _____

ADDRESS: _____

PHONE: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

Feb. 15, 22

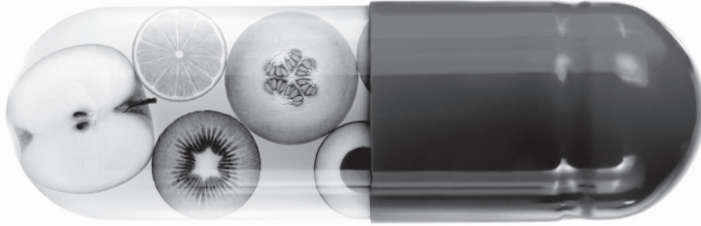
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Food and Drug Law CLE

*Presented by the Widener University School of Law
Food and Drug Law Association*

March 20, 2013 — 12:00–2:00 p.m.

(refreshments to follow)

Speakers: ■ **John J. Pease, Esquire**, Assistant U.S. Attorney and Chief—Health Care Fraud, U.S. Attorney’s Office, Eastern District of Pennsylvania ■ **Roseann B. Termini, Esquire**, Adjunct Professor, Widener University School of Law

Widener University School of Law
Ruby R. Vale Moot Courtroom
Main Law Building—Delaware Campus
4601 Concord Pike, Wilmington, DE 19803

Registration Fee: CLE/Attorneys—\$40; Students—Free
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*Two CLE credits (including one ethics credit) in DE and PA.
NJ attorneys can self-report with Widener’s Certificate of Attendance.*

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law.widener.edu/CLE



**DELAWARE COUNTY BAR ASSOCIATION'S
ELDER LAW & ORPHANS' COURT COMMITTEES – CLE SEMINAR
BACK BY POPULAR DEMAND...**

“How To Be a Guardian, the Role and Duties of the Job”

***This Seminar Is Being Sponsored by
the George B. Lindsay Foundation.***

- Date & Place:** Thursday, March 14, 2013 – Delaware County Bar Association
- Registration:** 12:30 p.m. – 1:00 p.m.
- Seminar:** 1:00 p.m. – 3:45 p.m. (Snacks and beverages will be provided at the break.)
- Cost:** \$5.00 – DCBA Members – Includes Written Materials, 1.5 Substantive & 1.0 Ethics Credits
\$25.00 – Non-Members – Includes Written Materials, 1.5 Substantive & 1.0 Ethics Credits
This seminar also qualifies for CPA CE Credits, at a cost of \$50.00 for non-member CPAs.

For those who do not preregister on or before March 12th, there will be an additional \$25.00 charge.

Presenters: Hon. Chad F. Kenney, President Judge; William Halligan, Esq.; Dennis Woody, Esq.; Cynthia McNicholas, Esq.; Robert DeLong, Esq.; Janet Lis, Esq.; Chip Mackrides, Esq.; Jacquelyn Goffney, Esq.; Linda Anderson, Esq.; Dana Breslin, Esq.; Sheelah Weekes, Program Director for Protective Services at COSA; and Kristi Dick, Chief Deputy Register of Wills

The seminar will focus on the powers, duties, do's and don'ts for guardians of the person and estate of incapacitated persons. Topics will include what reports are required, special petitions, and what a guardian can and cannot do. Where can a guardian turn for help and advice? How are guardians compensated?

The Court is also looking to add to its list of attorneys who are willing to accept appointments. If interested, come learn what is involved and sign up. Even if you came last year, come for a refresher and show your continued interest.

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

Organizers: Linda M. Anderson, Esq. and Dana M. Breslin, Esq.,
Co-Chairs, Elder Law Committee
Robert R. DeLong, Jr., Esq. and Cynthia A. McNicholas,
Esq., Chairs, Orphans' Court Committee

ELDER LAW & ORPHANS' COURT COMMITTEES – CLE SEMINAR – MARCH 14, 2013

NAME: _____

ADDRESS: _____

PHONE: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

Feb. 15, 22; Mar. 1, 8

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**DELAWARE COUNTY BAR ASSOCIATION
CLE Seminar**

“How to Handle a Sexual Assault Case”

Date & Place: Thursday, March 21, 2013 – Delaware County Bar Association

Registration

& Breakfast: 8:15 a.m.

Seminar: 8:30 a.m. – 12:00 Noon

Cost: \$105.00 – DCBA Members

\$135.00 – Non-Members

Worth: **2.0 Substantive Law & 1.0 Ethics CLE Credit Hours**

Andrew J. Edelberg, Esquire, of Aivazoglou & Mikropoulos, LLC, will present a “can’t miss” seminar that every criminal defense attorney handling cases involving sexual offenses/sexual assault should attend. Seminar topics include:

- Interviewing a Client;
- Preparation for a Preliminary Hearing;
- Filing an Omnibus Pre-Trial Motion;
- Retaining Defense Law Enforcement Experts;
- Defense Strategies;
- Presentation of Character Witnesses; and
- Trial Considerations

Of great interest will be Motion Practice! Every attendee will receive copies of sample motions to be considered when defending a client. Discussion will also take place concerning the largest child abuse and sexual assault case ever prosecuted in United States history, **California v. McMartin**. Several motions from that case will be examined. Whether you are a new admittee or a seasoned trial veteran, you will take away valuable information from this seminar.

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

HOW TO HANDLE A SEXUAL ASSAULT CASE – CLE SEMINAR – MARCH 21, 2013

NAME: _____

ADDRESS: _____

PHONE: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

**DCBA & DELAWARE COUNTY PARALEGAL ASSOCIATION
CLE SEMINAR**

THURSDAY, MARCH 28, 2013

“Introduction to Civil Rights Law and Litigation”

PLACE: Delaware County Bar Association Building,
335 West Front Street, Media, PA

REGISTRATION: 1:00 p.m. – 1:15 p.m.

SEMINAR TIME: 1:15 p.m. – 4:15 p.m. (Civil Rights)

COST: \$105.00 for DCBA Members
\$30.00 for Delaware County Paralegal Association
Members
\$40.00 for Paralegals

WORTH: 3.0 Substantive Law CLE Credit Hours

***Pre-approved by the Keystone Alliance of Paralegal Associations.**

Have your client’s constitutional rights been violated? If so, what cause(s) of action does your client have? Who should you name as defendants? Where should you file the lawsuit? What are the possible defenses? What are the recoverable damages? Can you recover attorneys’ fees? How does a civil rights case normally proceed from start to finish? These are all questions that you should ask yourself if you need to evaluate or handle a potential civil rights case. Learn the basics of civil rights law and litigation through examination and discussion of Title 42, Section 1983, relevant case law and real life case examples. Don’t miss this opportunity to discover how to uphold the fundamental rights guaranteed by the United States Constitution through the use of private civil rights litigation.

Benjamin R. Picker is an associate of McCausland Keen & Buckman in the Litigation practice area. His practice focuses on the counseling of companies and individuals involved in various types of complex civil litigation, including commercial litigation, intellectual property litigation, real estate litigation, employment litigation, securities litigation and civil rights litigation.

To make a reservation, please complete the form below and mail with your check made payable to the Delaware County Bar Association to: Karen Newell, Delaware County Bar Association, 335 West Front Street, Post Office Box 466, Media, PA 19063. (Phone: (610) 566-6627, Ext. 222 OR e-mail: karen@delcobar.com.)

DCBA & PARALEGAL ASSOCIATION – CLE SEMINAR – THURSDAY, MARCH 28, 2013

NAME: _____

ADDRESS: _____

PHONE: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

Feb. 15—Mar. 22

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**DCBA/ESTATE PLANNING COUNCIL – CLE SEMINAR
MONDAY, MARCH 11, 2013**

**The Orphans' Court Legal Education Committee Co-sponsors
with the Delaware County Estate Planning Council – CLE Seminar**

Program: "Planning for Non-Traditional Couples"

Presenter: Kirby G. Upright, Esquire of King, Spry, Herman, Freund & Faul, LLC, Bethlehem, PA

The distinction between marriage and domestic partnership is that marriage enjoys certain legal status benefits that a domestic partnership does not. Whereas the legal status of marriage is recognized by our statutes and is established by a formal proceeding, the domestic partnership evolves from a course of conduct undertaken by the parties. Therefore, the rights, obligations and benefits of domestic partnership relationships exist only to the extent that they are created by the partners.

PLACE: Towne House Restaurant, Baltimore Pike, Media, PA

TIME: 5:15 to 6:00 p.m. Cash Bar

6:00 to 6:45 p.m. Dinner

6:45 to 7:45 p.m. CLE Seminar/Program

COST: \$60.00 for Estate Planning Council Members

(includes dinner and CLE Credit)

\$70.00 for Members of the Estate Planning Council
registering after 3/7/13 (includes dinner and CLE Credit)

\$70.00 for Non-Members of the Estate Planning Council
(includes dinner and CLE Credit)

\$35.00 for Estate Planning Council Members (dinner only)

\$45.00 for Estate Planning Council Members registering
after 3/7/13 (dinner only)

\$45.00 for Non-Members of the Estate Planning Council
(dinner only)

WORTH: 1.0 Substantive Law CLE Credit for Bar Members

To be assured a reservation with CLE credit, please complete the form below and mail, with your check made payable to the Delaware County Bar Association, Attention: Karen Newell, Delaware County Bar Association, 335 West Front Street, Post Office Box 466, Media, PA 19063.

To reserve with no CLE credit send reservation to: DCEPC, P.O. Box 2083, Media, PA 19063 with check payable to DCEPC.

DCBA/ESTATE PLANNING COUNCIL – CLE SEMINAR – MARCH 11, 2013

NAME: _____

ADDRESS: _____

CHOICE FOR DINNER (check one):

_____ Sirloin Steak _____ Lobster Ravioli w/cream sauce

_____ Eggplant Parmesan

PHONE: _____ SUPREME COURT #: _____

AMOUNT ENCLOSED: _____ COMPLIANCE GROUP #: _____

Feb. 22; Mar. 1, 8

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Craig B. Huffman, Esquire

Has Become a Partner to the Firm of

Eckell, Sparks, Levy, Auerbach, Monte,

Sloane, Matthews & Auslander, P.C.

Feb. 22

LAWYER ADVERTISING

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

**FEBRUARY ADDRESS CHANGES FOR THE
MEMBERSHIP DIRECTORY****Baksi, Paul J. –**

Suite 207, 1 Stoneybrook Lane, Ridley Park, PA 19078.
Phone, fax and e-mail remain the same.

Catania, Joseph V. –

Change fax number to: (610) 549-2374.

Hurchalla, Gregory –

Suite 410, Widener Building, One South Penn Square,
Philadelphia, PA 19107. Phone: (215) 972-5200.
Fax: (215) 972-0405. E-mail address: greg.hurchalla@gmail.com

Iannuzzelli, Amanda J. –

331 West State Street, Media, PA 19063. Phone: (610) 551-1361.
Fax: (610) 566-4141. E-mail address: ajilawyers@gmail.com

Lang, David Hamilton –

Change phone number to: (610) 246-4411.
Change e-mail address to: langlawoffice@gmail.com

Leonard, Keith N. –

Two Penn Center, Suite 1910, 1500 John F. Kennedy Boulevard,
Philadelphia, PA 19102.
Phone: (215) 567-1530. Fax: (215) 564-4611.

Levy, Arthur –

G-205, 11 Martin Run, Media, PA 19063. Phone: (484) 427-7696.
E-mail address: artbarb@comcast.net

Murphy, Christopher M. –

3305 Edgmont Avenue, Brookhaven, PA 19015.
Phone: (610) 876-2529. Fax: (610) 876-3746.
E-mail address: pappanoandbreslin@comcast.net

Ruggieri, Michael A. –

334 West Front Street, Media, PA 19063. Phone: (610) 892-9200.
Fax: (610) 565-5393. E-mail address: mruggieri@schusterlaw.com
Website: www.schusterlaw.com

Rushing, Kristen Daniels –

Change e-mail address to: krushing@sweeneynearylaw.com

Spadea, Gregory J. –

Change e-mail address to: Gregory@spadealawfirm.com

Feb. 22

**ALTERNATIVE DISPUTE RESOLUTION
VOLUNTARY SETTLEMENT PROGRAM**

Dates: March 21, 2013; April 25, 2013; May 23, 2013; and
June 20, 2013
Time: 9:30 A.M. to 12:00 P.M.
Place: Delaware County Bar Association
Cost: *Free*

This program is sponsored by the ADR Committee of the Delaware County Bar Association. **On March 21, 2013; April 25, 2013; May 23, 2013; and June 20, 2013, the parties and their counsel may appear before two (2) settlement facilitators—generally one from the Plaintiff’s Bar & one from the Defense Bar; they will jointly conference the cases and attempt settlement or give a neutral evaluation. It is anticipated that such input will assist the parties in further negotiations or help them settle their cases.** *Any recommendation is advisory only, and is provided as a voluntary service to the Delaware County Bar Association members, or other parties who have cases before our Delaware County Courts.*

Please call Andrew D’Amico, Esquire at (610) 565-6700 to place your case on the list for March 21, 2013; April 25, 2013; May 23, 2013; and June 20, 2013. Sign up will be limited for these morning sessions and will be on a first come, first served basis.

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

Feb. 22; Mar. 1, 8

ARBITRATION EDUCATION SEMINAR FOR NEW MEMBERS

An **Arbitration Education Seminar for new members** will be held at the Delaware County Bar Association Building for those attorneys who wish to sit as an Arbitrator in Delaware County. ***In order to sit on an arbitration panel, you must attend this seminar.*** The seminar will take place on ***Monday, February 25, 2013, at 9:00 a.m.*** in the auditorium of the bar building. Contact Karen Newell at (610) 566-6627, Ext. 222; karen@delcobar.com if you plan to attend this Arbitration Education Seminar.

Feb. 8, 15, 22

DEADLINE FOR MEMBERSHIP APPLICANTS FOR APRIL 2013

The Delaware County Bar Association is accepting applications for admission to membership for April 2013. If you are interested in joining the Association, please contact Karen Newell at (610) 566-6627, extension 222, or via e-mail karen@delcobar.com. The deadline for return of the application is Friday, March 1, 2013. Completed applications can be mailed or delivered in person to the Bar Association at 335 W. Front Street, P.O. Box 466, Media, PA 19063. If you have been considering joining the DCBA, please take this opportunity to become part of a dynamic Bar Association and enjoy the many benefits of membership, including free CLE programs, discounts through the DCBA Affinity Program, use of the Bar facilities and great networking opportunities.

Jan. 18—March 1

JUDGES' COCKTAIL PARTY

The Young Lawyers' Section invites all members of the bench and bar to join them at the Judges' Cocktail Party honoring members of the bench, which will be held on **Thursday, April 18, 2013 from 5:00 p.m. to 8:00 p.m.** at the Delaware County Bar Association Building. The Cocktail Party creates an opportunity for lawyers who practice in different areas to socialize and interact with the Judges and District Justices of Delaware County, as well as other members of the bar. There is an entrance fee of \$35 which includes beverages and abundant hors d'oeuvres.

Please make your check payable to "The Young Lawyers' Section" and mail to Karen Newell, Delaware County Bar Association, 335 West Front Street, Media, PA 19063 (Phone: (610) 566-6627, ext. 222 or e-mail: karen@delcobar.com). **Please RSVP by Thursday, April 11, 2013.**

YOUNG LAWYERS' SECTION – JUDGES' COCKTAIL PARTY – April 18, 2013

NAME: _____

PHONE #: _____ AMOUNT ENCLOSED: _____

Feb. 8—Apr. 12

MASTERCARD AND VISA
ACCEPTED AT THE
DELAWARE COUNTY
BAR ASSOCIATION



The Delaware County Bar Association accepts

MASTERCARD & VISA

for membership dues, lawyer referral fees, legal ads and Legal Journal Subscriptions

Charges may be taken via telephone or walk-in



“NO LIMIT TEXAS HOLD ’EM TOURNAMENT”

Are you a Texas Hold ’em champ? The Young Lawyers’ Section of the Delaware County Bar Association invites all members of the bench and bar, along with their family and friends, to attend the **Sixth Annual No Limit Texas Hold ’em Tournament** on Thursday, March 21, 2013 at the Bar Association.

Doors open at 5:30 p.m. The tournament begins promptly at 6:00 p.m. and continues until a champion is crowned. A tournament reservation is \$20.00, which includes food and beverages. Prizes will be awarded to the top three players. Proceeds will help the Young Lawyers’ Section sponsor its annual holiday party which benefits underprivileged children. There are only forty spots available on a first-come, first-served basis—so reserve your spot in the tournament now!

To reserve your spot, please complete the form below and mail it, along with a check (made payable to the YLS of the Delco Bar Assn.) to Karen Newell at the Delaware County Bar Association, 335 West Front Street, P.O. Box 466, Media, PA 19063.

Tournament rules will be announced prior to the start of the tournament.

I WOULD LIKE TO RESERVE _____ SPOT(S) FOR THE MARCH 21, 2013 TEXAS HOLD ’EM TOURNAMENT AT \$20.00 PER SPOT.

ENCLOSED IS MY CHECK FOR _____ SPOT(S).

NAME(S): _____

Feb. 8—Mar. 15

COME ON OUT AND SUPPORT THE DOMESTIC ABUSE PROJECT (DAP) OF DELAWARE COUNTY INC. ...



Nana's Attic Presents "Prom Sunday," March 17, 2013 from 12:00 Noon to 5:00 p.m. Come out and celebrate with Nana's Attic in support of DAP. Light refreshments will be served while you have the opportunity to view a lively fashion show!

Now accepting donations of new and used prom gowns and accessories (shoes, handbags & jewelry)! Want to contribute?

Perhaps you know someone who wants to donate a used prom gown? If so, a drop box will be maintained for DCBA members in which gowns specifically, may be donated between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. All other accessories may be dropped off at Nana's Attic which is located in the Lawrence Park Shopping Center in Broomall, (610) 325-0768. Donated items will be available for sale at Nana's on Prom Sunday and all revenue proceeds will support services provided by DAP!

Feb. 22; Mar. 1, 8

Light Refreshments will be served!!

*Lawrence Park Shopping Center
Broomall, PA
610-325-0768*

*All Revenue Proceeds Support Services provided by:
Domestic Abuse Project of Delaware County Inc.
DAP*



YLS HAPPY HOUR

Please join the Young Lawyers' Section at Diego's on State Street on Thursday, March 7, 2013 beginning at 5:00 p.m. for a Happy Hour welcoming the newest members of the Delaware County Bar Association and to finish off the annual High School Mock Trial Competition. The Happy Hour is open to all members of the Bar, and the YLS will provide free appetizers and a limited open bar. We hope to see you all there.

Feb. 1—Mar. 1

**ATTENTION ALL ATTORNEYS!!!
2013 HIGH SCHOOL MOCK TRIAL
COMPETITION IS LOOKING FOR YOU!**

The Young Lawyers' Section of the Delaware County Bar Association is seeking attorneys to sit as jurors and observe, comment and score the *2013 Young Lawyers' Section Mock Trial Competition*. This is a great opportunity to help students learn and better appreciate the law, by conducting a trial in a real courtroom setting. Your involvement helps make the competition more meaningful for our students, who put a lot of time, effort and creativity into their trial preparation and performance.

When: Every Tuesday and Thursday afternoon from Jan. 29, 2013 until early March, from 3:30 p.m. to 5:00 p.m.

Where: Media Courthouse

To Sign Up: Contact Ryan Grace (610) 891-4052 or e-mail gracer@co.delaware.pa.us

Sign up now so that we can ensure a great program for our young people. I look forward to hearing from you soon as to when you can volunteer for this worthwhile program.

Jan. 18—Feb. 22

**FREE NOTARY SERVICE FOR
DCBA MEMBERS**

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

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

GASTON ARFEUILLE, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extr.: James J. Ruggiero, Jr. c/o Jennifer L. Damelio, Esquire, 16 Industrial Boulevard, Suite 211, Paoli, PA 19301.
JENNIFER L. DAMELIO, ATTY.
 Ruggiero Law Offices LLC
 16 Industrial Boulevard
 Suite 211
 Paoli, PA 19301

VIRGINIA D. ARISTOFF a/k/a VIRGINIA ARISTOFF, dec'd.
 Late of the Township of Marple, Delaware County, PA.
 Extr.: James Miller c/o James M. Pierce, Esquire, 125 Strafford Avenue, Suite 110, Wayne, PA 19087.
JAMES M. PIERCE, ATTY.
 Pierce, Caniglia & Taylor
 125 Strafford Avenue
 Suite 110
 P.O. Box 312
 Wayne, PA 19087

ELOISE B. BOWERS a/k/a ELOISE BOWERS, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extr.: Edward J. Kaier, 1835 Market Street, Philadelphia, PA 19103-2968.
EDWARD J. KAIER, ATTY.
 Teeters Harvey Gilboy & Kaier LLP
 1835 Market Street
 Philadelphia, PA 19103-2968

ANDREW JOSEPH BURNS a/k/a ANDREW J. BURNS and ANDY BURNS, dec'd.
 Late of the Township of Upper Providence, Delaware County, PA.
 Adm.: Laurie B. Burns c/o Lisa A. Shearman, Esquire, 375 Morris Road, P.O. Box 1479, Lansdale, PA 19446-0773.
LISA A. SHEARMAN, ATTY.
 Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
 375 Morris Road
 P.O. Box 1479
 Lansdale, PA 19446-0773

HANNA E. CRAMPTON, dec'd.
 Late of the Township of Concord, Delaware County, PA.
 Extr.: Gary S. Crampton, 316 Sherer Drive, Lincoln University, PA 19352.

MARIO F. DeLIBERTY, JR. a/k/a MARIO F. DeLIBERTY, dec'd.
 Late of the Township of Marple, Delaware County, PA.
 Extr.: Sara L. DeLiberty, 205 Arden Road, Broomall, PA 19008.
CHRISTOPHER M. MURPHY, ATTY.
 Pappano & Breslin
 3305 Edgmont Avenue
 Brookhaven, PA 19015

MARTIN B. FLYNN, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extrs.: Thomas B. Flynn and Kevin Flynn (Named in Will as Kevin B. Flynn) c/o Kenneth C. Russell, Esquire, 3500 Reading Way, Huntingdon Valley, PA 19006.
KENNETH C. RUSSELL, ATTY.
 Baratta, Russell & Baratta
 The Loft at Woodmont
 3500 Reading Way
 Huntingdon Valley, PA 19006

MARGARET J. FRANCK, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extr.: Richard G. Bickel, Jr. c/o Barbara R. Flacker, Esquire, 2000 Market Street, 20th Fl., Philadelphia, PA 19103-3222.
BARBARA R. FLACKER, ATTY.
 Fox Rothschild LLP
 2000 Market Street
 20th Fl.
 Philadelphia, PA 19103-3222

JAMES GAMBLE, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Personal Representative: William
Adair Bonner, Esquire, 12 Veterans
Square, P.O. Box 259, Media, PA
19063.
WILLIAM ADAIR BONNER, ATTY.
12 Veterans Square
P.O. Box 259
Media, PA 19063

JOAN M. GIBSON, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: Kevin Gibson c/o Neil Meyer,
Esquire, 2 South Orange Street, Suite
201, Media, PA 19063.
NEIL MEYER, ATTY.
2 South Orange Street
Suite 201
Media, PA 19063

RAY-MAY GROOVER, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extrs.: Earl J. Groover (Named in Will
as Jeffrey Groover) and Lena Groover
c/o Paul Gordon Hughes, Esquire, 17
Veterans Square, Media, PA 19063.
PAUL GORDON HUGHES, ATTY.
Pierce & Hughes, P.C.
17 Veterans Square
P.O. Box 604
Media, PA 19063

EDWARD ELLIS HILL, SR., dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Admx.: Patricia Anna Hill c/o Dawn
Getty Sutphin, Esquire, 852 Eleventh
Avenue, Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Avenue
Prospect Park, PA 19076

HAROLD JACKS, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Co-Extrs.: Marilyn S. Russ, 501 N.
Providence Road, Apt. 401, Media,
PA 19063 and Joyce B. Brocchi, 7809
Greenbriar Court, Pennsauken, NJ
08109.
DENNIS WOODY, ATTY.
110 West Front Street
Media, PA 19063

LLEWELLYN R. JONES, dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Extr.: Philip M. Giambri c/o Jack C.
Briscoe, Esquire, 100 S. Broad Street,
Suite 2226, Philadelphia, PA 19110.
JACK C. BRISCOE, ATTY.
Briscoe & Associates, LLP
100 S. Broad Street
Suite 2226
Philadelphia, PA 19110

RUSSELL C. JONES, JR. a/k/a
RUSSELL COTTMAN JONES, JR.,
dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extr.: Mary Ellen Markovcy c/o Susan
K. Garrison, Esquire, 300 West State
St., Ste. 304, Media, PA 19063.
SUSAN K. GARRISON, ATTY.
Garrison Law
300 West State St.
Ste. 304
Media, PA 19063

WILLIAM THOMAS JOSEPH a/k/a
WILLIAM T. JOSEPH and REV.
WILLIAM T. JOSEPH, dec'd.
Late of the Borough of Darby,
Delaware County, PA.
Extr.: Linda M. Shull c/o Michael J.
Loneragan, Esquire, 1200 Park Avenue,
Bensalem, PA 19020.
MICHAEL J. LONERGAN, ATTY.
1200 Park Avenue
Bensalem, PA 19020

SOPHIE KEAN, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Michael A. Kean c/o Thomas
F. Delaney, Esquire, 1528 McDaniel
Drive, West Chester, PA 19380.
THOMAS F. DELANEY, ATTY.
Delaney & Scott, P.C.
1528 McDaniel Drive
West Chester, PA 19380

MABEL MacGREGOR a/k/a MABEL
THOMAS MacGREGOR and
MABEL T. MacGREGOR, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Judy V. MacGregor c/o Edmund
J. Campbell, Jr., Esquire, 595 E.
Lancaster Ave., Suite 203, St. Davids,
PA 19087.
EDMUND J. CAMPBELL, JR., ATTY.
595 E. Lancaster Ave.
Suite 203
St. Davids, PA 19087

MARY JANE H. MAHAN, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Admr. C.T.A.: Edward Mahan, 215
Eagle Pointe, Glen Mills, PA 19342.

JOAN M. MATHEWS, dec'd.

Late of the Township of Chester,
Delaware County, PA.
Extx.: Priscilla Ann Lawson c/o
Nicholas S. Savopoulos, Esquire, 520
Achille Road, Havertown, PA 19083.
NICHOLAS S. SAVOPOULOS, ATTY.
520 Achille Road
Havertown, PA 19083

**WILLIAM E. MOWATT, ESQUIRE,
dec'd.**

Late of the Township of Middletown,
Delaware County, PA.
Co-Extx.: William E. Mowatt, Jr.
and Maureen Mowatt c/o Robert G.
Williamson, Esquire, 10 W. Front St.,
Media, PA 19063.
ROBERT G. WILLIAMSON, ATTY.
10 W. Front Street
Media, PA 19063

PETER J. MUSSEHL, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admx.: Ruth Mussehl c/o Michael L.
Galbraith, Esquire, 660 Two Logan
Square, Philadelphia, PA 19103.
MICHAEL L. GALBRAITH, ATTY.
Bock and Finkelman, P.C.
660 Two Logan Square
Philadelphia, PA 19103

MARY C. NARDI, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Marianne Linton, 31 Mill Haven
Road, Glen Mills, PA 19342.
FRANCIS C. ORTNER, JR., ATTY.
4 Mystic Lane
Malvern, PA 19355

MARGUERITE T. O'HARA, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Christine M. Cuthbert c/o
Joseph M. Dougherty, II, Esquire,
769 Woodleave Road, Bryn Mawr, PA
19070.
JOSEPH M. DOUGHERTY, II, ATTY.
Law Office of Dougherty & Anapol
769 Woodleave Road
Bryn Mawr, PA 19070

MADELINE M. PAUELS a/k/a

**MADELINE M. BARNES PAUELS,
dec'd.**

Late of the Borough of Marcus Hook,
Delaware County, PA.

Admx.: Dawn M. Clymer, 1027 Green
Street, Marcus Hook, PA 19061.

JULIA POLOMSKI, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Irene Polomski c/o Joseph E.
Lastowka, Jr., Esquire, The Madison
Building, 108 Chesley Drive, Media,
PA 19063-1712.

JOSEPH E. LASTOWKA, JR., ATTY.
Abbott Lastowka & Overholt LLP
Attorneys and Counsellors at Law
The Madison Building
108 Chesley Drive
Media, PA 19063-1712

PHYLLIS D. RANKIN, dec'd.

Late of the Township of Newtown
Square, Delaware County, PA.
Extx.: Margaret Zeis c/o Robert J.
Donohue, Jr., Esquire, 8513 West
Chester Pike, Upper Darby, PA 19082-
1105.

ROBERT J. DONOHUE, JR., ATTY.
Donohue & Donohue, P.C.
8513 West Chester Pike
Upper Darby, PA 19082

ERNEST W. RUSSOM, JR., dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Ernest W. Russom, III and
Barry W. Van Rensler, 10 S. Plum
Street, Media, PA 19063-8760.
BARRY W. VAN RENSLER, ATTY.
10 S. Plum Street
P.O. Box 1760
Media, PA 19063-8760

LILLIAN RUZZO, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extx.: Jane Keytanjian, 2993
Gradyville Road, Broomall, PA 19008.
HENRY M. LEVANDOWSKI, ATTY.
Levandowski & Darpino, LLC
17 Miffin Avenue
Suite 202
Havertown, PA 19083

**MARY ELVA SHERMAN a/k/a ELVA
MARY SHERMAN, dec'd.**

Late of the City of Chester, Delaware
County, PA.
Extx.: James J. Conway c/o Mark
S. Pinnie, Esquire, 218 West Front
Street, Media, PA 19063.

MARK S. PINNIE, ATTY.
Barnard, Mezzanotte, Pinnie and
Seelaus, LLP
218 West Front Street
Media, PA 19063

ROBERT SILVER, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admr.: Nathaniel Goodson, One
Franklin Town Blvd., Ste. 1607,
Philadelphia, PA 19103.
ROBERT L. FELICIANI, III, ATTY.
P.O. Box 110
Skippack, PA 19474-0110

VIRGINIA LELIA WEBER, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Allan W. Weber, 900 Penn
Valley Road, Media, PA 19063.
LINDA M. ANDERSON, ATTY.
Anderson Elder Law
206 Old State Road
Media, PA 19063

**GUNTRAM J. WEISSENBERGER,
SR. a/k/a GUNTRAM J.
WEISSENBERGER and GUNTRAM
WEISSENBERGER**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Extr.: Eva Maria Weissenberger
(Named in Will as Eva Weissenberger)
c/o Francis J. Mirabellow, Esquire,
1701 Market Street, Philadelphia, PA
19103-2921.
FRANCIS J. MIRABELLOW, ATTY.
Morgan Lewis & Bockius LLP
1701 Market Street
Philadelphia, PA 19103-2921

**DANIEL D. WHITE a/k/a DANIEL
DOUGHTY WHITE**, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: Allison Petruzzelli c/o Joseph J.
Del Sordo, Esquire, 333 W. Baltimore
Avenue, P.O. Box 606, Media, PA
19063.

JOSEPH J. DEL SORDO, ATTY.
333 W. Baltimore Avenue
P.O. Box 606
Media, PA 19063

THERESA A. WISE, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Admr. CTA: Matthew Romanowski

LAWRENCE S. RUBIN, ATTY.
337 W. State Street
Media, PA 19063

SECOND PUBLICATION

**ELIZABETH G. BAILEY a/k/a
ELIZABETH GRAHAM BAILEY**,
dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Bruce Bailey c/o Ann E.
Green, Esquire, 315 Maple Avenue,
Swarthmore, PA 19081.
ANN E. GREEN, ATTY.
315 Maple Avenue
Swarthmore, PA 19081

ANNA J. BARATTA, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Thomas G. Orndorff c/o Jane E.
McNerney, Esquire, 22 West Second
St., Media, PA 19063.
JANE E. McNERNEY, ATTY.
22 West Second St.
Media, PA 19063

JOSEPH N. BRANCATO, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Dominic Costanzo 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

MARIANNE W. COLLINS, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: Sally K. Spear.
JANICE M. SAWICKI, ATTY.
15 East Second Street
P.O. Box 202
Media, PA 19063

MILDRED I. COONEY, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: John K. Cooney, Jr., 32 John
Singer Sargent Way, Marlton, NJ
08053.

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

WALTER G. COUPLAND, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Brenda Coupland c/o Guy F.
Matthews, Esquire, 344 West Front
Street, Media, PA 19063.

GUY F. MATTHEWS, ATTY.

Eckell Sparks Levy Auerbach Monte
Sloane Matthews & Auslander, P.C.
344 West Front Street
P.O. Box 319
Media, PA 19063

MILDRED E. DICKINSON, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extx.: Carol Dickinson Booz c/o Lyn
B. Schoenfeld, Esquire, 25 W. Second
Street, Media, PA 19063.

LYN B. SCHOENFELD, ATTY.

Gallagher, Schoenfeld, Surkin,
Chupein & DeMis, PC
25 W. Second Street
P.O. Box 900
Media, PA 19063

DOMENIC A. DiGREGORIO, dec'd.

Late of the Borough of Clifton Heights,
Delaware County, PA.
Extx.: Michael A. DiGregorio, 733
Oyster Cove Dr., Grasonville, MD
21638.

JOSEPH DiSANTIS, dec'd.

Late of the Borough of Folcroft,
Delaware County, PA.
Co-Extx.: Thomas J. DiSantis and
Karen K. Sullivan 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

KATHLEEN EASTERDAY, dec'd.

Late of the Borough of Rutledge,
Delaware County, PA.
Extx.: Gayle Hanna, 244 Parham
Road, Springfield, PA 19064.

ELIZABETH T. STEFANIDE, ATTY.

280 N. Providence Road
Suite 4
Media, PA 19063

JANICE R. FREDD, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extx.: Robert A. Fredd c/o Joseph E.
Lastowka, Jr., Esquire, The Madison
Building, 108 Chesley Drive, Media,
PA 19063-1712.

JOSEPH E. LASTOWKA, JR., ATTY.
Abbott Lastowka & Overholt LLP
Attorneys and Counsellors at Law
The Madison Building
108 Chesley Drive
Media, PA 19063-1712

MARGUERITE GANE, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extx.: Diane Bohr c/o Kathryn L.
Labrum, Esquire, 13 West Third
Street, Media, PA 19063.
KATHRYN L. LABRUM, ATTY.
Donaghue & Labrum LLP
13 West Third Street
Media, PA 19063

JAMES E. GOIN, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extx.: J. Matthew Goin and Kathleen
A. Goin c/o Milton D. Abowitz, Esquire,
42 South 15th Street, Suite 1212,
Philadelphia, PA 19102.
MILTON D. ABOWITZ, ATTY.
42 South 15th Street
Suite 1212
Philadelphia, PA 19102

**OLIVE ALMA HADLEY a/k/a OLIVE
R. HADLEY, dec'd.**

Late of the Township of Edgmont,
Delaware County, PA.
Extx.: William S. Hadley c/o William C.
Mackrides, Esquire, 755 North Monroe
Street, Media, PA 19063.
WILLIAM C. MACKRIDES, ATTY.
Mackrides Associates
755 North Monroe Street
Media, PA 19063

DORIS L. HODGES, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Admx.: Karen L. Danley c/o Michael
A. Ruggieri, Esquire, 334 West Front
Street, Media, PA 19063.
MICHAEL A. RUGGIERI, ATTY.
Schuster and Associates
334 West Front Street
Media, PA 19063

PETER H. JACOBY, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Jill Jacoby c/o Nicholas J.
Caniglia, Esquire, 125 Strafford
Avenue, Suite 110, Wayne, PA 19087.
NICHOLAS J. CANIGLIA, ATTY.
Pierce, Caniglia & Taylor
125 Strafford Avenue
Suite 110
Wayne, PA 19087

KIRKLYN D. KAIN, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Extr.: Elizabeth G. Groves c/o Karyn L.
Seace, Esquire, 113 East Evans Street,
Matlack Building, Suite D-2, West
Chester, PA 19380.
KARYN L. SEACE, ATTY.
113 East Evans Street
Matlack Building
Suite D-2
West Chester, PA 19380

SOPHIE KALLINEN, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: The Pennsylvania Trust
Company, Five Radnor Corporate
Center, Ste. 450, Radnor, PA 19087.
TERRANCE A. KLINE, ATTY.
200 E. State Street
Ste. 306
P.O. Box A
Media, PA 19063

TERESA D. KENDRICK, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extrs.: Edwin T. Kendrick, Jr. and
Carol A. Kendrick (Named in Will as
Carol A. Cunningham) c/o Terrance
A. Kline, Esquire, 200 E. State Street,
Ste. 306, Media, PA 19063.
TERRANCE A. KLINE, ATTY.
200 E. State Street
Ste. 306
P.O. Box A
Media, PA 19063

GLORIA LEVIN, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Victoria Ann Levin c/o
Sean Murphy, Esquire, 340 North
Lansdowne Ave., Lansdowne, PA
19050.
SEAN MURPHY, ATTY.
340 North Lansdowne Ave.
Lansdowne, PA 19050

**RITA D. MARTIN a/k/a RITA
DeANGELO MARTIN, dec'd.**
Late of the Township of Upper
Providence, Delaware County, PA.
Extrs.: John A. Martin, Jr. and
Marianne M. Dewey c/o Dana M.
Breslin, Esquire, 3305 Edgmont
Avenue, Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Avenue
Brookhaven, PA 19015

WILLIAM J. TURNER, SR., dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extrs.: William J. Turner, Jr. and
Gail A. Turner c/o James J. Rahner,
Esquire, 424 Darby Road, Havertown,
PA 19083.
JAMES J. RAHNER, ATTY.
424 Darby Road
Havertown, PA 19083

RUSSELL WILLIAMSON, SR., dec'd.
Late of the Township of Thornbury,
Delaware County, PA.
Admx.: Darlene Jackson c/o David D.
DiPasqua, Esquire, 230 North Monroe
Street, P.O. Box 2037, Media, PA
19063.
DAVID D. DiPASQUA, ATTY.
Michael F. X. Gillin & Associates, P.C.
230 North Monroe Street
P.O. Box 2037
Media, PA 19063

THIRD AND FINAL PUBLICATION

ROSE J. ANDREWS, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Jonathan P. Andrews, 317 Tory
Turn, Radnor, PA 19087.

**ROSE A. BAILEY a/k/a ROSE
A. DeSANTIS and ROSE
DiFERDINANDO BAILEY, dec'd.**
Late of the Township of Radnor,
Delaware County, PA.
Extr.: John R. Bailey c/o Joseph
P. DiGiorgio, Esquire, 1800 East
Lancaster Avenue, Paoli, PA 19301.
JOSEPH P. DiGIORGIO, ATTY.
1800 East Lancaster Avenue
Paoli, PA 19301

**FLORENCE P. BENT a/k/a
FLORENCE BENT, dec'd.**
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: Holly Brooks, 2126 Chestnut
Ave., Ardmore, PA 19003.

KENNETH E. BLANCHARD, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Laura Christine Trout-
Blanchard (Named in Will as Laura
Blanchard Trout) c/o David R. White,
Jr., Esquire, 1735 Market St., Ste. 600,
Philadelphia, PA 19103.
DAVID R. WHITE, JR., ATTY.
Fineman Krekstein & Harris, P.C.
1735 Market St.
Ste. 600
Philadelphia, PA 19103

PEARL BLOCK, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Marian Genkin, 544 Howe Road,
Merion, PA 19066.

JENNIE R. BRANDO, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extrs.: Grace C. Christensen and
Vincent S. Brando c/o D. Selaine
Keaton, Esquire, 21 W. Front Street,
P.O. Box 1970, Media, PA 19063.
D. SELAINE KEATON, ATTY.
21 W. Front Street
P.O. Box 1970
Media, PA 19063

MARY K. CONNOR, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Mary C. Moser (Named in Will
as Mary Connor Moser) c/o Terrance
A. Kline, Esquire, 200 E. State Street,
Ste. 306, Media, PA 19063.
TERRANCE A. KLINE, ATTY.
200 E. State Street
Ste. 306
P.O. Box A
Media, PA 19063

SVEA DOMANSKI, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Lorraine D. Trotman c/o
Michael C. McBratnie, Esquire, 747
Constitution Drive, Suite 100, Exton,
PA 19341-0673.
MICHAEL C. McBRATNIE, ATTY.
Fox Rothschild LLP
747 Constitution Dr.
Suite 100
P.O. Box 673
Exton, PA 19341-0673

FAYE I. ESTEP, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admx.: Kathy S. Black, 3103 W.
Brandywine Ave., Claymont, DE
19703.
BRIDGET M. WHITLEY, ATTY.
Skarlatos Zonarich LLC
17 S. 2nd Street
6th Fl.
Harrisburg, PA 17101-2039

BERNARD FRIEL a/k/a BERNARD J. FRIEL, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Patricia M. Friel (Named in Will
as Patricia Friel) c/o Guy F. Matthews,
Esquire, 344 West Front Street, P.O.
Box 319, Media, PA 19063.
GUY F. MATTHEWS, ATTY.
Eckell Sparks Levy Auerbach Monte
Sloane Matthews & Auslander, P.C.
344 West Front Street
P.O. Box 319
Media, PA 19063

CRAIG M. GAMAGE, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: Francis S. Cooper (Named in
Will as Frank Stewart Cooper) c/o
Marita M. Hutchinson, Esquire, 1197
Wilmington Pike, West Chester, PA
19382.
MARITA M. HUTCHINSON, ATTY.
1197 Wilmington Pike
West Chester, PA 19382

VIRGINIA T. GLAUSER, dec'd.
Late of the City of Chester, Delaware
County, PA.
Admr. CTA: Charles A. Thomas (As
per Order Dated 01-09-2013) c/o Frank
M. Fiore, Esquire, 1112 MacDade
Blvd., Woodlyn, PA 19094-1322.
FRANK M. FIORE, ATTY.
1112 MacDade Blvd.
P.O. Box 158
Woodlyn, PA 19094-1322

SARA WHITE GOLDBERG, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Deborah G. Stinnett c/o Michael
S. Dinney, Esquire, P.O. Box 128, Bryn
Mawr, PA 19010.
MICHAEL S. DINNEY, ATTY.
Shea and Shea, LLP
P.O. Box 128
Bryn Mawr, PA 19010

CAROLYN J. LABRUM, dec'd.
Late of the Township of Upper
Providence, Delaware County, PA.
Extrs.: Scott Booth and Paula Booth c/o
Kathryn L. Labrum, Esquire, 13 West
Third Street, Media, PA 19063.
KATHYRN L. LABRUM, ATTY.
Donaghue & Labrum, LLP
13 West Third Street
Media, PA 19063

RUTH E. MAGARGEE, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Leonard F. Magargee, Jr., 108
Orchard Way, Rosemont, PA 19010.

DOROTHY K. MARCH, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Paul Douglas Hanson (Named in
Will as Paul D. Hanson) c/o Douglas A.
Fendrick, Esquire, 1307 White Horse
Rd., Bldg. B, Suite 200, Voorhees, NJ
08043.

DOUGLAS A. FENDRICK, ATTY.
Fendrick & Morgan, LLC
1307 White Horse Rd.
Bldg. B
Suite 200
Voorhees, NJ 08043

ELEANOR S. McCAW, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extrs.: Mary E. Rau and Joseph Tyson
c/o Jeffrey R. Abbott, Esquire, 108
Chesley Drive, Media, PA 19063.
JEFFREY R. ABBOTT, ATTY.
Abbott Lastowka & Overholt LLP
108 Chesley Drive
Media, PA 19063

**WAYNE A. McELROY a/k/a WAYNE
ALBERT McELROY**, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Co-Extrs.: Lois J. Gallagher and Joyce
R. Patton c/o Kenneth R. Schuster,
Esquire, 334 West Front Street, Media,
PA 19063.
KENNETH R. SCHUSTER, ATTY.
Schuster and Associates
334 West Front Street
Media, PA 19063

MARY T. McGARRIGLE, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: David M. McCormick c/o Teresa
A. Miller, Esquire, 8 West Front
Street, Media, PA 19063.
TERESA A. MILLER, ATTY.
8 West Front Street
Media, PA 19063

**JOSEPH G. MUNDY a/k/a JOE
MUNDY**, dec'd.
Late of the Borough of Collingdale,
Delaware County, PA.
Extrs.: Gerald B. Mundy and Byron
J. Mundy c/o Mary R. Auchincloss,
Esquire, 175 Strafford Avenue, Suite
One, Wayne, PA 19087.

MARY R. AUCHINCLOSS, ATTY.
175 Strafford Avenue
Suite One
Wayne, PA 19087

ADELINE M. PITETTI, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Ernest S. Angelos, Esquire, 19
West Third Street, Media, PA 19063.
ERNEST S. ANGELOS, ATTY.
Raffaele & Puppio, LLP
19 West Third Street
Media, PA 19063

**JOSEPHINE I. RICHLER a/k/a
JOSEPHINE RICHLER**, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Frances J. Williams, 129
Morgan Road, Aston, PA 19014.

CATHERINE H. RUOFF, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Shirley Kane, 6846 Dorsey
Road, Elkridge, MD 21075.
ELIZABETH T. STEFANIDE, ATTY.
280 N. Providence Road
Ste. 4
Media, PA 19063

MARGARET C. SHUTE, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: Edward L. Shute c/o Thomas O.
Hiscott, Esquire, 100 Four Falls, Suite
300, West Conshohocken, PA 19428.
THOMAS O. HISCOTT, ATTY.
Heckscher, Teillon, Terrill &
Sager, P.C.
100 Four Falls
Suite 300
West Conshohocken, PA 19428

JEANNE H. STATZELL, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Robert W. Statzell c/o Barbara
G. Scarlata, Esquire, 25 E. Second St.,
Media, PA 19063.
BARBARA G. SCARLATA, ATTY.
25 E. Second St.
Media, PA 19063

MARJORIE H. STROUD, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: The Bryn Mawr Trust Company
c/o John S. Harrison, Esquire, Vice
President and Trust Advisor, The Bryn
Mawr Trust Company, 10 South Bryn
Mawr Avenue, Bryn Mawr, PA 19010.

JOHN S. HARRISON, ATTY.
10 South Bryn Mawr Avenue
Bryn Mawr, PA 19010

RICARDO V. TAYLOR, SR., dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extrs.: Ricardo V. Taylor, Jr. and
Toni Benson 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

BEATRICE A. VOSS, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extx.: Bernadette A. Busfield c/o
Michael Gilfedder, Esquire, 144
Morton Road, Springfield, PA 19064.
MICHAEL GILFEDDER, ATTY.
144 Morton Road
Springfield, PA 19064

JEAN G. WHITMAN, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Danielle Weber c/o Joseph E.
Lastowka, Jr., Esquire, The Madison
Building, 108 Chesley Drive, Media,
PA 19063-1712.
JOSEPH E. LASTOWKA, JR., ATTY.
Abbott Lastowka & Overholt LLP
Attorneys and Counsellors at Law
The Madison Building
108 Chesley Drive
Media, PA 19063-1712

ALAN L. WINTERS, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Robert J. Winters c/o Andrew
F. Kagen, Esquire, 2675 Eastern
Boulevard, York, PA 17402.
ANDREW F. KAGEN, ATTY.
Kagen, MacDonald & Frace, P.C.
2675 Eastern Boulevard
York, PA 17402

HELEN WISER, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Robert Wiser c/o Robert A.
Bacine, Esquire, 101 Greenwood
Avenue, 5th Floor, Jenkintown, PA
19046.
ROBERT A. BACINE, ATTY.
Friedman Schuman, P.C.
101 Greenwood Avenue
5th Floor
Jenkintown, PA 19046

AUDIT

ORPHANS' COURT

**Estates listed for Audit on
MARCH 11, 2013
10:00 A.M. Prevailing Time**

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

ABERNATHY - JANUARY 28, First
Account of Anne R. O'Rourke, Executrix,
Estate of Margaret R. Abernathy, Deceased.

**CHESTER RURAL CEMETERY AS-
SOCIATION - FEBRUARY 4,** Biennial
Account of the Chester Rural Cemetery
Association, Trustee, Perpetual Care Trust
under Deed, Chester Rural Cemetery As-
sociation, Settlor.

JAEGER - FEBRUARY 4, First and
Final Account of Ann Maida Jaeger, Al-
ternate Executrix, Estate of Gertrude F.
Jaeger, Deceased.

**MEDIA CEMETERY COMPANY -
FEBRUARY 4,** Biennial Account of the Me-
dia Cemetery Company, Trustee, Perpetual
Care Trust under Deed, Media Cemetery
Company, Settlor.

Feb. 15, 22

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 12-10357

NOTICE IS HEREBY GIVEN THAT the
Petition of **JORDAN PRINCE CLIFTON
EVANS**, was filed in the above named
Court, praying for a Decree to change his
name to **JORDAN PRINCE JOHNSON**.

The Court has fixed Monday, March 25,
2013 at 8:30 a.m. in Court "TBA," Delaware
County Court House, Media, Pennsylvania,
as the time and place for the hearing of
said Petition, when and where all persons
interested may appear and show cause, if
any they have, why the prayer of the said
Petition should not be granted.

LUTHER E. WEAVER, III, Solicitor
Weaver & Associates, P.C.
Attorneys for Petitioner
1525 Locust Street
14th Fl.
Philadelphia, PA 19102
(215) 790-0600

Feb. 22; Mar. 1

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 12-09199

NOTICE IS HEREBY GIVEN THAT on November 27, 2012, the Petition of KATHLEEN MINJI GANG, a minor, by and through her parent and natural guardian, KYUNG SIK GANG for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **KATHLEEN MINJI GANG** to **KATHLEEN MINJI KANG**.

The Court has fixed February 25, 2013, at 8:30 a.m. in Court Room TBA, Delaware County Court House, 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. 15, 22

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 12-09199

NOTICE IS HEREBY GIVEN THAT on November 27, 2012, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **KYUNG SIK GANG** to **KYUNG SIK KANG**.

The Court has fixed February 25, 2013, at 8:30 a.m. in Court Room TBA, Delaware County Court House, 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. 15, 22

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 12-9530

NOTICE IS HEREBY GIVEN THAT on November 20, 2012, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Stephen Francis Scott, Jr.** to **Stephen Scott Nicolai**.

The Court has fixed March 4, 2013, at 8:30 a.m. in Court Room TBA, Delaware County Court House, 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. 22; Mar. 1

CHARTER APPLICATION

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

BONINFANTE AEROSPACE AND DEFENSE, INC.

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

ALFRED V. ALTOPIEDI, Solicitor
Alfred V. Altopiedi, P.C.
902 Old Marple Road
Springfield, PA 19064

Feb. 22

FRITZ-FREEMAN CONSTRUCTION, INC

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

Weltman, Weinberg & Reiss Co.,
Solicitors
325 Chestnut Street
Suite 501
Philadelphia, PA 19106

Feb. 22

Kalo Properties, Inc.

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

Feb. 22

SANDMAN CORPORATION

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

RAYMOND J. FALZONE, JR., Solicitor
22 East Third St.
P.O. Box 1939
Media, PA 19063

Feb. 22

**CHARTER APPLICATION
NON-PROFIT**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on December 20, 2012 for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is

**WHITE BARN AT CHADDS FORD
CONDOMINIUM ASSOCIATION**

The corporation is organized for the following purposes: to provide for the maintenance, preservation and environmental and architectural control of the units and common elements within that certain tract of real property known as White Barn at Chadds Ford Condominium.

SAUL EWING LLP, Solicitors
1200 Liberty Ridge
Ste. 200
Wayne, PA 19087

Feb. 22

CLASSIFIED AD

Legal Secretary/Paralegal

Main Line law firm seeks experienced legal secretary or paralegal with general civil and preferably estate administration experience. Qualified candidate will possess attention to detail, software proficiency and good client interaction skills. Forward resume and desired salary to: brynmawrlaw@gmail.com.

Feb. 15, 22

FICTITIOUS NAME

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

Photobooth Squad

with its principal place of business at 16 Briarcrest Drive, Rose Valley, PA 19086.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Julio Loor, 16 Briarcrest Drive, Rose Valley, PA 19086.

The application has been/will be filed on or after January 22, 2013.

Feb. 22

FOREIGN CORPORATION

CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN THAT an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on January 7, 2013 by **Qlik Technologies, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 150 North Radnor Chester Road, Suite E220, Radnor, PA 19087 for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Delaware County.

Feb. 22

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
O.C. # 0043 of 2012

NOTICE OF HEARING

TO: Dayra Jordan

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 Dayra Jordan parent of Zye'Aisja J., DOB 4/20/2012.

A Hearing with respect to said Petition is scheduled for Friday, March 15, 2013, before the Honorable Judge Nathaniel C. Nichols and will be held at 9:00 a.m. at the Delaware County Courthouse, Media, Pennsylvania. 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 A 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.

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

Feb. 22; Mar. 1, 8

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
Number 12-9020

OneWest Bank, FSB, Plaintiff

v.

Jazmine A. Smith

TYPE OF ACTION: CIVIL
ACTION/COMPLAINT IN
MORTGAGE FORECLOSURE

TO: All Unknown Surviving Heirs of
Julia A. Williams, Deceased
Mortgagor and Real Owner

PREMISES SUBJECT TO FORECLOSURE: 713 MILLER STREET, BRYN MAWR, PENNSYLVANIA 19010.

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
- KEVIN T. McQUAIL, ESQUIRE
ID # 307169
- 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
- McCabe, Weisberg and Conway, P.C.
Attorneys for Plaintiff
123 South Broad Street
Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Feb. 22

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY
Number 12-7454

OneWest Bank, FSB, Plaintiff
vs.

Robert DiMichael, Known Surviving Heir of Rita J. DiMichael, Deceased Mortgagor and Real Owner, Rita E. Scudder, Known Surviving Heir of Rita DiMichael, Deceased Mortgagor and Real Owner, John J. DiMichael, Known Surviving Heir of Rita J. DiMichael, Deceased Mortgagor and Real Owner and All Unknown Heirs of Rita J. DiMichael, Deceased Mortgagor and Real Owner, Defendants

TYPE OF ACTION: CIVIL
ACTION/COMPLAINT IN
MORTGAGE FORECLOSURE

TO: All Unknown Heirs of Rita J. DiMichael, Deceased Mortgagor and Real Owner

PREMISES SUBJECT TO FORECLOSURE: 12 EAST WYNCLIFFE AVENUE, CLIFTON HEIGHTS, PENNSYLVANIA 19018.

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
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- TERRENCE J. McCABE, ESQUIRE
ID # 16496
- MARC S. WEISBERG, ESQUIRE
ID # 17616
- EDWARD D. CONWAY, ESQUIRE
ID # 34687
- MARGARET GAIRO, ESQUIRE
ID # 34419
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ID # 28009
- HEIDI R. SPIVAK, ESQUIRE
ID # 74770
- MARISA J. COHEN, ESQUIRE
ID # 87830
- KEVIN T. McQUAIL, ESQUIRE
ID # 307169
- 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
- McCabe, Weisberg and Conway, P.C.
Attorneys for Plaintiff
123 South Broad Street
Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Feb. 22

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
O.C. #0019 of 2013

NOTICE OF HEARING

TO: Aprajita Singh

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 Aprajita Singh, parent of Anshuman S., DOB 2/21/2011.

A Hearing with respect to said Petition is scheduled for Monday, March 18, 2013, before the Honorable Judge Kathrynann W. Durham and will be held at 1:30 p.m. at the Delaware County Courthouse, Media, Pennsylvania. 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 A 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.

Delaware County Bar Association
335 W. Front Street
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(610) 566-6625
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Feb. 15, 22; Mar. 1

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 11-65279

Borough of Yeadon
vs.

Marvine Cooper

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2010 sewer and trash fees for property located at 1204 S. Longacre Boulevard, Yeadon, PA, Folio Number 48-00-02259-00. A Writ of Scire Facias for \$957.77 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
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PORTNOFF LAW ASSOCIATES, LTD.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Feb. 8, 15, 22

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 07-13560

Borough of Yeadon
vs.

Michael Joseph Quigley

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2007 abatement of nuisance charges for property located at 900 Yeadon Avenue, Yeadon, PA, Folio Number 48-00-03491-00. A Writ of Scire Facias for \$632.50 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.

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Feb. 8, 15, 22

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. 10-01661

Borough of Yeadon

vs.

Rohan K. Hepkins and Joy V. Hepkins

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 1010 Cobbs Creek Parkway, Yeadon, PA, Folio Number 48-00-1122-00. A Writ of Scire Facias for \$880.70 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.

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Feb. 8, 15, 22

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

- PA State Employees CU /GRN; Bank One; 02/10/12; \$.00
- PA State Employees CU /GRN; Unifund CCR Partners /ASG; 02/10/12; \$.00
- Paan Properties LLC; Delcora; 04/02/12; \$175.13
- Pace, Armand C; Delcora; 04/02/12; \$124.18
- Pace, Armand C; Delcora; 04/04/12; \$.00
- Pace, Christopher; Probation Dept of Delaware County; 05/09/12; \$4,413.50
- Pace, Christopher; Probation Dept of Delaware County; 05/09/12; \$1,125.50
- Pace, Darnell; Delaware County Juvenile Court; 05/09/12; \$255.70
- Pace, Deborah; Midland Funding LLC; 04/25/12; \$3,112.04
- Pace, John L; Internal Revenue Service; 05/14/12; \$76,755.12
- Pace, Yvonne M; Internal Revenue Service; 05/14/12; \$76,755.12
- Pacheco, Vernell; Lansdowne Borough; 02/09/12; \$.00
- Pacheco, Vernell; Lansdowne Borough; 02/09/12; \$.00
- Pacheco, Vernell; Bank of America NA /SSR; 05/04/12; \$.00
- Pacheco, Vernell; US Bank NA /SSR/TR; 05/04/12; \$.00
- Pacheco, Vernell; LaSalleBank NA /TR; 05/04/12; \$.00
- Paci, Marie /EST/DCD; Financial Freedom Acquisition LLC; 01/23/12; \$.00

- Paddock at Devon; CmwltH Unemployment Guaranty Fund; 02/17/12; \$20,917.65
- Paddock at Devon; CmwltH Unemployment Guaranty Fund; 04/18/12; \$.00
- Paden, Erick G; First American Acceptance Co; 04/30/12; \$1,827.24
- Paden, Susan B; LVNV Funding LLC; 04/04/12; \$1,007.21
- Padgett, Richard; Probation Dept of Delaware County; 02/17/12; \$2,881.50
- Padgett, Richard W; Delcora; 04/02/12; \$378.04
- Padilioni, James P /SR; Bank of America NA; 01/25/12; \$.00
- Padilioni, James P /SR; Bank of America NA; 03/09/12; \$135,676.58
- Padilioni, James Patrick; Bank of America NA; 01/25/12; \$.00
- Padilioni, James Patrick; Bank of America NA; 03/09/12; \$135,676.58
- Padilla, Efrain; Probation Dept of Delaware County; 02/28/12; \$2,213.50
- Padilla, Jose R; Commonwealth Department of Revenue; 01/31/12; \$1,244.59
- Pagan-Afanador, Eric; BAC Home Loans Servicing LP; 03/12/12; \$.00
- Pagan, Todd; Harleysville Inc; 05/01/12; \$.00
- Pagan, Todd; Le, Timmy; 05/01/12; \$.00
- Pagano, Anthony /AKA; Citizens Bank of Pennsylvania; 03/23/12; \$73,655.06
- Pagano, Anthony /JR; Yeadon Borough; 01/31/12; \$.00
- Pagano, Anthony /JR; Yeadon Borough; 03/30/12; \$1,361.67
- Pagano, Anthony J /JR; Citizens Bank of Pennsylvania; 03/23/12; \$73,655.06
- Pagliei, Diane; Deutsche Bank National Trust Comp /TR; 02/21/12; \$304,416.77
- Pagliei, Joseph P /JR; Deutsche Bank National Trust Comp /TR; 02/21/12; \$304,416.77
- Pagnoni, Gilbert J /JR; Eci, LLC; 04/30/12; \$61,340.60; Mechanics
- Pagnoni, Gilbert J /JR; Eci, LLC; 05/17/12; \$61,340.60; Mechanics
- Pahides, Ann-Marie; Hatia, Alfred; 04/27/12; \$8,810.49
- Pahides, Ann-Marie; Hatia, Alfred; 04/27/12; \$.00
- Painter, Michael F; Southern Delaware County Authority; 01/18/12; \$278.73
- Painter, Regina L; Southern Delaware County Authority; 01/18/12; \$278.73
- Pak, Chae S; CmwltH Dept of Revenue; 04/09/12; \$.00
- Pak, Dave; Marple Twp; 03/28/12; \$1,399.88
- Pak, Kyung S; Marple Twp; 03/28/12; \$1,399.88
- Palasch, Bernadette; Manufacturers and Traders; 05/21/12; \$42,944.93
- Palasch, Bernadette; M&T Bank /FKA; 05/21/12; \$42,944.93
- Pale Property LLC; Delcora; 02/09/12; \$.00
- Palencik, Lori; Ford Motor Credit Comp; 03/22/12; \$.00
- Palermo, Anne Mary; Deutsche Bank Natl Tr Comp /TR; 03/29/12; \$.00
- Palermo, Joseph V; Deutsche Bank Natl Tr Comp /TR; 03/29/12; \$.00
- Palgutta, Evette; Griffith, Brian; 02/15/12; \$3,266.88
- Palladino, Dominic; Meyer, Joseph; 01/12/12; \$.00
- Palladino, Michael; Probation Dept of Delaware County; 03/12/12; \$2,646.50
- Palladino, Rita; Meyer, Joseph; 01/12/12; \$.00
- Palladino, Sandra M; Probation Dept of Delaware County; 03/30/12; \$2,914.00
- Palm, Sandra; LVNV Funding LLC; 02/08/12; \$1,471.03
- Palm, Shakira; Ruby, James; 01/25/12; \$8,330.72
- Palm, Shakira; State Farm Mutual Automobile Insura; 01/25/12; \$8,330.72
- Palmer, Almet; PHH Mortgage Corporation; 01/20/12; \$.00
- Palmer, Almet; PHH Mortgage Corporation; 04/03/12; \$144,693.58
- Palmer, Almet S /AKA; PHH Mortgage Corporation; 01/20/12; \$.00
- Palmer, Almet S /AKA; PHH Mortgage Corporation; 04/03/12; \$144,693.58
- Palmer, Alonzo; Delaware County Juvenile Court; 05/23/12; \$735.00
- Palmer, Christina; Certificateholders CWABS Inc; 05/24/12; \$386,514.35
- Palmer, Christina; Bank of New York Mellon /FKA; 05/24/12; \$386,514.35
- Palmer, Christina; Bank of New York /TR; 05/24/12; \$386,514.35
- Palmer, Christopher M; CPCA Trust 1; 02/21/12; \$.00
- Palmer, Dinnelle S; Discover Bank; 03/02/12; \$1,904.61
- Palmer, Jashawn; Probation Dept of Delaware County; 03/08/12; \$2,266.50

Palmer, Labaron; Probation Dept of Delaware County; 05/14/12; \$1,525.50	Pananos, James; Springfield Township; 04/11/12; \$331.46
Palmer, Martin; Alobeyo, Bagudekia; 03/09/12; \$.00	Pananos, Nicholas; A-440 Pianos Inc; 03/05/12; \$.00
Palmer, Martin; Alobeyo, Suzanne; 03/09/12; \$.00	Pananos, Nick /AKA; A-440 Pianos Inc; 03/05/12; \$.00
Palmer, Michael; Probation Dept of Delaware County; 03/05/12; \$3,046.50	Pananos, Paraskevi /AKA; A-440 Pianos Inc; 03/05/12; \$.00
Palmer, Michael; Probation Dept of Delaware County; 03/09/12; \$2,234.50	Panarello, Chris; Southern Delaware County Authority; 05/16/12; \$290.16
Palmer, Michael S; Probation Dept of Delaware County; 03/09/12; \$989.50	Panczner, Martin Edmund; Probation Dept of Delaware County; 05/01/12; \$1,505.50
Palmer, Michelle A; CPCA Trust 1; 02/21/12; \$.00	Pandur, Erika C; US Bank National Association /TR; 01/23/12; \$.00
Palmer, Neville; Roma Bank; 02/24/12; \$176,751.74	Pandur, Stephen M; US Bank National Association /TR; 01/23/12; \$.00
Palmer, Nina R; PHH Mortgage Corporation; 01/20/12; \$.00	Panebianco, Joseph Anthony; Probation Dept of Delaware County; 04/03/12; \$1,840.00
Palmer, Nina R; PHH Mortgage Corporation; 04/03/12; \$144,693.58	Panella, John; GMAC Mortgage LLC; 03/26/12; \$203,882.88
Palmer, Patricia; Yeadon Borough; 03/06/12; \$410.36	Panella, John; GMAC Mortgage LLC; 04/19/12; \$.00
Palmer, Renee; Sun East Federal Credit Union; 04/16/12; \$.00	Panella, Nicole; GMAC Mortgage LLC; 03/26/12; \$203,882.88
Palmer, Renee A; Yeadon Borough; 02/01/12; \$123,859.00	Panella, Nicole; GMAC Mortgage LLC; 04/19/12; \$.00
Palmer, Renee A; Yeadon Borough; 04/20/12; \$.00	Pang Thai Restaurant; Commonwealth Department of Revenue; 05/21/12; \$8,517.93
Palmer, Scott H; Modern Home Insulators PA Inc; 02/22/12; \$.00	Panichella, Nunzio A /JR; Darby Borough; 05/30/12; \$.00
Palmer, Tisha J; Citimortgage Inc; 01/26/12; \$111,632.67	Panichelli, Michelle; Portfolio Recobery Associates LLC; 05/15/12; \$1,595.65
Palmer, William; Yeadon Borough; 02/01/12; \$123,859.00	Panichelli, Nunzio; Darby Borough; 05/30/12; \$.00
Palmer, William; Yeadon Borough; 04/20/12; \$.00	Panichelli, Nunzio /JR; Darby Borough; 05/31/12; \$.00
Palmerino, Michelle D; Household Bank; 02/13/12; \$.00	Panichelli, Nunzio A; Darby Boro; 05/30/12; \$.00
Palmerino, Michelle D; Atlantic Credit & Finance Inc /ASG; 02/13/12; \$.00	Panichelli, Nunzio A /JR; Darby Borough; 05/31/12; \$.00
Palomino Construction; Tague Lumber of Media Inc; 03/30/12; \$3,157.26	Panichelli, Nunzio A /JR; Darby Borough; 05/31/12; \$.00
Palomino Construction; Tague Lumber of Media Inc; 04/30/12; \$.00	Panichelli, Nunzio A /JR; Borough of Darby; 05/31/12; \$.00
Palumbo, June K; BAC Home Loan Serv LP /FKA; 02/14/12; \$.00	Panichi, Evio /JR; Morton Borough; 05/11/12; \$518.54
Palumbo, June K; Countrywide Home Loans Serv LP; 02/14/12; \$.00	Pannell, James /SR; Morton Borough; 05/11/12; \$307.52
Palumbo, Michael J; Countrywide Home Loans Serv LP; 02/14/12; \$.00	Pannell, James /SR; Morton Borough; 05/31/12; \$1,419.26
Palumbo, Michael J; BAC Home Loan Serv LP /FKA; 02/14/12; \$.00	Pannell, Osirus; Probation Dept of Delaware County; 04/25/12; \$1,167.50
Pananos, James; Springfield Township; 04/11/12; \$220.00	

Panosky, Jean Carlos V; Cmwlth Dept of Revenue; 05/21/12; \$.00	Paoletti, Joseph S; Bank of America NA / SSR; 05/08/12; \$152,611.91
Pantalone, Catherine; Internal Revenue Service; 03/12/12; \$15,883.41	Paoli Hospital; Murphy, Kathleen T; 02/16/12; \$.00
Pantalone, Catherine; Internal Revenue Service; 04/10/12; \$15,883.41	Paoli Hospital; Murphy, Lawrence; 02/16/12; \$.00
Pantalone, Gary; Brown, Brandon; 04/18/12; \$.00	Paolino Development Inc; 385 Yorkshire LLC; 04/12/12; \$.00
Pantalone, Gary A; Internal Revenue Service; 03/12/12; \$15,883.41	Paolino Development Inc; 407 Barclay LLC; 04/12/12; \$.00
Pantalone, Gary A; Internal Revenue Service; 04/10/12; \$15,883.41	Paolino, Patricia C; FIA Card Services NA; 02/06/12; \$12,950.22
Pantalone, Nicholas /AKA; Brown, Brandon; 04/18/12; \$.00	Papa, Barbara; Deutsche Bank National Trust Co /TR; 03/30/12; \$.00
Pantalone, Nicholas J; Brown, Brandon; 04/18/12; \$.00	Papa, Charles; Marple Township; 05/14/12; \$.00
Pantano, Carl S; Springfield Township; 04/11/12; \$220.00	Papa, Gary; Capital One Bank NA; 03/19/12; \$4,123.67
Pantano, Carl S; Springfield Township; 04/11/12; \$423.09	Papa, Raymond John; Probation Dept of Delaware County; 01/05/12; \$.00
Pantano, Francesco G; Unifund Corporation; 02/09/12; \$22,959.91	Papa, Rose; Marple Township; 05/14/12; \$.00
Panza, Elizabeth; Colwyn Borough; 04/18/12; \$1,860.01	Papakonstantinou, Jennie; Portfljo Recovery Associates LLC; 01/10/12; \$1,243.86
Panza, Vito; Colwyn Borough; 04/18/12; \$1,860.01	Papakonstantinou, Jennie; Portfljo Recovery Associates LLC; 01/17/12; \$.00
Paoletti, Joseph; BAC Home Loans Servicing LP; 03/19/12; \$.00	Papakonstantinou, Jennie; Portfljo Recovery Associates LLC; 02/22/12; \$.00
Paoletti, Joseph; BAC Home Loans Servicing LP; 03/19/12; \$.00	Papale, Michael; Sears; 05/18/12; \$.00
Paoletti, Joseph; BAC Home Loans Servicing LP /FKA; 03/19/12; \$186,092.09	Papale, Michael; LVNV Funding LLC /ASG; 05/18/12; \$.00
Paoletti, Joseph; Bank of America NC /SSR; 03/19/12; \$186,092.09	Papougenis, Eric; Federated Financial Corp of America /ASG; 03/07/12; \$14,984.04
Paoletti, Joseph; Countrywide Home Loans Servicing LP; 03/19/12; \$186,092.09	Papougenis, Eric; Federated Capital Corporation /DBA; 03/07/12; \$14,984.04
Paoletti, Joseph; Countrywide Home Loans Servicing LP; 03/21/12; \$.00	Papougenis, Eric; Advanta Bank Corporation; 03/07/12; \$14,984.04
Paoletti, Joseph; Countrywide Home Loans Servicing LP; 05/10/12; \$.00	Papougenis, Eric /IND; Commonwealth Department of Revenue; 04/09/12; \$741.75
Paoletti, Joseph /AKA; Countrywide Home Loans Servicing LP; 05/08/12; \$152,611.91	Papoutsis, Dean V; Internal Revenue Service; 01/11/12; \$55,270.50
Paoletti, Joseph /AKA; BAC Home Loans Servicing LP /FKA; 05/08/12; \$152,611.91	Pappa, Victor; Probation Dept of Delaware County; 04/26/12; \$1,638.00
Paoletti, Joseph /AKA; Bank of America NA /SSR; 05/08/12; \$152,611.91	Pappalardo, Albert J /JR; PHH Mortgage Corporation; 01/23/12; \$.00
Paoletti, Joseph S; OneWest Bank FSB; 01/20/12; \$158,612.80	Pappalardo, Albert J /JR; PHH Mortgage Corporation; 04/03/12; \$195,917.19
Paoletti, Joseph S; BAC Home Loans Servicing LP /FKA; 05/08/12; \$152,611.91	Pappas & Company Certified Public A; Commonwealth Department of Revenue; 05/21/12; \$2,389.50
Paoletti, Joseph S; Countrywide Home Loans Servicing LP; 05/08/12; \$152,611.91	Pappas, Alexandra; Upper Darby Township; 03/19/12; \$.00
	Pappas, Alexandra; Upper Darby Township; 03/19/12; \$.00

Pappas, Anthony; Upper Darby Township; 03/19/12; \$.00	Parente, Joseph; Morton Borough; 05/21/12; \$.00
Pappas, Anthony; Upper Darby Township; 03/19/12; \$.00	Parente, Joseph; Borough of Morton; 05/21/12; \$.00
Pappas, Constantinos; Commonwealth Department of Revenue; 01/31/12; \$5,889.72	Parente, Joseph; Borough of Morton; 05/21/12; \$.00
Pappas, Constantinos; Swarthmore Borough; 02/15/12; \$2,320.52	Parente, Joseph; Morton Borough; 05/21/12; \$.00
Pappas, Constantinos; Swarthmore Borough; 03/16/12; \$.00	Parente, Joseph; Morton Borough; 05/21/12; \$.00
Pappas, Constantinos; Commonwealth Department of Revenue; 04/25/12; \$2,439.67	Parente, Joseph F; Morton Borough; 03/30/12; \$1,300.91
Pappas, James M; Portfolio Recovery Associates LLC; 05/17/12; \$15,504.03	Parente, Joseph F; Morton Borough; 05/21/12; \$.00
Pappas, Sonya N; Swarthmore Borough; 02/15/12; \$2,320.52	Parisano, Dennis; Probation Dept of Delaware County; 01/06/12; \$8,565.90
Pappas, Sonya N; Swarthmore Borough; 03/16/12; \$.00	Park Lane East Apartments; Kamara, Daisy; 03/14/12; \$.00
Parades, Ricardo Manuel; Aurora Loan Services LLC; 03/13/12; \$158,723.71	Park Lane East Apartments; Kamara, Daisy; 03/14/12; \$.00
Paredes, Ricardo M /AKA; Aurora Loan Services LLC; 03/13/12; \$158,723.71	Park Lane East Apartments; Kamara, Daisy; 03/14/12; \$.00
Paredes, Ricardo Manuel /AKA; Aurora Loan Services LLC; 03/13/12; \$158,723.71	Park Lane East Apartments /IND; Kamara, Daisy; 03/14/12; \$.00
Parente, Joseph; Morton Borough; 05/21/12; \$.00	Park Terrace Apartments; Cmwlth Unemployment Comp Fund; 01/26/12; \$.00
Parente, Joseph; Morton Borough; 05/21/12; \$.00	Park, Albert D; Middletown Township; 02/02/12; \$115.50
Parente, Joseph; Morton Borough; 05/21/12; \$.00	Park, Albert D; Middletown Twp Delaware Cty Sewer; 02/06/12; \$335.50
Parente, Joseph; Morton Borough; 05/21/12; \$.00	Park, Alexander; Bank of New York Mellon /FKA; 03/13/12; \$.00
Parente, Joseph; Morton Borough; 05/21/12; \$.00	Park, Alexander; Bank of New York /TR; 03/13/12; \$.00
Parente, Joseph; Borough of Morton; 05/21/12; \$.00	Park, Alexander; Certificateholders CWALT Inc; 03/13/12; \$.00
Parente, Joseph; Morton Borough; 05/21/12; \$.00	Park, Alexander; Bank of New York Mellon /FKA; 05/25/12; \$278,214.67
Parente, Joseph; Morton Boro; 05/21/12; \$.00	Park, Alexander; Bank of New York /TR; 05/25/12; \$278,214.67
Parente, Joseph; Morton Borough; 05/21/12; \$.00	Park, Alexander; Certificateholders CWALT Inc; 05/25/12; \$278,214.67
Parente, Joseph; Morton Borough; 05/21/12; \$.00	Park, Alexander T /AKA; Bank of New York Mellon /FKA; 03/13/12; \$.00
Parente, Joseph; Morton Borough; 05/21/12; \$.00	Park, Alexander T /AKA; Bank of New York /TR; 03/13/12; \$.00
Parente, Joseph; Moton Borough; 05/21/12; \$.00	Park, Alexander T /AKA; Certificateholders Cwalt Inc; 03/13/12; \$.00
Parente, Joseph; Morton Borough; 05/21/12; \$.00	Park, Alexander T /AKA; Certificateholders Cwalt Inc; 05/25/12; \$278,214.67
	Park, Alexander T /AKA; Bank of New York /TR; 05/25/12; \$278,214.67

- Park, Alexander T /AKA; Bank of New York Mellon /FKA; 05/25/12; \$278,214.67
- Park, Rosemary R; Middletown Township; 02/02/12; \$115.50
- Park, Rosemary R; Middletown Twp Delaware Cty Sewer; 02/06/12; \$335.50
- Park, Sang M; Commonwealth Department of Revenue; 01/31/12; \$505.79
- Park, Sang M; Commonwealth Department of Revenue; 04/25/12; \$480.43
- Park, Stanley G; Ridley Township; 03/16/12; \$10,048.73
- Park, Stanley G; Ridley Township; 03/16/12; \$10,048.73
- Park, Stanley G; Ridley Township; 03/16/12; \$10,048.73
- Park, Stanley G; Ridley Township; 03/16/12; \$10,026.14
- Park, Stanley G; Ridley Township; 03/16/12; \$3,261.73
- Park, Stanley G; Ridley Township; 03/16/12; \$10,026.14
- Park, Stanley G; Ridley Township; 03/16/12; \$10,048.73
- Park, Stanley G; Ridley Township; 03/16/12; \$10,048.73
- Park, Stanley G; Ridley Township; 03/16/12; \$10,048.73
- Park, Stanley G; Ridley Township; 03/16/12; \$10,048.73
- Park, Stanley G; Ridley Township; 03/16/12; \$11,703.73
- Park, Stanley G; Ridley Township; 03/16/12; \$10,048.73
- Parker, Allen; Commonwealth Pennsylvania; 02/15/12; \$5,000.00
- Parker, Byron; Probation Dept of Delaware County; 05/09/12; \$2,061.50
- Parker, Catherine; Upper Darby Township; 03/19/12; \$.00
- Parker, Catherine; Upper Darby Township; 03/19/12; \$.00
- Parker, Craig; Upper Darby Township; 03/19/12; \$.00
- Parker, Craig; Upper Darby Township; 03/19/12; \$.00
- Parker, Donna J; Commonwealth Department of Revenue; 04/25/12; \$1,483.47
- Parker, Jujuan; Probation Dept of Delaware County; 02/15/12; \$14,078.02
- Parker, Larry; Commonwealth Department of Revenue; 04/25/12; \$1,483.47
- Parker, Maurice; Delcora; 04/02/12; \$152.13
- Parker, Monte; White Auto Rental; 04/03/12; \$12,151.61
- Parker, Scott A; Wells Fargo Bank NA; 05/02/12; \$73,553.57
- Parker, Scott A; Wells Fargo Bank NA; 05/21/12; \$.00
- Parker, Stephen R; Nether Providence Township; 02/09/12; \$.00
- Parker, Stephen R; Nether Providence Township; 02/09/12; \$.00
- Parker, Yvonne D; Delcora; 04/02/12; \$222.55
- Parkhill, Edwin; Probation Dept of Delaware County; 05/18/12; \$1,547.50
- Parkhill, Joshua; Probation Dept of Delaware County; 05/17/12; \$1,632.50
- Parks, Albert Stepnone; Probation Dept of Delaware County; 05/10/12; \$1,197.50
- Parks, John; Rumsey Electric Inc; 05/30/12; \$.00
- Parks, John /IND; Township of Chester; 03/07/12; \$.00
- Parks, John /IND; Township of Chester; 03/22/12; \$.00
- Parks, John /IND/PRS; Commonwealth Department of Revenue; 02/22/12; \$32,676.10
- Parks, John /IND/VP; Commonwealth Department of Revenue; 05/21/12; \$10,083.39
- Parks, John /SR; Commerce Bank NA /SSR; 04/12/12; \$22,597.89
- Parks, John /SR; TD Bank NA /SSR; 04/12/12; \$22,597.89
- Parks, John /SR; Commerce Bank/Pennsylvania NA; 04/12/12; \$22,597.89
- Parks, Lucille; Commerce Bank/Pennsylvania NA; 04/12/12; \$22,597.89
- Parks, Lucille; Commerce Bank NA /SSR; 04/12/12; \$22,597.89
- Parks, Lucille; TD Bank NA /SSR; 04/12/12; \$22,597.89
- Parks, Lucille; Rumsey Electric Inc; 05/30/12; \$.00
- Parks, Lucille /IND/PRS; Commonwealth Department of Revenue; 05/21/12; \$150,450.74
- Parks, William /JR; Probation Dept of Delaware County; 03/12/12; \$3,641.00
- Parkview MHP LLC; Delcora; 04/02/12; \$108.00
- Parmer, George Jr; Upper Darby Twp; 03/19/12; \$.00

Pарmer, Sandra C; Upper Darby Twp; 03/19/12; \$.00	Parras, William; Upper Darby Twp; 02/21/12; \$.00
Parnes, Joseph L; Probation Dept of Delaware County; 03/27/12; \$1,772.50	Parras, William; Upper Darby Twp; 02/21/12; \$.00
Parnes, Joseph L; Probation Dept of Delaware County; 03/27/12; \$2,541.24	Parras, William; Upper Darby Twp; 02/21/12; \$.00
Parras, Mary; Upper Darby Twp; 02/21/12; \$.00	Parras, William; Upper Darby Twp; 02/21/12; \$.00
Parras, Mary; Upper Darby Township; 02/21/12; \$.00	Parras, William; Upper Darby Twp; 02/21/12; \$.00
Parras, Mary; Upper Darby Township; 02/21/12; \$.00	Parras, William; Upper Darby Township; 02/21/12; \$.00
Parras, Mary; Upper Darby Twp; 02/21/12; \$.00	Parras, William; Upper Darby Twp; 02/21/12; \$.00
Parras, Mary; Upper Darby Twp; 02/21/12; \$.00	Parras, William; Upper Darby Twp; 02/21/12; \$.00
Parras, Mary; Upper Darby Twp; 02/21/12; \$.00	Parras, William; Upper Darby Township; 02/21/12; \$.00
Parras, Mary; Upper Darby Twp; 02/21/12; \$.00	Parras, William; Upper Darby Township; 02/21/12; \$.00
Parras, Mary; Upper Darby Township; 02/21/12; \$.00	Parras, William; Upper Darby Township; 02/21/12; \$.00
Parras, Mary; Upper Darby Twp; 02/21/12; \$.00	Parras, William; Upper Darby Township; 02/21/12; \$.00
Parras, Mary; Upper Darby Township; 02/21/12; \$.00	Parris, Joseph; Internal Revenue Service; 05/14/12; \$165,820.29
Parras, Mary; Upper Darby Twp; 02/21/12; \$.00	Parson, Christopher; Probation Dept of Delaware County; 05/17/12; \$622.50
Parras, Mary; Upper Darby Township; 02/21/12; \$.00	Parson, Ryan Dnal; Probation Dept of Delaware County; 05/11/12; \$3,459.50
Parras, Mary; Upper Darby Township; 02/21/12; \$.00	Parsons, Jacquelyn; Delaware County Juvenile Court; 03/07/12; \$306.60
Parras, Mary; Upper Darby Township; 02/21/12; \$.00	Parsons, Rickena Q; HSBC Bank USA NA /TR; 05/30/12; \$139,796.52
Parras, Mary; Upper Darby Township; 02/21/12; \$.00	Parsons, Rickena Q; Noteholders of Renaissance Home Equ; 05/30/12; \$139,796.52
Parras, Mary; Upper Darby Township; 02/21/12; \$.00	Parsons, Rickena Q; OCWEN Loan Servicing LLC; 05/30/12; \$139,796.52
Parras, Mary; Upper Darby Township; 02/21/12; \$.00	Parsons, Rickena Q; Equity Loan Trust 2007-2; 05/30/12; \$139,796.52
Parras, Willaim; Upper Darby Township; 02/21/12; \$.00	Partsanakis, George; Lansdowne Borough; 05/23/12; \$942.30
Parras, William; Upper Darby Twp; 02/21/12; \$.00	Party Land; Metro Commercial Mngmt Services Inc; 01/13/12; \$.00
Parras, William; Upper Darby Township; 02/21/12; \$.00	Party Land; Amc Delancey Stoney Crk Partners LP; 01/13/12; \$.00
Parras, William; Upper Darby Township; 02/21/12; \$.00	Partyland; Amscan Inc; 03/20/12; \$4,835.00
Parras, William; Upper Darby Twp; 02/21/12; \$.00	Parvez, Naheed; Upper Darby Township; 05/16/12; \$.00

- Parvez, Naheed; Upper Darby Township; 05/16/12; \$.00
- Paschall, Robyn; Wells Fargo Bank NA; 05/29/12; \$211,406.43
- Pasciolla, Lawrence; Internal Revenue Service; 02/06/12; \$.00
- Pasciolla, Lawrence; Commonwealth Department of Revenue; 03/22/12; \$.00
- Pasciolla, Linda; Internal Revenue Service; 02/06/12; \$.00
- Pasciolla, Linda; Commonwealth Department of Revenue; 03/22/12; \$.00
- Pasquarello, Michael; State Farm Mutual Auto Insurance Co /ASG; 02/28/12; \$.00 Dismissed
- Passalacqua, James; Probation Dept of Delaware County; 04/23/12; \$1,058.50
- Passmore, Robert J; Trustgard Insurance Company; 03/05/12; \$6,574.24
- Pastalone, Kristina Marie; Probation Dept of Delaware County; 05/04/12; \$2,876.50
- Pastore, Charles A /III; Cmwlt of PA Dept of Revenue; 03/05/12; \$.00
- Pastore, Glen; Commonwealth Department of Revenue; 01/31/12; \$7,064.37
- Pastuszek, William J; Nationwide Mutual Insurance Company; 03/09/12; \$.00
- Pastuszek, William J; Nationwide Mutual Fire Insurance Co; 03/09/12; \$.00
- Patch, David; Probation Dept of Delaware County; 05/17/12; \$1,365.50
- Pateckis, Stephen J; Upper Darby Twp; 01/25/12; \$.00
- Patel, Anil; Sun National Bank; 05/09/12; \$10,186,102.18
- Patel, Arvindbhai; Patel, Arvindbhai; 03/09/12; \$.00
- Patel, Arvindbhai; Patel, Hina; 03/09/12; \$.00
- Patel, Arvindbhai; Patel, Hitesh; 03/09/12; \$.00
- Patel, Bhupendra D; Springfield Twp; 04/11/12; \$220.00
- Patel, Bhupendra D; Springfield Township; 04/11/12; \$213.65
- Patel, Bimalkumar; Probation Dept of Delaware County; 03/26/12; \$6,753.00
- Patel, Bimalkumar S; Juniper Associates; 04/17/12; \$61,059.12
- Patel, Bimalkumar S; Juniper Associates; 05/18/12; \$.00
- Patel, Deepak G; Probation Dept of Delaware County; 03/05/12; \$2,032.50
- Patel, Extaben B; Juniper Associates; 04/17/12; \$61,059.12
- Patel, Extaben B; Juniper Associates; 05/18/12; \$.00
- Patel, Falguni N; Cmwlt of PA Dept of Revenue; 05/08/12; \$.00
- Patel, Manish; Sun National Bank; 05/09/12; \$10,186,102.18
- Patel, Nilesh G; Cmwlt of PA Dept of Revenue; 05/08/12; \$.00
- Patel, Rakesh Y; Atlantic Credit And Finance Inc; 04/19/12; \$.00
- Patel, Shailesh; Bank of America NA; 01/31/12; \$460,604.45
- Patel, Shailesh; Countrywide Home Loans Servicing LP; 01/31/12; \$460,604.45
- Patel, Vasudev /IND/PRS; Commonwealth Department of Revenue; 03/05/12; \$188.25
- Patino, Diego; Upper Darby Township; 02/21/12; \$.00
- Patino, Diego; Upper Darby Township; 02/21/12; \$.00
- Patrick Ruddy Inc; Cmwlt Dept of Revenue; 01/05/12; \$.00
- Patrick, Frances; GE Money Bank; 05/16/12; \$.00
- Patrick, John R; Delcora; 04/02/12; \$549.40
- Patrick, Subbeal M; Midfirst Bank; 01/31/12; \$.00
- Patro, Fred J; Probation Dept of Delaware County; 01/23/12; \$.00
- Patrone, Anthony J; Citibank NA; 03/20/12; \$7,439.42
- Patroni, Eric T; Capital One Bank; 01/20/12; \$.00
- Patterson, Carrie A; Commonwealth Department of Revenue; 05/21/12; \$.00
- Patterson, David S; LVNV Funding LLC; 03/23/12; \$3,153.65
- Patterson, Julia L; Upper Darby Township, Darby Boro; 01/25/12; \$.00
- Patterson, Keith; Probation Dept of Delaware County; 03/26/12; \$1,601.50
- Patterson, Lamaskin R; Probation Dept of Delaware County; 01/12/12; \$1,096.50
- Patterson, Leroy M; Delcora; 04/04/12; \$.00
- Patterson, Mason A; Upper Darby Township, Darby Boro; 01/25/12; \$.00
- Patterson, Roger J; Commonwealth Department of Revenue; 05/21/12; \$.00
- Patterson, Thomas C; JPMorgan Chase Bank NA; 03/02/12; \$.00

Patterson, Thomas S; ABN AMRO Mortgage Group Inc; 03/30/12; \$70,616.40
 Patterson, Thomas S; Citimortgage Inc; 03/30/12; \$70,616.40
 Patterson, Thomas S; Delcora; 04/02/12; \$682.11
 Patterson, Thomas S; ABN AMRO Mortgage Group Inc; 04/23/12; \$.00
 Patterson, Thomas S; Citimortgage Inc; 04/23/12; \$.00
 Patterson, Tracy; Probation Dept of Delaware County; 02/14/12; \$1,143.50
 Patti, Isabel A; Capital One NA; 03/28/12; \$.00
 Pattys Messaging Service; Eisenhower, Phyllis; 02/22/12; \$.00
 Patzig, Paul; Francis David Corp /DBA; 02/17/12; \$.00
 Patzig, Paul; Electronic Merchant Systems; 02/17/12; \$.00
 Patzig, Paul; Electronic Merchant Systems; 05/23/12; \$.00
 Paules, Richard T; Barclays Bank Delaware; 04/25/12; \$.00
 Paulose, Salomy; Wells Fargo Bank NA; 01/18/12; \$219,313.94
 Paulose, Salomy; Wells Fargo Bank NA; 02/07/12; \$.00
 Pauls Floral Designs Inc Corporatio; Internal Revenue Service; 02/15/12; \$3,850.50
 Pavese, Linda; Menta Construction Inc; 02/22/12; \$.00; Mechanics
 Paving Company Inc; Commonwealth Department of Revenue; 04/09/12; \$789.02
 Pavlantis, Lisa M; Capital One Bank NA; 05/01/12; \$.00
 Pavlik, George A; Upper Darby Township; 03/19/12; \$.00
 Pavlik, George A; Upper Darby Township; 03/19/12; \$.00
 Pavlik, Karen M; Upper Darby Township; 03/19/12; \$.00
 Pavlik, Karen M; Upper Darby Township; 03/19/12; \$.00
 Pavone, Nadia; LVNV Funding LLC; 03/26/12; \$2,795.78
 Pavone, Nadia; CACH LLC; 04/09/12; \$3,994.08
 Paylor, Doreen E; Bethel Twp Delaware Cty Sewer Auth; 04/04/12; \$6,968.27
 Paylor, John; Bethel Twp Delaware Cty Sewer Auth; 04/04/12; \$6,968.27
 Payne-Franklin, Adriane /AKA; US Bank National Association /TR; 02/24/12; \$.00
 Payne, Adriane; US Bank National Association /TR; 02/24/12; \$.00
 Payne, Anna Mae; Morton Borough; 04/30/12; \$.00
 Payne, Anna Mae; Morton Borough; 05/31/12; \$565.33
 Payne, Charles; Probation Dept of Delaware County; 03/06/12; \$3,201.50
 Payne, Donald; Probation Dept of Delaware County; 03/08/12; \$947.50
 Payne, Donald Malcome; Probation Dept of Delaware County; 03/08/12; \$1,170.50
 Payne, Edward; Probation Dept of Delaware County; 03/05/12; \$.00
 Payne, Haneef; Probation Dept of Delaware County; 03/02/12; \$1,711.50
 Payne, Marvin D; Morton Borough; 05/11/12; \$307.52
 Payne, Marvin D /SR; Morton Borough; 05/31/12; \$521.00
 Payne, Ricky L; Cmwlth Unemployment Comp Fund; 04/30/12; \$.00
 Payne, Ritchie; Delcora; 04/02/12; \$174.44
 Payne, Robert; Delaware County Juvenile Court; 02/27/12; \$827.79
 Payne, Robert B; Morton Borough; 04/30/12; \$.00
 Payne, Tenequa; Delaware County Juvenile Court; 05/09/12; \$35.00
 Payne, Vanessa D; Commonwealth Financial Systems Inc; 04/16/12; \$.00
 Paytas, Michael George; Probation Dept of Delaware County; 04/10/12; \$4,276.50
 Pcd Recycling Inc; Ames, Essex; 04/16/12; \$.00
 Peace-Tillery, Helen R; Commonwealth Department of Revenue; 04/09/12; \$652.97
 Pearce, Edward F /JR; Wells Fargo Bank NA /SSR; 03/16/12; \$.00
 Pearce, Edward F /JR; Wachovia Bank NA; 03/16/12; \$.00
 Pearce, Rita; Wells Fargo Bank NA /SSR; 03/16/12; \$.00
 Pearce, Rita; Wachovia Bank NA; 03/16/12; \$.00
 Pearson, Donald Mack; Probation Dept of Delaware County; 05/01/12; \$5,315.49
 Pearson, Patricia A; Delcora; 04/02/12; \$158.84
 Pearson, Zachary; Probation Dept of Delaware County; 02/28/12; \$4,403.50
 Pecko, Katherine; LVNV Funding LLC; 04/17/12; \$.00

PECO Energy Company; Schwenk, Nancy; 04/13/12; \$.00	Pena, Jugo; Springfield Township; 05/17/12; \$.00
Pedrick, Lewis; Probation Dept of Delaware County; 03/29/12; \$1,574.50	Pena, Jugo; Springfield Township; 05/17/12; \$.00
Pedrick, Lewis Grover; Probation Dept of Delaware County; 03/29/12; \$1,860.50	Pena, Jugo; Springfield Township; 05/17/12; \$.00
Pedrick, Maria; CmwltH Dept of Revenue; 05/21/12; \$.00	Pena, Jugo; Springfield Township; 05/17/12; \$.00
Pedrick, Maria; Commonwealth Department of Revenue; 05/21/12; \$.00	Pender, Cleven W; Delcora; 04/02/12; \$137.87
Pedrick, Michelle Margaret; Hytha, Joseph D; 02/29/12; \$2,460.05	Pender, Walter E; Commonwealth Unemployment Compensat; 03/19/12; \$1,078.32
Pedrick, Ronald S; CmwltH Dept of Revenue; 05/21/12; \$.00	Pendergrass, Lashonta; Probation Dept of Delaware County; 02/10/12; \$1,515.50
Pedrick, Ronald S; Commonwealth Department of Revenue; 05/21/12; \$.00	Pendergrass, Theodore D /II; PNC Bank, National Association; 03/22/12; \$.00
Peebles, Michael Timothy; Probation Dept of Delaware County; 01/04/12; \$77,305.46	Pendo, James; Tague Lumber Inc; 03/12/12; \$.00
Peeler, Walter; Zafiroopoulos, George; 05/02/12; \$5,626.21	Penn Framing & Construction; Blue Valley Drywall; 03/05/12; \$.00
Peerless Insurance /AKA; Kazlo, Florence; 02/16/12; \$.00	Penn Photomounts Inc; Georgia Pacific Corp; 05/23/12; \$8,489.86
Pell, Dominic M; Crozer-Chester Medical Center; 04/27/12; \$40,548.25	Penn-Delco School District; Mansi, James; 04/16/12; \$.00
Pellegrini, Stephen; American Express Centurion Bank; 03/09/12; \$.00	Penna Land Transfer Co Inc; Internal Revenue Service; 03/09/12; \$66,521.90
Pellegrini, Vincent A; Commonwealth Department of Revenue; 01/31/12; \$1,329.72	Pennco Institutes Inc /DBA; Rycuja LLC; 04/05/12; \$.00
Pellegrino, Arthur M; CmwltH Unemployment Comp Fund; 03/20/12; \$.00	Pennco Institutes Inc /DBA; Hobyak, Lisa Paige Helmkamp /IND; 04/05/12; \$.00
Pellegrino, Carol A; Unifund CCR Partners /ASG; 02/09/12; \$.00	Pennco Tech; Rycuja LLC; 04/05/12; \$.00
Pellegrino, Carol A; Palisades Collection LLC; 02/09/12; \$.00	Pennco Tech; Hobyak, Lisa Paige Helmkamp /IND; 04/05/12; \$.00
Pellegrino, Dennis; Meltzer, Brett; 03/12/12; \$45,924.69	Pennell, Osirus; Probation Dept of Delaware County; 04/25/12; \$1,563.50
Pellegrino, Michael A; Centurion Capital Corporation /ASG; 02/29/12; \$.00	Pennewell, Barbara; Deutsche Bank National Trust Co /TR; 01/04/12; \$.00
Pellegrino, Michael A; Madison Street Investments; 02/29/12; \$.00	Pennewell, Barbara; Citigroup Mortgage Loan Trust; 01/04/12; \$.00
Pellegrino, Michael A; Discover; 02/29/12; \$.00	Pennewell, William N; Citigroup Mortgage Loan Trust; 01/04/12; \$.00
Pellegrino, Renee C; HSBC Bank Nevada NA; 02/16/12; \$.00	Pennewell, William N; Deutsche Bank National Trust Co /TR; 01/04/12; \$.00
Pena, Jugo; Springfield Township; 05/17/12; \$.00	Penney, Christopher R; Wells Fargo NA; 03/13/12; \$191,744.99
Pena, Jugo; Springfield Township; 05/17/12; \$.00	Penney, Christopher R; Wells Fargo NA; 05/21/12; \$.00
Pena, Jugo; Township of Springfield; 05/17/12; \$.00	Penney, James C; CmwltH Unemployment Comp Fund; 04/30/12; \$.00
Pena, Jugo; Township of Springfield; 05/17/12; \$.00	Pennington, B J; Upper Providence Twp Sewer Authorit; 02/23/12; \$6,000.00

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

**March 15, 2013
11:00 A.M. Prevailing Time**

BOROUGH

- Aldan 88, 165, 166, 178
- Brookhaven 127, 137, 167, 168
- Clifton Heights 3, 27, 82, 120, 129, 130, 144, 151
- Collingdale 7, 54, 72, 73, 81, 92, 103, 118, 122, 152, 172
- Colwyn 18, 131
- Darby 55, 71, 74, 83, 109, 149
- East Lansdowne 91, 95, 169
- Eddystone 40, 121, 142
- Folcroft 36, 49, 66, 101, 139
- Glenolden 16, 160, 163
- Lansdowne 24, 38, 90, 110
- Morton 69
- Norwood 51, 143
- Prospect Park 1, 181
- Ridley Park 31, 50
- Sharon Hill 29, 39
- Swarthmore 111
- Trainer 68, 156
- Upland 56
- Yeadon 12, 52, 58, 135, 140, 170

CITY

- Chester 8, 10, 19, 32, 57, 65, 70, 113, 124, 136, 138

TOWNSHIP

- Aston 6, 44, 86, 134
- Bethel 162
- Chester 42, 44, 67, 84, 108
- Concord 116
- Darby 5, 63
- Haverford 100, 125, 145, 150, 175, 176, 179, 180
- Lower Chichester 9, 11, 78, 114, 158
- Marple 17, 41, 46, 47, 79
- Middletown 14, 89
- Newtown 174
- Nether Providence 43, 77, 80
- Radnor 28, 30, 105, 161
- Ridley 4, 23, 53, 173
- Springfield 22, 60, 75, 98, 112, 164
- Tinicum 104, 128
- Upper Chichester 20, 21, 37, 45, 132, 159, 177
- Upper Darby 2, 15, 25, 34, 48, 62, 76, 87, 94, 96, 97, 99, 102, 106, 115, 117, 123, 126, 133, 141, 146, 148, 153, 154, 157
- Upper Providence 61, 64, 171

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. 00211 1. 2012

MORTGAGE FORECLOSURE

Judgment Amount: \$228,254.26

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

Front: Irregular Depth: Irregular

Being Premises: 504 Madison Avenue, Prospect Park, PA 19076.

Folio Number: 33-00-01132-01

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Catherine Marchesano and Eric Marchesano (Real Owner).

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 14746 2. 2010

MORTGAGE FORECLOSURE

Property being in the Township of Upper Darby, County of Delaware, and State of Pennsylvania, beginning at a point, the intersection of the Northwesterly side of Greenhill Road and the Northeast side of Wayne Avenue.

BEING Folio No. 16-09-01392-00

Being known as: 341 Wayne Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sidney Ellis and Vivian Ellis.

Hand Money \$25,206.44

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

JOSEPH F. McGINN, Sheriff

No. 7973 3. 2012

MORTGAGE FORECLOSURE

Judgment Amount: \$165,210.99

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

Front: Irregular Depth: Irregular

Being Premises: 65 West Madison Avenue, Clifton Heights, PA 19018.

Folio Number: 10-00-01277-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Eric S. Sorrentino and Christine Reale.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 541 4. 2012

MORTGAGE FORECLOSURE

Property being in the Township of Ridley, County of Delaware, and State of Pennsylvania, beginning at a point on the Southeasterly side of Secane Road.

BEING Folio No. 38-04-01884-00.

BEING known as: 2312 Secane Road, Secane, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Leroy E. Young, Jr.

Hand Money \$26,420.19

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

JOSEPH F. McGINN, Sheriff

No. 8899 5. 2011

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 Darby, County of Delaware and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Section No. 2 for First Urban Development Company dated 3/2/70 and last revised 9/25/70 said Plan made by H. Gilro Damon Associates, Inc., Civil Engineers, Sharon Hill, PA as follows, to wit:

BEGINNING at a point on the North-easterly side of Felton Avenue (50 feet wide) which point is measured the two following courses and distances along the said side of Felton Avenue from a point of tangents of the Northwesterly side of Linden Avenue (60 feet wide); 1. along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the point of tangent; 2. North 25 degrees, 26 minutes West, 81.50 feet to the point of beginning; thence extending from said beginning point along the said side of Felton Avenue North 25 degrees, 26 minutes West 28.17 feet to a point a corner of Lot No. 66 on said plan; thence extending along same North 64 degrees, 34 minutes East and crossing a 10 feet wide sodded swale, 100 feet to a point; thence extending South 25 degrees, 26 minutes East, 28.17 feet to a point a corner of Lot No. 68 on said plan; thence extending along same reclosing said 10 feet wide sodded swale, 100 feet to a point on the Northeasterly side of Felton Avenue, being the first mentioned point and place of beginning.

BEING Lot No. 76 on said plan.

HAVING erected thereon a dwelling known as 629 Felton Avenue, Sharon Hill, PA 19079.

Parcel No. 15-00-01390-96.

BEING the same premises which Anthony Kimani and Deborah Moindi, his wife, by Deed dated 11/26/2008 and recorded 01/05/2009 in the Recorder's Office of Delaware County, Pennsylvania, in Deed Book Volume 04476, page 0532, granted and conveyed unto Roger Phillip, as sole owner, his heirs and assigns.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Roger Phillip.

Hand Money \$189,679.37

Louis P. Vitti, Attorney

JOSEPH F. McGINN, Sheriff

No. 6581 6. 2011

MORTGAGE FORECLOSURE

Property situate in the Township of Aston, County of Delaware and State of Pennsylvania, beginning at a point on the Southwesterly side of Connie Lane.

BEING Premises: 52 Connie Lane, Aston, Pennsylvania 19014.

BEING Parcel Nos. 02-00-00591-15.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Andrew J. Basht and Mary E. Basht.

Hand Money \$21,633.33

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

JOSEPH F. McGINN, Sheriff

No. 6711 7. 2012

MORTGAGE FORECLOSURE

Property in the Borough of Collingdale, County of Delaware, and State of Pennsylvania, situate on the Northeasterly corner of Marshall Avenue and Andrews Avenue.

BEING Folio No. 11-00-01823-00

BEING known as 301 Marshall Avenue, Collingdale, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Beth Huggins and John C. Huggins.

Hand Money \$8,007.51

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

JOSEPH F. McGINN, Sheriff

No. 1635 8. 2012

MORTGAGE FORECLOSURE

Property being in the City of Chester, County of Delaware and State of Pennsylvania, beginning at a point on the Southwesterly side of Baldwin Street.

BEING Premises: 1010 Baldwin Street, Chester, Pennsylvania 19013.

BEING Parcel Nos. 49-05-00446-00.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Rodney A. Macajoux.

Hand Money \$5,292.82

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

JOSEPH F. McGINN, Sheriff

No. 7230 9. 2012

MORTGAGE FORECLOSURE

Property situate in the Township of Lower Chichester, County of Delaware and State of Pennsylvania, beginning at a point on the Northwesterly side of Fronefield Avenue.

BEING Premises: 138 Fronefield Avenue, Marcus Hook, Pennsylvania 19061.

BEING Parcel Nos. 08-00-00309-00.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Erika R. Davis.

Hand Money \$11,803.02

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

JOSEPH F. McGINN, Sheriff

No. 6582 10. 2012

MORTGAGE FORECLOSURE

Property in the City of Chester, County of Delaware and State of Pennsylvania on the Easterly side of Hyatt Street.

Front: IRR Depth: IRR

BEING Premises: 1027 Hyatt Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Buster Giggetts.

Hand Money \$5,242.24

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 4481 11. 2012

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 1567 & 1575 Chichester Avenue, Linwood, PA 19061.

Parcel Nos. 08-00-00128-00 and 08-00-00127-00.

IMPROVEMENTS CONSIST OF: Commercial Real Estate.

SOLD AS THE PROPERTY OF: Manor Bathija, Sita Bathija, Hargobind Bathija and Ramesh Bathija.

Hand Money \$27,273.04

Stern & Eisenberg, PC, Attorneys
Kevin P. Diskin, Attorney

JOSEPH F. McGINN, Sheriff

No. 7646 12. 2011

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 100

Being Premises: 832 Bullock Avenue, Yeadon, PA 19050-3613.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David D. Lee, III and Geraldine E. Lee.

Hand Money \$4,805.75

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 5351 14. 2012

MORTGAGE FORECLOSURE

UPI: 27-00-00979-00

PREMISES A

ALL THOSE CERTAIN lots or pieces of land with the buildings and IMPROVEMENTS thereon erected SITUATE in the Township of Middletown, County of Delaware and Commonwealth of Pennsylvania consisting of Lots Nos. 102 to 105 inclusive and Lot Nos. 122 to 125 inclusive according to a plan of "Overlook" as laid out by L. H. Richards in 1981 and survey made by James R. Pennell R.L.S. on January 29, 1932 and recorded in the Office of the Recording of Deeds in and for the County of Delaware in Deed Book T-13 page 624.

PREMISES B

ALL THAT CERTAIN parcel of ground SITUATE in the Township of Middletown, County of Delaware and Commonwealth of Pennsylvania described according to a vacated street plan for Windham and Summit Streets for "Overlook" prepared by G. D. Houtman & Son, Inc., Civil Engineers and Land Surveyors, dated May, 17, 1995, last revised August 10, 1995 in as follows:

BEGINNING at a point on the Northerly right-of-way line of Summit Street (40 feet wide), the said point being corner of lands now or late of William J. & Sandra Duckett and located 300.00 feet from the point of intersection of the Northerly right-of-way line of Summit Street with the Easterly right-of-way line of Windham Street; THENCE from the point of beginning South 07 degrees 30 minutes East 20.00 feet to a point on the center line of Summit Street; THENCE along the center line of Summit Street South 82 degrees 30 minutes West 100.00 feet to a point; thence North 07 degrees 30 minutes West 20.00 feet to point on the Northerly right-of-way line of Summit Street; THENCE along the Northerly right-of-way line of Summit Street North 82 degrees 30 minutes East 100.00 feet to a point being the first mentioned point and place of beginning.

BEING Folio No. 27-00-00979-00.

BEING the same premises which Valerie R. Gentry and Bentley E. Gentry, husband and wife, granted and conveyed unto Kathleen Ardekani and Iraj A. Ardekani, wife and husband, by Deed dated June 8, 2007 and recorded June 27, 2007 in Delaware County Record Book 416, page 576.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Iraj A. Ardekani and Kathleen Ardekani.

Hand Money \$36,723.56

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

JOSEPH F. McGINN, Sheriff

No. 1324 15. 2012

MORTGAGE FORECLOSURE

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

Front: 53 Depth: 106

BEING Premises: 900 Addingham Avenue, Drexel Hill, PA 19026-4730.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William C. Schmid, Jr. and Lauren K. Warchol.

Hand Money \$23,430.84

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 16037 16. 2009

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 100

Being Premises: 120 South Wells Avenue, Glenolden, PA 19036-1735.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James McLean and Regina McLean.

Hand Money \$11,529.50

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 6821 17. 2012

MORTGAGE FORECLOSURE

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

Front: 112 Depth: 272 (Irregular)

Being Premises: 92 North Malin Road, Broomall, PA 19008-1431.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Lorrell C. Monday.

Hand Money \$55,145.08

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 7429 18. 2012

MORTGAGE FORECLOSURE

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

BEGINNING at a point on the Southwesterly side of Walnut Street at the distance of 50.63 feet Northwestwardly from the Southwesterly corner of the said Walnut Street and Third Street; thence extending by the Southwesterly side of Walnut Street North 68 degrees 4 minutes West 17.09 feet to a corner of land formerly of John Nacey; thence by the same South 18 degrees 26 minutes West 81.9 feet to a point in line of lands formerly of Edward R. Wood; thence by the same South 65 degrees 43 minutes and 30 seconds East 17.15 feet to a corner of other land formerly of the said John Nacey; and thence by the same North 18 degrees 26 minutes East 82.6 feet to the point and place of beginning.

HAVING erected thereon a dwelling known as 306 Walnut Street, Colwyn, PA 19023.

PARCEL No. 12-00-00888-00.

BEING the same premises which Crust & Cook, a PA limited Partnership by Deed dated 9/19/2006 and recorded 9/22/2006 in the Recorder's Office of Delaware County, Pennsylvania, in Deed Book Volume 3913, page 1408, Instrument No. 20060888987, granted and conveyed unto Rachel Sumo Foster and Edwin G. Sumo.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Rachel Sumo Foster and Edwin G. Foster.

Hand Money \$67,076.37

Louis P. Vitti, Attorney

JOSEPH F. McGINN, Sheriff

No. 5444 19. 2011

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 and described according to a plan thereof known as "Edgmont Park Gardens" said plan made by Damon and Foster, Civil Engineers, dated December 14, 1946 and last revised June 25, 1947, said plan being recorded in the Office of the Recording of Deeds in and for the County of Delaware at Media, Pennsylvania in Plan Case No. 6, page 20 as follows, to wit:

BEGINNING at a point on the Southeastly side of West 21st Street (50 feet wide), said point being measured by the (2) following courses and distances from a point of compound curve on the Southwesterly side of Edgmont Avenue (60 feet wide): (1) leaving Edgmont Avenue on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 29.06 feet to a point of tangent on the Southeasterly side of 21st Street; and (2) South 27 degrees, 59 minutes, 16 seconds West measured along the said side of West 21st Street 1,483.05 feet to the point of beginning; thence extending from said point of beginning along Lot No. 78 South 62 degrees, 1 minute, 44 seconds East partly through the party wall and crossing a certain 12 feet wide driveway 100.95 feet to a point, said driveway extending Southwestwardly from Edgmont Avenue and communicating with two other certain 15 feet wide driveway, both leading Northwestwardly into West 21st Street; thence extending South 27 degrees, 31 minutes, 48 seconds West 16.00 feet to a point, a corner of Lot No. 80; thence extending along Lot No. 80 North 62 degrees 1 minute, 44 seconds West recrossing the first mentioned 12 feet wide driveway and partly through the party wall 100.48 feet to a point on the Southeastly side of West 21st Street, aforesaid; thence extending North 27 degrees, 58 minutes, 16 seconds East along the said side of West 21st Street 16.00 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right liberty and privileges of the aforesaid driveways as and for driveways, passageways and watercourses at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping the said driveway in good order and repair.

BEING Lot No. 79 Block 10 as shown on the above mentioned plan.

Parcel/Folio No. 49-01-00681-00.

BEING more commonly known as: 327 West 21st Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Patrick J. Melone and Vanessa Melone.

Hand Money \$2,000.00

Craig Oppenheimer, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 6077 20. 2012

MORTGAGE FORECLOSURE

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

Front: 75 Depth: 200

Being Premises: 205 Bridge Road, Upper Chichester, PA 19061-2925.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mark B.Reese and Margaret B. Reese.

Hand Money \$5,090.55

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 8229 21. 2012

MORTGAGE FORECLOSURE

Property in the Township of Upper Chichester, County of Delaware and State of Pennsylvania on the Northeasterly side of Burdett Drive.

Front: IRR Depth: IRR

BEING Premises: 753 Burdett Drive, Upper Chichester, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joel Vandewettering and Kathleen Vandewettering.

Hand Money \$28,813.29

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 1848 22. 2012

MORTGAGE FORECLOSURE

Property in the Township of Springfield, County of Delaware, Commonwealth of PA on the middle line of Baltimore Pike.

Front: Irr Depth: Irr

Being Premises: 1325 Baltimore Pike, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Sau Hung Yeung.

Hand Money \$28,141.53

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 002581 23. 2012

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground situate in the Township of Ridley, County of Delaware, and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan for Joseph Berger, made by Brandywine Valley Engineers, Inc.,dated 6/22/1992 and recorded in the Office for the Recorder of Deeds at Media, PA in Subdivision Book 17, page 308, described as follows, to wit:

BEGINNING at a point on the South-easterly side of Villanova Avenue (50 feet wide) measured North 9 degrees 39 minutes East, 208.30 feet from the intersection of the Northeasterly side of Amherst Avenue, thence from said beginning point and along said Villanova Avenue North 9 degrees 39 minutes East, 58.30 feet to a point a corner of Lot 3, thence along the same South 80 degrees 21 minutes East, 175 feet to a point in line of lands now or late of Charles H. Reynolds, thence along the same South 9 degrees 39 minutes West, 58.30 feet to a point a corner of Lot 1; thence along the same North 80 degrees 21 minutes West, 175 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on the above mentioned plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Albert A. Degregorio and Jill Degregorio.

Hand Money \$27,408.83

Gregory Javardian, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 5630 24. 2010

MORTGAGE FORECLOSURE

Property in the Borough of Lansdowne, County of Delaware and State of Pennsylvania on the Westerly side of South Wycombe Avenue.

Front: IRR Depth: IRR

Being Premises: 70 South Wycombe Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tamarra Wharton.

Hand Money \$23,031.34.

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 5496 25. 2012

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

Being Premises: 7023 Clinton Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Roselyn M. Harrisson a/k/a Roselyn Harrison and Robert Peterson.

Hand Money \$3,288.31

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 001201 27. 2012

MORTGAGE FORECLOSURE

Property in the Borough of Clifton Heights, County of Delaware, Commonwealth of PA on the Southwest side of Chester Avenue.

Front: Irr Depth: Irr

Being Premises: 500 Chester Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Frances P. Smith and Sandra S. Terranova.

Hand Money \$17,600.59

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 00389 28. 2012

MORTGAGE FORECLOSURE

Property in the Township of Radnor, County of Delaware, Commonwealth of PA on the Southerly side of the proposed right of way line of Bryn Mawr Avenue.

Front: Irr Depth: Irr

Being Premises: 715 South Bryn Mawr Avenue, Bryn Mawr, PA 19010.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Eric E. Anderson and Florence K. Anderson.

Hand Money \$98,771.70

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 5879 29. 2009

MORTGAGE FORECLOSURE

Property in the Borough of Sharon Hill, County of Delaware, and State of Pennsylvania, beginning at a point on the Northeasterly side of Foster Ave.

BEING Folio No. 41-00-00929-00

BEING known as: 65 Foster Avenue, Sharon Hill, Pennsylvania 19079.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Vincent Wilson.

Hand Money \$9,347.30

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

JOSEPH F. McGINN, Sheriff

No. 5057 30. 2012

MORTGAGE FORECLOSURE

Property in the Township of Radnor, County of Delaware, Commonwealth of PA on the Northwesterly side of Bryn Mawr Avenue.

Front: Irr Depth: Irr

Being Premises: 684 South Bryn Mawr Avenue, Bryn Mawr, PA 19010.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Robert J. Salmi and Erin M. Salmi.

Hand Money \$85,396.10

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 7568 31. 2012

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Borough of Ridley Park, County of Delaware and State of Pennsylvania, and described according to a plan of property for Joseph J. Kelly and Henry C. Vietz, made by Damon and Foster, Civil Engineers, of Sharon Hill, Pennsylvania, dated April 16, 1952 and last revised October 14, 1952 as follows, to wit:

SITUATE on the Southwesterly side of Lindsay Street (44 feet wide) at the distance of 53 feet measured South 32 degrees 31 minutes East along the said side of Lindsay Street from its intersection with the Southeasterly side of Park Street (44 feet wide) (both lines extended).

CONTAINING in front or breadth on the Southwesterly side of Lindsay Street measured South 32 degrees 31 minutes East, 45 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Lindsay Street, 100 feet.

BEING Lot No. 3.

BEING known as No. 308 Lindsay Street.

FOLIO No. 37-00-01264-00.

BEING the same premises which William Leslie Schafer, Jr. and Elsie J. Schafer, his wife, by Deed dated 6-28-1982 and recorded in Delaware County, in Volume 24, page 2198, conveyed unto William Leslie Schafer, Jr. and Elsie J. Schafer, his wife, as tenants by the entirety.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: William L. Schafer, Elsie J. Schafer.

Hand Money \$12,155.39

Walter J. Timby, III, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 5678 32. 2012

MORTGAGE FORECLOSURE

Property being in the City of Chester, County of Delaware and State of Pennsylvania, situate on the Northerly side of Eighteenth Street.

BEING Premises: 924 East Eighteenth Street, Chester, Pennsylvania 19013.

BEING Parcel Nos. 49-01-00168-00.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Mary Lou Walter, known surviving heir of Thomas R. Ogden, III, deceased mortgagor and real owner Roberta Martin, known surviving heir of Thomas R. Ogden, III, deceased mortgagor and real owner and all unknown surviving heirs of Thomas R. Ogden, III, deceased mortgagor and real owner.

Hand Money \$2,000.00

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

JOSEPH F. McGINN, Sheriff

No. 005897 34. 2012

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 100

BEING Premises: 162 Westdale Road, Upper Darby, PA 19082-1421.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kathy B. Robinson.

Hand Money \$6,521.21

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 7108 36. 2012

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 120

Being Premises: 18 Folcroft Avenue, Folcroft, PA 19032-1008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Teme-trius Evans.

Hand Money \$11,577.98

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 7107 37. 2012

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Upper Chichester, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan of Lots C.G.S., "Cherrytree III", made by Catania Engineering Associates, Inc., Consulting Engineers, Chester, PA., dated January 4, 1973 and last revised January 23, 1975 and recorded in the Office of Recording of Deeds in and for Delaware County in Plan Case 12 page 109 as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Carole Lane (5 feet wide), which point is measured on the arc of a circle curving to the left having radius of 15 feet the arc distance of 18.94 feet from a point of curve on the Southwesterly side of Cherry Tree Road (60 feet wide); thence extending from said beginning point, still along the said side of Carole Lane South 79 degrees 29 minutes 10 seconds West 91.18 feet to a point; thence leaving the said side of Carole Lane and extending South 10 degrees 30 minutes 50 seconds East 150 feet to a point, a corner of lands now or late of H. Lamplugh; thence extending along same and along lands now or late of W. Kurycz, North 79 degrees 29 minutes, 10 seconds East 149.92 feet to a point on the Southwesterly side of Cherry Tree Road; thence extending along same North 28 degrees 11 minutes West 146.47 feet to a point of curve; thence along the arc of a circle curving to the left having a radius of 15 feet the arc distance of 18.94 feet to the first mentioned point and place of beginning.

BEING LOT No. 1-A on said Plan.

Having erected thereon a dwelling known as 499 Cherry Tree Road, Aston, PA 19014.

Parcel No. 09-00-00710-01.

BEING the same premises which Barbara Bobak by Deed dated 12/29/06 and recorded 01/02/07 in the Recorder of Deeds Office in Delaware County, Pennsylvania in Instrument No. 2007000368, granted and conveyed unto Philip A. Brysiak, Roseann Downie and Kenneth F. Downie.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Philip A Brysiak, Rose Ann Downie and Kenneth F. Downie.

Hand Money \$273,514.85

Louis P. Vitti, Attorney

JOSEPH F. McGINN, Sheriff

No. 006234 38. 2011

MORTGAGE FORECLOSURE

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in the Borough of Lansdowne, County of Delaware and State of Pennsylvania, and known as lots No. 311 and No. 312 on a certain plan of lots of the Highland Mutual Land Association, which said Plan is recorded at Media in Deed Book K, No. page 1 and described according thereto as follows:

SITUATE on the Southwesterly side of Green (formerly Fourth) Avenue (40 feet wide) at the distance of 100 feet Northwestwardly from the Northwesterly side of Essex (formerly Johnson) Avenue (50 feet wide).

CONTAINING in front or breadth on the said Green Avenue 50 feet (each Lot 25 feet) and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Green Avenue 100 feet.

Tax ID: 23-00-01492-00

For information purposes only - property a/k/a 202 Green Avenue, Lansdowne, PA 19050-1407.

TITLE to said premises is vested in Paul D. McCaughey by Deed from Paul D. McCaughey and Moira Ann McCaughey, husband and wife, dated 11/29/2002 and recorded 11/26/2002 in Book 2597, page 876.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Paul D. McCaughey.

Hand Money \$13,990.93

Parker McCay, P.A., Attorneys

JOSEPH F. McGINN, Sheriff

No. 11675 39. 2010

MORTGAGE FORECLOSURE

Property in the Borough of Sharon Hill, County of Delaware, and State of Pennsylvania on the intersection of the West side of Oak Avenue and the South side of Poplar Street.

Front: IRR Depth: IRR

Being Premises: 308 Oak Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jeffrey A. Williams and Erica R. Williams.

Hand Money \$33,133.78

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 2069 40. 2012

MORTGAGE FORECLOSURE

Property situate in the Borough of Eddystone, County of Delaware, and State of Pennsylvania, beginning on the South side of 11th Street.

BEING Folio No. 18-00-00195-00.

BEING known as: 1109 East 11th Street, Eddystone, Pennsylvania 19022.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James Timlin.

Hand Money \$8,041.98

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

JOSEPH F. McGINN, Sheriff

No. 60476 41. 2011

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Marple, County of Delaware and State of Pennsylvania, described in accordance with a plan of Lots Section No. 4 for Oakwynne Development Co.,made by H. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, Pennsylvania, dated March 22nd, 1968 and last revised December 12th, 1968, as follows, wit:

BEGINNING at a point on the West-
erly side of Selwynne Drive (50 feet wide)
measured the three following courses and
distances from a point on the North side of
Cedar Grove Road (46.5 feet wide): (1) on
the arc of the circle curving to the left hav-
ing a radius of 25 feet, the arc distance of
35.26 feet to point of compound curve; (2) on
the arc of a circle curving to the left having
a radius of 488.53 feet the arc distance of
176.76 feet to a point of tangent: and (3)
North 18 degrees 27 minutes 30 seconds
West 88.64 feet to the point of beginning;
thence from the point of beginning and
along Lot No. 65, South 71 degrees 32
minutes 30 seconds East 160 feet to a point
in line of land now or late of John Davies;
thence along the same, North 18 degrees 27
minutes 30 seconds West, 125.33 feet to a
point, a corner of Lot No. 63; thence along
Lot No. 63, North 71 degrees 46 minutes 51
seconds East 160.04 feet to a point on the
West side of Selwynne Drive; thence along
the same the two following courses and
distances: (1) on the arc of a circle curving
to the right having a radius of 2,225 feet
the arc distance of 9.29 feet to a point; (2)
South 18 degrees 27 minutes 30 seconds
East 115.40 feet to the first mentioned point
and place of beginning.

BEING Lot No. 64 on said Plan.

Delaware County Folio Number 25-00-
04241-32.

Location of Property: 2504 Selwyn Drive,
Marple Township, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: a
residential dwelling.

SOLD AS THE PROPERTY OF: Placido
Sgro and Lisa Sgro.

Hand Money \$2,000.00

James R. Wood, Esquire, Attorney

JOSEPH F. MCGINN, Sheriff

No. 5492 42. 2011

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of
ground with the buildings and IMPROVE-
MENTS thereon erected, situate in the
Township of Chester, County of Delaware
and Commonwealth of Pennsylvania, and
described according to a survey thereof
made for Richard G. Kelly, by Reeder and
Margarity, Professional Engineers, Upper
Darby, PA on August 5, 1963, as follows:

BEGINNING at a point on the South-
easterly side of Powell Road (50 feet wide),
measured the (2) following courses and
distances, along same from its intersection
with the Northeasterly side of Reynolds
Road (50 feet wide) (both lines produced);
(1) extending from said point of intersec-
tion, North 55 degrees, 45 minutes, 50
seconds East, 83.34 feet to a point of curve
and (2) on a line curving to the left, having
a radius of 475.92 feet, the arc distance of
188.71, feet to the point and place of begin-
ning; thence extending from said beginning
point, along the said side of Powell Road,
Northeastwardly on a line curving to the
left, having a radius of 475.92 feet the arc
distance of 19.16 feet to a point; thence
extending South 71 degrees 02 minutes, 10
seconds East 117.39 feet to a point in the
center line of a certain 20 feet wide drive-
way, which extends Southwestwardly from
Adair Road, thence extending along the
center line of said driveway, South 18 de-
grees, 57 minutes, 50 seconds West,, 72.93
feet to a point; thence extending North 47
degrees, 16 minutes, 29 seconds West, pass-
ing through the party wall between theses
premises and the premises adjoining to the
Southwest 133.55 feet to the first mentioned
point and place of beginning.

BEING Lot No. 266 as shown on said
plan.

BEING same premises which Dean Ray
Keeton and Charlotte Ann Keeton, his wife,
by Deed dated 11-19-82 and recorded 11-26-
82 in the Office of the Recorder of Deeds in
and for the County of Delaware in Record
Book 48 page 275, granted and conveyed
unto Albert Lamont Corbitt and Elizabeth
Jean Corbitt, husband and wife as tenants
by the entirety.

AND the same Albert Lamont Corbitt has since departed this life on April 21, 1995, leaving title vested solely to Elizabeth Jean Corbitt.

Folio No. 07-00-00585-56.

Location of Property: 1353 Powell Road, Brookhaven, PA.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Elizabeth J. Corbitt a/k/a Elizabeth Jean Corbitt.

Real Debt: \$74,170.15

Hand Money \$74,170.15

Anthony R. Distasio, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 5905 43. 2012

MORTGAGE FORECLOSURE

Judgment Amount: \$106,524.74

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

Front: Irregular Depth: Irregular

Being Premises: 414 Albany Court, Wallingford, PA 19086.

Folio Number: 34-00-00003-01

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jane Karen Graves and Thomas W. Graves.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 868 44. 2012

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate partly in the Township of Chester and partly in the Township of Aston, described according to a certain plan of "Bridgewater Farms", Section 1 made by G.D. Houtman, Civil Engineer of Media, Pennsylvania, dated September 23, 1952 and last revised March 6, 1953, as follows;

BEGINNING at a point on the Southeasterly side of Springhouse Lane (50 feet wide), which point is measured the two following courses and distances from a point of curve on the Northeasterly side of West Chester Drive (60 feet wide); (1) from said point of curve on a line curving to the right with a radius of 25 feet the arc distance of 44.22 feet to as point of tangent on the said Southeasterly side of Springhouse Lane;

thence extending along the same (2) North 63 degrees East 87.41 feet to the point and place of beginning;

thence extending from said beginning point and along the said Southeasterly side of Springhouse Lane North 63 degrees East 70 feet to a point; thence extending South 27 degrees East 130 feet to a point;

thence extending South 63 degrees West 38.04 feet to a point; thence extending North 72 degrees West 45.33 feet to a point; thence extending North 27 degrees West 98.04 feet to a point on the Southeasterly side of Springhouse Lane, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 124 Block C on said plan.

Folio No. 02-00-02474-00.

Property: 2173 Springhouse Lane, Aston, PA 19014-2231.

BEING the same premises which Joseph DeVuono and Georgianna DeFrank DeVuono, by Deed dated March 1, 2002 and recorded March 21, 2002 in and for Delaware County, Pennsylvania, in Deed Book Volume 02394, page 0344, granted and conveyed unto James C. Illingsworth and Melissa Illingsworth, as tenants by the entirety.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: James C. Illingsworth and Melissa Illingsworth, as tenants by the entirety.

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

Ashleigh L. Marin, Attorney

JOSEPH F. MCGINN, Sheriff

No. 1593 45. 2012

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE on the North side of Taylor Avenue at the distance of 396.01 feet measured Eastwardly from the Northeast corner of the said Taylor Avenue and Huddell Street, in the Township of Upper Chichester, County of Delaware and State of Pennsylvania; extending thence along the North side of said Taylor Avenue North 77 degrees 1 minute East 171.33 feet to the West side of a 15 feet wide alley; thence along the West side of said alley North 0 degrees 3 minutes West 131.33 feet to the South side of another 15 feet wide alley; thence along the South side of last mentioned alley South 77 degrees 1 minute West 200.72 feet to a point, a corner of lands now or late of Joseph Tinley et ux; and thence along last mentioned lands South 12 degrees 59 minutes East 128 feet to the North side of said Taylor Avenue, the first mentioned point and place of beginning.

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

EXCEPTING AND THEREFROM AND THEREOUT:

ALL THAT CERTAIN lot or piece of lands situate in the Township of Upper Chichester, County of Delaware and State of Pennsylvania, bounded and described according to a survey thereof made by C.A. Parron, Registered Surveyor, of Marcus Hook, PA, dated June 26, 1951, as follows, to wit:

BEGINNING at a point on the Northerly side of Taylor Avenue (50 feet wide) at the distance of 395.96 feet (herefore described as 396.01 feet) measured Eastwardly from Northeasterly corner of said Taylor Avenue and Huddle Avenue.

CONTAINING in from along the Northerly side of said Taylor Avenue, measured thence North 77 degrees 1 minute East 50 feet and extending in depth of that width North 12 degrees 59 minutes West 128 feet to the Southerly side of a 15 feet wide alley which extends Eastwardly into another 15 feet wide alley, which last said alley extends Southwardly into the said Taylor Avenue.

BEING known and designated as No. 22 bounded on the West by lands now or late of Joseph Tinley, et ux, and on the East by other lands of Francis J. Losak, et ux.

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

CONTAINING

Folio No. 09-00-03201-00.

Property: 22 Taylor Avenue, Linwood, PA 19061-4045.

BEING the same premises which Catherine M. Losak, by Deed dated December 18, 2009 and recorded December 22, 2009 in and for Delaware County, Pennsylvania, in Deed Book Volume 04677, page 0909, granted and conveyed unto Barry Garten.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Barry Garten.

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

Jaime R. Ackerman, Attorney

JOSEPH F. McGINN, Sheriff

No. 61062 46. 2010

MORTGAGE FORECLOSURE

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, and described according to a Plan thereof made by Damon and Foster, Civil Engineers, dated 9/27/1955 and last revised 10/17/1955 as follows, to wit:

BEGINNING at a point on the Westerly side of a certain cul-de-sac, said cul-de-sac being at the end of Lincoln Lane (50 feet wide), said point being the seven following courses and distances from a point of curve on the Southwesterly side of Malin Road (1) measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 47.73 feet to a point of tangent on the Northwesterly side of Lincoln Lane, (2) South 63 degrees 10 minutes 24 seconds West measured along the said side of Lincoln Lane 231.82 feet to a point of curve in the same, (3) Southwestwardly measured still along the said side of Lincoln Lane on the arc of a circle curving to the left having a radius of 300 feet the arc distance of 45.47 feet to a point of tangent in the same (4) South 54 degrees 29 minutes 22 seconds West measured still along the said side of Lincoln Lane 560.12 feet to a point of curve in the same, (5) Southwestwardly measured still along the said side of Lincoln Lane on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 219.30 feet to a point of reverse curve on the Northwesterly side of the aforesaid cul-de-sac, (6) Southwestwardly measured along the said side of the cul-de-sac on the arc of a circle curving to the right having a radius of 51.50 feet the arc distance of 54.64 feet to a point of reverse curve in the same, and (7) Southwestwardly and Southwardly

measured partly along the Northwesterly and partly along the Westerly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 51.50 feet the arc distance of 68.85 feet to the point of beginning; thence extending from said point of beginning Southwardly and Southeastwardly measured partly along the Westerly and partly along the Southwesterly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 51.50 feet the arc distance of 68.85 feet to the point of beginning; thence extending from said point of beginning Southwardly and Southeastwardly measured partly along the Westerly and partly along the Southwesterly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 51.50 feet the arc distance of 21.51 feet to a point of tangent in the same; thence extending South 35 degrees 30 minutes 38 seconds East still along the Southwesterly side of the cul-de-sac 51.50 feet to a point; thence extending South 54 degrees 29 minutes 22 seconds West 201.34 feet to a point; thence extending North 15 degrees 37 minutes 43 seconds West 140 feet to a point; thence extending North 75 degrees, 1 minute, 58 seconds East 168.90 feet to the first mentioned point and place of beginning.

BEING Lot No. 27 as shown on the above mentioned plan.

Location of Property: 30 Lincoln Lane, Marple Township, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Victor F. Troiani, Joanne L. Troiani Barsanoffa Troiani and Juliana M. Troiani.

Hand Money \$2,000.00

James R. Wood, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 60948 47. 2010

MORTGAGE FORECLOSURE

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, described in accordance with a plan of Marple Summit Estates prepared by Damon and Foster Civil Engineers Sharon Hill, Penna., on October 15, 1949 and last revised September 28, 1953, as follows:

SITUATE on the Southeasterly side of Marshall Drive (50 feet wide) at the distance of 235.39 feet measured North 46 degrees 46 minutes East along the said side of Marshall Drive, from a point of curve which point of curve is measured on a radial round corner whose radius is 25 feet the arc distance of 38.88 feet from a point of tangent on the Northeasterly side of Jamestown Road (50 feet wide).

CONTAINING in front or breadth on the said side of Marshall Drive on a course measured North 46 degrees 46 minutes East 110 feet and extending of that width in length or depth on a course South 43 degrees 14 minutes East between parallel lines at right angles with the said side of Marshall Drive 295 feet.

BEING Lot No. 59 on said Plan.

Delaware County Folio Number 25-00-02997-00.

Location of Property: 617 Marshall Drive, Marple Township, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: James Kollias.

Hand Money \$2,000.00

James R. Wood, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 6799 48. 2012

MORTGAGE FORECLOSURE

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

Front: 18 Depth: 76

BEING Premises: 230 Hampden Road, Upper Darby, PA 19082-4007.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mabel Nyepanh.

Hand Money \$11,120.69

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 14129 49. 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

JOSEPH F. McGINN, Sheriff

No. 4619 50. 2012

MORTGAGE FORECLOSURE

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

Front: 27 Depth: 117

Being known as: 1012 12th Avenue, Prospect Park, PA 19076-2021.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Howard Timmins.

Hand Money \$19,822.67

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 5855 51. 2011

MORTGAGE FORECLOSURE

108 Henderson Avenue
Norwood, PA 19074

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

Situate on the Southwest corner of Henderson and McKinley, (formerly Welcome) Avenue and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jeanne Depatch.

Hand Money \$22,825.43

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 003730 52. 2012

MORTGAGE FORECLOSURE

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

Front: 33 Depth: 100

Being Premises: 615 Fern Street, Lansdowne, PA 19050-3307.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Adeyeye L. Aladetohun.

Hand Money \$19,966.53

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 14873 53. 2009

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 100

Being Premises: 539 Stanbridge Road, Morton, PA 19070-1328.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alexander T. Park a/k/a Alexander Park.

Hand Money \$27,821.46

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 2687 54. 2012

MORTGAGE FORECLOSURE

Judgment Amount: \$92,227.08

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

Front: IRR Depth: IRR

Being Premises: 519 Andrews Avenue, Collingdale, PA 19023.

Folio Number: 11-00-00001-02.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jonathan P. Murray.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

JOSEPH F. MCGINN, Sheriff

BEGINNING at a point the terminus of the Southeasterly line of lands now or late of Anna Taylor, deceased, the said line beginning at a point in the Northeasterly side of Chestnut Street at the distance of 164 feet, 6 inches Northwestwardly from the Northwesterly side of Fourth Street and running Northeastwardly in a parallel line with land now or late of Harvey Scherff the distance of 90 feet to the point first above mentioned which is the middle point of straight line running from the said Northeasterly side of Chestnut Street to the Southwesterly line of a certain 20 feet wide street or alley, herein after described; thence Northwestwardly along the Northeasterly line of lands now or late of Ann Taylor, deceased, 20 feet to a point in said line of lands of Harvey Scherff; thence along the same Northeastwardly 90 feet to a point in the Southwesterly side of said 20 feet wide street or alley (which alley is laid out at the distance of 200 feet Southwestwardly from the Southwesterly side of Main Street and running Northwestwardly from the Northwesterly side of Fourth Street) thence Southeastwardly along said side of said alley in a line parallel with said Chestnut Street 120 feet to a point; thence Southwestwardly in a line parallel with said line of lands now or late of Harvey Scherff, 90 feet to a point and place of BEGINNING.

No. 2621 55. 2012

MORTGAGE FORECLOSURE

Premises A

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

TOGETHER with the use, right, liberty and privilege of the said 20 feet wide street or alley as a driveway and passageway as expressed in Deed to Amos Buckman and recorded in the Office of the Recording of Deeds aforesaid in Deed Book No. 347, page 300 etc.

Premises B

ALL THAT CERTAIN lot or piece of land, SITUATE on the Northeasterly side of Chestnut Street in the Borough of Darby, County of Delaware and State of Pennsylvania.

BEGINNING at a point in the said Northeasterly side of Chestnut Street at the distance of 164.50 feet Northwestwardly from Fourth Street said point is also 40 feet Southeastwardly from land of Mary Coverdell.

CONTAINING in front or breadth on said Chestnut Street measured Northwestwardly 20 feet and extending Northeastwardly of that width in length or depth between lines parallel with the land of Mary Coverdell 90 feet; then Northwestery line thereof passing through the center of the party wall of the message hereby conveyed and the message adjoining on the Northwest.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Yvonne D. Epps.

Hand Money \$7,203.92

Patrick J. Wesner, Attorney

JOSEPH F. McGINN, Sheriff

No. 6199 56. 2012

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 38

Being Premises: 1007 Church Street, Upland, PA 19015-3033.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kathleen Sitasz.

Hand Money \$13,694.20

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 14007 57. 2010

MORTGAGE FORECLOSURE

Property being in the City of Chester, County of Delaware and State of Pennsylvania, beginning on the Easterly side of Highland Avenue.

BEING Premises: 101 Highland Avenue, Chester, Pennsylvania 19013.

BEING Parcel Nos. 49-11-01455-00 & 49-11-01456-00.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Geraldine Boyd.

Hand Money \$4,872.72

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

JOSEPH F. McGINN, Sheriff

No. 007277 58. 2012

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

Being Premises: 743 Bullock Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shirley R. Watson, as Executrix of the Estate of Edrena G. Watson, deceased.

Hand Money \$10,136.41

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 17582 60. 2010

MORTGAGE FORECLOSURE

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

Front: 50 ft Depth: 200 ft

Being known as: 445 Prospect Road, Springfield, PA 19064.

Parcel Nos. 42-00-04920-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Martin T. Henry and the United States of America.

Hand Money \$2,000.00

Stern & Eisenberg, Attorneys

JOSEPH F. McGINN, Sheriff

No. 697 61. 2012

MORTGAGE FORECLOSURE

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

Front: 170 Depth: 182 (Irregular)

Being Premises: 198 West Rose Tree Road, Media, PA 19063-2009.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Isaac Palant.

Hand Money \$25,999.91

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 7919 62. 2012

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware and State of Pennsylvania on the Unit Number A-3.

Front: IRR Depth: IRR

Being Premises: 8115 West Chester Pike Unit No. A3, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Brenda Heath.

Hand Money \$6,349.15

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 10005 63. 2011

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 Darby, County of Delaware and State of Pennsylvania, and described according to a plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, PA on 2/19/1957, as follows, to wit:

BEGINNING at a point on the North-easterly side of Tribbitt Avenue (60 feet wide) measured the (3) following courses and distances from a point of compound curve on the Southeasterly side of Hermesprota Drive (50 feet wide): (1) from said point of compound curve on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 41.080 feet to a point of tangent; (2) South 47 degrees, 53 minutes, 30 seconds East, 407.77 feet to a point; (3) South 47 degrees, 52 minutes, East, 30.23 feet to the point and place of beginning; thence extending from said beginning point, North 42 degrees, 6 minutes, 30 seconds East, passing through the party wall between these premises and the premises adjoining to the Northwest, 107.52 feet to a point on the Northeasterly side of a certain 15 feet wide driveway which extends Northwestwardly into Hermesprota Drive and Southeastwardly thence Southwestwardly into Tribbitts Avenue; thence extending along the Northeasterly side of said driveway, South 47 degrees, 53 minutes, 30 seconds East, 18 feet to a point; thence extending South 42 degrees, 6 minutes, 30 seconds West, passing through the party wall between these premises and the premises adjoining to the Southeast 107.53 feet to a point on the Northeasterly side of Tribbitt Avenue; thence extending along same North 47 degrees, 52 minutes, East, 18 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 77 of said plan and house No. 1543 Tribbitt Avenue.

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

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 15 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 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.

TAX ID No. 15-00-03845-03.

For information purposes only - property also known as: 1543 Tribbett Avenue, Sharon Hill, PA 19079.

TITLE to said premises is vested in Jermaine R. Quarles, by deed from Linda Moore, dated 4/12/2005 and recorded 4/14/2005 in Book 3460, page 255.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jermaine R. Quarles.

Hand Money \$9,701.14

Parker McCay, P.A., Attorneys

JOSEPH F. McGINN, Sheriff

No. 6071 64. 2012

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 3208 N. Providence Road, Media, PA 19063.

Parcel Nos. 35-00-01496-00.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Anthony P. Lynn and Maureen C. Lynn.

Hand Money \$37,116.50

Stern & Eisenberg, PC, Attorneys
Kevin P. Diskin, Attorney

JOSEPH F. McGINN, Sheriff

No. 8135 65. 2012

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 1012 Concord Avenue, Chester, PA 19013.

Parcel Nos. 49-07-01073-00.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Jean McClain.

Hand Money \$3,130.70

Stern & Eisenberg, PC, Attorneys Kevin P. Diskin, Attorney

JOSEPH F. MCGINN, Sheriff

No. 3700 66. 2012

MORTGAGE FORECLOSURE

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

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, SITUATE in the Borough of Folcroft, County of Delaware and State of Pennsylvania, and described according to a plan thereof known as "Glencroft Manor" made by George E. Regester, Jr., Registered Surveyor, dated May 9, 1956, as follows, to wit:

BEGINNING at an iron pin on the Southwesterly side of Glencroft Circle (50 feet wide), said iron pin being the five following courses and distances from a point of curve on the Northwesterly side of Hook Road (46 feet wide):

(1) measured on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 49.77 feet to a point of tangent on the Northeasterly side of Glencroft Circle.

(2) North 22 degrees 2 minutes West measured along the Northeasterly side of Glencroft Circle 161.33 feet to a point curve in the same

(3) Northwestwardly and Northeastwardly measured partly along the Northeasterly and partly along the Southeasterly sides of Glencroft Circle on the arc of a circle curving to the right having a radius of 100 feet the arc distance of 151.82 feet to a point of tangent on the Southeasterly side of Glencroft Circle.

(4) North 64 degrees 57 minutes East measured still along the Southeasterly side of Glencroft Circle 61.08 feet to a point of curve in the same and

(5) Northeastwardly and Southeastwardly measured partly along the Southeasterly and partly along the Southwesterly sides of Glencroft Circle on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 81.17 feet to the first mentioned iron pin the point and place of beginning, said iron pin also being on the center line of a 9 feet wide common driveway;

thence extending from said point of beginning Southeastwardly measured along the Southwesterly side of Glencroft Circle on the arc of a circle curving to the right having a radius of 100 feet the arc distance of 81.17 feet to a point of tangent in the same;

thence extending South 22 degrees 2 minutes East measured still along the Southwesterly side of Glencroft Circle 7.26 feet to an iron pin;

thence extending South 67 degrees 58 minutes West 130.50 feet to an iron pin;

thence extending North 29 degrees 11 minutes East measured partly along the center line of the aforesaid common driveway 127.39 feet to the first mentioned iron pin the point and place of beginning.

BEING Lot Number 26 as shown on the above mentioned plan.

FOLIO No. 20-00-00908-00.

Property: 632 Glencroft Circle, Folcroft, PA 19032-1408.

BEING the same premises which John G. Ramagano and Pamela A. Ramagano, formerly Pamela A. Brannen, husband and wife, by Deed dated July 7, 1995 and recorded July 12, 1995 in and for Delaware County, Pennsylvania, in Deed Book Volume 1378, page 1293, granted and conveyed unto Michael L. Jay.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Michael L. Jay.

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

Jaime R. Ackerman, Attorney

JOSEPH F. McGINN, Sheriff

No. 10060 67. 2011

MORTGAGE FORECLOSURE

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

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Chester, County of Delaware, State of Pennsylvania, and described according to a survey thereof, made for Richard G. Kelly, by Reeder and Magarity, Professional Engineers, Upper Darby, PA on 7/17/1962 as follows:

BEGINNING at a point on the Easterly side of Adair Road (50 feet wide) at the distance of 350.45 feet, measured North 18 degrees 57 minutes 50 seconds East, along same, from its intersection with the Northerly side of Renolds Road (50 feet wide) (both lines produced).

CONTAINING in front or breadth on said Adair Road, measured North 18 degrees 57 minutes so seconds East, 20 feet, and extending of that width in length or depth, measured South 71 degrees 02 minutes 10 seconds East, between parallel lines at right angles to said Adair Road, 107.5 feet to a point in the center line of a certain 20 feet wide driveway (paved 17 feet) which extends Northwardly and Southwardly, communicating at its Northerly and Southerly ends thereof with two certain other 20 feet wide driveways (paved 17 feet) which extend Eastwardly from Adair Road to Harshaw Road, the Northerly and Southerly lines thereof passing through the partywalls between these premises and the premises adjoining to the North and South.

BEING Lot No. 197 Adair Road, as shown on said plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for driveway, passageways and watercourses at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounded in 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.

Tax ID/Parcel No. 07-00-00001-22.

Property: 1351 Adair Road, Brookhaven, PA 19015.

BEING the same premises which Joseph M. Gully, by Deed dated June 29, 2010 and recorded July 14, 2010 in and for Delaware County, Pennsylvania, in Deed Book Volume 4771, page 1982, granted and conveyed unto Kasie D. Bussey, as sole owner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Kasie D. Bussey, as sole owner.

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

Jaime R. Ackerman, Attorney

JOSEPH F. McGINN, Sheriff

No. 3697 68. 2012

MORTGAGE FORECLOSURE

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

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

BEGINNING at a point on the North-easterly side of Sunset Street, Late Avenue, at the distance of one hundred feet Northwest from Eleventh Street, in the Borough of Trainer, aforesaid, containing in front along the said Northeasterly side of Sunset Avenue measured Northwestwardly seventy-five feet and extending of that width in length or depth Northeastwardly at right angles to the said Sunset Avenue one hundred feet.

BEING known and designated as Lots Nos. 39-10-11 Section H on the revised Plan of Lennox Park, as recorded in Media, Pennsylvania in Case No. 2 page 4.

BOUNDED on the Northwest by lands of William E. Mast, et ux; on the Northeast by lands of William E. Mast, et ux; on the Northeast by lands of William Cheesman, et al; and on the Southeast by lands of John A. Orley, et ux, et al.

Folio No. 46-00-00531-00.

Property: 1015 Sunset Street a/k/a 1107 Sunset Street, Trainer, PA 19061-5223.

BEING the same premises which by Deed dated March 31, 2004 and recorded April 23, 2004 in and for Delaware County, Pennsylvania, in Deed Book Volume 03152, page 0811, granted and conveyed unto Angela Jarmuzek, a married woman, as sole owner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Angela Jarmuzek, a married woman, as sole owner.

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

Jaime R. Ackerman, Attorney

JOSEPH F. McGINN, Sheriff

No. 2057 69. 2012

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:

ALL THAT CERTAIN lot situate in the Borough of Morton, County of Delaware and Commonwealth of Pennsylvania, described according to a plan of Properties for Daniel and Helen Clatterbaugh by Herbert E. MacCombie, Jr., P.E., Broomall, PA recorded 10/13/1989 in Plan Case 16 page 298, bounded and described as follows, to wit:

BEGINNING at a point in the Northerly side of School Street (40 feet wide), a corner of Lot No. 1 on said plan.

thence extending from said beginning point along Lot No. 1 aforesaid, North 43 degrees 40 minutes 00 seconds West, 76.13 feet to a point;

thence extending North 43 degrees 09 minutes 58 seconds (erroneously set forth in prior deed as 53 seconds) East, 33.08 feet to a point a corner of Lot No. 3 on said plan;

thence extending along same South 43 degrees 40 minutes 00 seconds East, 75.07 feet to a point on the Northerly side of School Street, aforesaid;

thence extending along the same, South 46 degrees 20 minutes 00 seconds West 33.07 feet to the point and place of beginning.

BEING known as Lot No. 2 on said plan.

TOGETHER with and subject to any and all easements reservations, restrictions, rights-of-way and all other rights reserved in prior instruments of record.

FOLIO No. 29-00-00546-01.

Property: 507 School Street, Morton, PA 19070-1406.

BEING the same premises which La-Salle National Bank, as Trustee, by Deed dated June 25, 1999 and recorded July 7, 1999 in and for Delaware County, Pennsylvania, in Deed Book Volume 1899, page 951, granted and conveyed unto Andrew D. Hoopes and Colleen M. Hoopes, as tenants by the entirety.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Andrew D. Hoopes and Colleen M. Hoopes, as tenants by the entirety.

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

Jaime R. Ackerman, Attorney

JOSEPH F. McGINN, Sheriff

No. 2765 70. 2012

MORTGAGE FORECLOSURE

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

ALL THAT CERTAIN brick message and lot or piece of ground, situate on the West side of Engle Street at the distance of seventy-nine feet, four inches North of Front Street, in the City of Chester, County of Delaware and State of Pennsylvania.

BEGINNING at a point on the Westerly side of Engle Street (sixty feet wide) said point being at the distance of seventy nine and thirty-three one-hundredths feet along the said side of Engle Street measured North twenty-seven degrees forty-two minutes forty-three seconds West from the intersection of the said side of Engle Street with the Northerly side of Front Street (sixty feet wide);

thence leaving the said side of Engle Street South sixty-two degrees eighteen minutes forty-seven seconds West the distance of seventy-seven feet to a point;

thence North twenty-seven degrees forty-two minutes forty-three seconds West the distance of eighteen and eighty-two hundredths feet to a point; thence North sixty-one degrees fifty-seven minutes thirty-eight seconds East the distance of seventy-seven and one hundredths feet said line passing partly through a party wall to a point on the Westerly side of Engle Street;

thence along the said side of Engle Street South twenty-seven degrees forty-two minutes forty-three second East the distance of nineteen and twenty-four one hundredths feet to the aforesaid point and place of beginning.

BEING the same parcel of land as shown on a plan prepared for Mabel Humphreys by J. Walter Cozzens and Associates, Inc., said plan being dated September 5, 1963.

FOLIO No. 49-10-00679-00.

Property: 110 Engle Street, Chester, PA 19013-2527.

BEING the same premises which Evelena B. Jackson, Administratrix of the Estate of Anthony Z. Jackson, by Deed dated May 30, 2006 and recorded July 4, 2006 in and for Delaware County, Pennsylvania, in Deed Book Volume 3860 page 2267, granted and conveyed unto Evelena B. Jackson.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Evelena B. Jackson.

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

Jaime R. Ackerman, Attorney

JOSEPH F. McGINN, Sheriff

No. 1279 71. 2012

MORTGAGE FORECLOSURE

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

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, situate in the Borough of Darby, County of Delaware and State of Pennsylvania.

BEGINNING at a point on the Southwesterly side of Maple Terrace at the distance of 117.45 feet Northwesterly from the Northwest side of Ninth Street.

CONTAINING in front or breadth on the said Maple Terrace 16 feet and extending in length or depth of that width Southwesterly between lines at right angles to said Maple Terrace 83 feet to a 4 feet wide alley way leading into Tenth Street with the privilege thereof.

Folio No. 14-00-01972-00.

Property: 902 Maple Terrace, Darby, PA 19023-1614.

BEING the same premises which Mao-yng Yu, by Deed dated May 25, 2007 and recorded June 8, 2007 in and for Delaware County, Pennsylvania, in Deed Book Volume 4121, page 187, granted and conveyed unto Jacob Mcrae.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Jacob Mcrae.

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

Jaime R. Ackerman, Attorney

JOSEPH F. McGINN, Sheriff

No. 3504 72. 2012

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected, situate on the Northeasterly side of Collingdale Avenue at the distance of 60 feet measured South 24 degrees, 26 minutes East from Southeasterly corner of the said Collingdale Avenue and Hibberd Avenue, both 50 feet wide, in the Borough of Collingdale, County of Delaware and State of Pennsylvania.

CONTAINING in front measured thence South 24 degrees 26 minutes East along the Northeasterly side of Collingdale Avenue 50 feet to lands, of John R. Paxton, et ux; thence by the said land measured North 65 degrees 34 minutes West 150 feet to a point in line of lands of Frank A. Gabriel, et ux, thence by the same North 24 degrees 26 minutes West 45 feet to a corner of lands of Catherine C. Leutner; thence by the same South 65 degrees 34 minutes West 33 feet to a corner of said lands; thence still by same North 24 degrees 26 minutes West 5 feet to another corner of said lands; thence still by same South 65 degrees 34 minutes West 117 feet to the point and place of beginning.

Having erected thereon a dwelling known as 415 Collingdale Avenue, Collingdale, PA 19023.

BEING Folio No. 11-00-00794-00.

BEING the same premises which Phyllis Ann Frutiger, by Deed dated 06/26/03 and recorded on 07/11/03 in the Recorder of Deeds Office in Delaware County, Pennsylvania, in Instrument No. 2003084631, granted and conveyed unto Francis Tront.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Francis Tront.

Hand Money \$172,609.50

Louis P. Vitti, Attorney

JOSEPH F. McGINN, Sheriff

No. 001697 73. 2012

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:

ALL THAT CERTAIN brick message and lot or piece of ground, hereditaments and appurtenances, Situate in the Borough of Collingdale, County of Delaware, State of Pennsylvania.

BEING Lot No. 3 on Plan made by Alonzo H. Yocum, Borough Engineers, dated the 2nd day of June, A.D. 1922, and recorded in the Office for Recording of Deeds, etc., in and for the County of Delaware in Deed Book No. 409 page 626, etc., as follows, to wit:

BEGINNING at a point in the said Southeasterly side of Andrews Avenue at the distance of 56.35 feet Northeastwardly from a point in the corner formed by the intersection of the Northeastly side of Blunston Avenue and the Southeasterly side of Andrews Avenue; thence by said side of Andrews Avenue North 65 degrees, 33 minutes, 36 seconds East, 24 feet to a point in Lot No. 4; thence South 24 degrees 26 minutes 24 seconds East passing through the center of the party wall of the message hereby conveyed and the message adjoining on the Northeast 94 15 feet to a point in the Northwestly side of a certain 10 feet wide driveway; thence South 62 degrees 30 minutes 18 seconds West, 24.03 feet to a point in Lot No. 2; thence by same, North 24 degrees 26 minutes 24 seconds West 95 43 feet to a point in the said Southeasterly side of Andrews Avenue the first mentioned point and place of beginning.

TOGETHER with the free and common use, right liberty and privilege of the said 10 feet wide driveway in common with the owners of other lands abutting thereon.

Folio No. 11-00-00071-00.

Property: 920 Andrews Avenue, Collingdale, PA 19023-3704.

BEING the same premises which Melanie Jones, also known as Melanie Jones Passarella, by Deed dated March 31, 2006 and recorded April 19, 2006 in and for Delaware County, Pennsylvania, in Deed Book Volume 03778, page 0861, granted and conveyed unto Maurice Jones.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Maurice Jones.

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

Jaime R. Ackerman, Attorney

JOSEPH F. McGINN, Sheriff

No. 003558 74. 2012

MORTGAGE FORECLOSURE

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

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditament and Appurtenances, SITUATE in the Borough of Darby, County of Delaware and State of Pennsylvania, being Lot No. 257 in Block "E" on a certain plan of lots of "Lansdowne Park Gardens" Sevyopm No. 3, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated April 1944 and which plan is recorded at Media in the Office for the Recording of Deeds &c., in and for the county and state aforesaid, on 5/2/1994 in Plan File Case No. 6 page 1, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Golf Road (40 feet wide) at right distance of 99.12 feet measured Southwestwardly along the said side of Golf Road from a point of curve, which point of curve is measured on a radius round corner whose radius is 25 feet; the arc distance of 48.11 feet a point of tangent on the Westerly side of Wycombe Avenue (50 feet wide).

CONTAINING in front or breadth South 85 degrees 12 minutes 40 seconds West along the said side of Golf Road 16 feet and extending of that width in length or depth North 4 degrees 47 minutes 20 seconds West between parallel lines at right angles to said Golf Road (crossing a 12 feet wide driveway which extends Southwestwardly and Southeastwardly into Golf Road and Northwestwardly and Northeastwardly into Wycombe Avenue) 111 feet. The Easterly and Westerly lines thereof extending partly through the partywalls separating these premises from the premises adjoining to the East and West respectively.

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

FOLIO No. 14-00-01356-00.

Property: 227 Golf Road, Darby, PA 19023-1318.

BEING the same premises which Hope Reed-Watson, by Deed dated December 12, 2003 and recorded December 22, 2003 in and for Delaware County, Pennsylvania, in Deed Book Volume 3045, page 340, granted and conveyed unto Delisha Gbeintor.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Delisha Gbeintor.

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

Jaime R. Ackerman, Attorney

JOSEPH F. McGINN, Sheriff

No. 3505 75. 2012

MORTGAGE FORECLOSURE

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

SITUATE in the Township of Springfield, County of Delaware, and State of Pennsylvania, described according to a Plan of Lots of Trans-County, Inc. made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated May 6, 1958 and last revised October 15, 1958 as follows:

BEGINNING at a point on the Northeasterly side of Evans Road (55 feet wide) measured the two following courses and distances along same from a point of tangent in the Northeasterly side of Franklin Avenue (55 feet wide): (1) from said point of tangent South 59 degrees 56 minutes 15 seconds East 126.13 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 230 feet and the arc distance of 58.59 feet to the point and place of beginning; thence extending from the said beginning point North 44 degrees 42 minutes 25 seconds East 94.06 feet to a point; thence extending South 31 degrees 17 minutes 56 seconds East 105.43 feet to a point; thence extending South 58 degrees 57 minutes West 85.97 feet to a point on the Northeasterly side of Evans Road; thence extending along same the two following courses and distances: (1) North 25 degrees 22 minutes 1 second West 2.94 feet to a point of curve; and (2) along the arc of a circle curving to the left having a radius of 230 feet the arc distance of 79.99 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 16.

Having erected thereon a dwelling known as 648 Evans Road, Springfield, PA 19064.

FOLIO No. 42-00-01747-01.

BEING the same premises of Anita Lerums and James Lerums by their deed dated 12/10/04 and recorded on 12/13/04 in the Recorder of Deeds Office of Delaware County of Delaware County, Pennsylvania, in Deed Book Volume 3365, page 1209 granted and conveyed unto Douglas Agren and Kathleen Reid.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Douglas Agren and Kathleen Reid.

Hand Money \$251,151.84

Louis P. Vitti, Attorney

JOSEPH F. McGINN, Sheriff

No. 2979 76. 2012

MORTGAGE FORECLOSURE

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

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.

Tax ID/Parcel 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

Jaime R. Ackerman, Attorney

JOSEPH F. McGINN, Sheriff

No. 2611 77. 2012

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected Situate in the Township of Nether Providence, Delaware County, Pennsylvania, bounded and described in accordance with a plan of Lots of "Scott Glen" Sec. 3 made for Fairfield Estates, Inc., by Damon and Foster, Civil Engineers, dated 1/23/64 and last revised 2/13/1984 as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Brookhaven Road (60 feet wide) which point tangent is measured Northwestwardly, Northwardly and Northeastwardly along the arc of a circle curving to the right having a radius of 28.84 feet the arc distance of Garnet Lane (West) (50 feet wide);

thence from said point of beginning measured North 15 degrees, 34 minutes, 05 seconds East along said Southeasterly side of Brookhaven Road 98.75 feet to a point;

thence extending South 74 degrees, 25 minutes, 55 seconds East, 112.30 feet to a point,

thence extending South 15 degrees, 54 minutes, 40 seconds West 128.09 feet to a point on the said Northeastly side of Garnet Lane (West);

thence extending North 74 degrees, 05 minutes, 20 seconds West, along said Northeastly side of Garnet Lane (West) 82.48 feet to a point of curve;

thence extending Northwestwardly, Northwardly and Northeastwardly along the arc of a circle curving to the right having a radius of 28.48 feet the arc distance of 45.13 feet to a point of tangent on said Southeasterly side of Brookhaven Road, being the first mentioned point and place of beginning.

BEING Lot 87 on the aforesaid plan, and being also known as 514 Brookhaven Road, Wallingford, PA 19086.

FOLIO No. 34-00-00339-02.

Property: 514 West Brookhaven Road aka Brookhaven, Road, Wallingford, PA 19086-6811.

BEING the same premises which Margaret V. Malone, by Deed dated July 5, 2001 and recorded July 13, 2001 in and for Delaware County, Pennsylvania, in Deed Book Volume 2215, page 1518, granted and conveyed unto Margaret V. Malone and Margaret M. Vanhorn, mother and daughter.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Margaret V. Malone and Margaret M. Vanhorn, mother and daughter.

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

Jaime R. Ackerman, Attorney

JOSEPH F. McGINN, Sheriff

No. 2380 78. 2009

MORTGAGE FORECLOSURE

Property in the Township of Lower Chichester, County of Delaware and State of Pennsylvania on the Easterly side of Yates Avenue.

Front: IRR Depth: IRR

BEING Premises: 1455 Yates Avenue, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Patricia E. Slaughter.

Hand Money \$10,132.64

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 11357 79. 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
Gregory L. Kallet, Esquire, Attorneys

JOSEPH F. McGINN, Sheriff

No. 6587 80. 2012

MORTGAGE FORECLOSURE

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

Front: 40 Depth: 100

Being Premises: 207 Cedar Road, Wallingford, PA 19086-7120.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John H. Davidson and Pamela K. Davidson.

Hand Money \$4,536.09

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 793 81. 2012

MORTGAGE FORECLOSURE

Judgment Amount: \$168,682.75

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

Front: IRR Depth: IRR

Being Premises: 709 Spruce Street, Collingdale, PA 19023.

Folio Number: 11-00-02602-04.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph M. Gully.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire,
Attorney

JOSEPH F. McGINN, Sheriff

No. 7425 82. 2012

MORTGAGE FORECLOSURE

Judgment Amount: \$166,352.53

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

Front: Irregular Depth: Irregular

Being Premises: 19 North Sycamore Avenue, Clifton Heights, PA 19018.

Folio Number: 10-00-01895-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph Driscoll and Jenni M. Massimini.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 6070 83. 2012

MORTGAGE FORECLOSURE

Judgment Amount: \$46,444.83

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

Front: IRR Depth: IRR

Being Premises: 13 South 6th Street, Darby, PA 19023.

Folio Number: 14-00-02885-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alpha Sidibe.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 8138 84. 2012

MORTGAGE FORECLOSURE

Judgment Amount: \$110,086.77

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

Front: Irregular Depth: Irregular

Being Premises: 1607 Powell Road, Chester Township, PA 19015.

Folio Number: 07-00-00587-03

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dion Murphy and Kelly Murphy.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 7335 86. 2012

MORTGAGE FORECLOSURE

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

Front: 75 Depth: 135

Being Premises: 26 Blackthorne Lane, Aston, PA 19014-2626.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Renee Cape a/k/a Renee Iacona and Evan Cape.

Hand Money \$20,731.29

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 5898 87. 2012

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 99

BEING Premises: 7022 Walnut Street, Upper Darby, PA 19082-4123.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Guiteau Biassou and Gerlus Biassou.

Hand Money \$6,100.60

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 6944 88. 2012

MORTGAGE FORECLOSURE

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

Front: 80 Depth: 100

Being Premises: 4 Bonsall Avenue, Aldan, PA 19018-3822.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jason M. Thiboutot a/k/a Jason Thiboutot and Tricia Miller.

Hand Money \$25,415.55

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 9631 89. 2011

MORTGAGE FORECLOSURE

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

Front: 100 Depth: 200

Being Premises: 21 Man of War Drive, Media, PA 19063-5214.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Brian D. Maillie.

Hand Money \$30,544.67

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 9193 90. 2011

MORTGAGE FORECLOSURE

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

Front: 43 Depth: 176

Being Premises: 65 Fairview Avenue, Lansdowne, PA 19050-2827.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Leslie S. Johnson a/k/a Leslie S. Johnson, III and Lillian Page Johnson.

Hand Money \$18,662.98

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 5556 91. 2012

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 125

Being Premises: 200 Penn Boulevard, Lansdowne, PA 19050-2629.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anthony M. Vincent and Theresa Mami.

Hand Money \$16,961.19

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 13322 92. 2010

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 188

Being Premises: 1009 Minden Lane, a/k/a, 1009 Minden Lane, Lot No. 122, Collingdale, PA 19023-1015.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alexandros Xenidis.

Hand Money \$11,872.11

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 1155 94. 2012

MORTGAGE FORECLOSURE

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

Front: 58.4 Depth: 115

BEING Premises: 100 Kenmore Road, Upper Darby, PA 19082-1520.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Virginia M. Santangelo.

Hand Money \$6,303.39

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 13470 95. 2010

MORTGAGE FORECLOSURE

Property in the Borough of East Lansdowne, County of Delaware, 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 \$20,199.46

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 10170 96. 2011

MORTGAGE FORECLOSURE

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

Front: 65 Depth: 75

Being Premises: 730 Surrey Road a/k/a 730 Surrey Lane, Upper Darby, PA 19018.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Dolwin T. Lee-Wong and Kim M. Lee-Wong.

Hand Money \$20,560.79

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 006914 97. 2012

MORTGAGE FORECLOSURE

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

Front: 38.75 Depth: 90

Being Premises: 265 Childs Avenue, Drexel Hill, PA 19026-3420.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: William F. Thomas.

Hand Money \$3,599.38

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 5901 98. 2012

MORTGAGE FORECLOSURE

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

Front: 97 x 130 Depth: 132 x 56

Being Premises: 419 Penn Lane, Springfield, PA 19064-3410.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Surendran Kattukandathil and Rekha Kattukandathil.

Hand Money \$25,741.02

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 04236 99. 2012

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 110

Being Premises: 142 Fairview Avenue, a/k/a 142 North Fairview Avenue.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Venus Martin.

Hand Money \$5,429.35

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 00011 100. 2012

MORTGAGE FORECLOSURE

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

Description: Condo Unit K-44

Being Premises: 400 Glendale Road, Unit 44K, Havertown, PA 19083-3186.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Melissa A. Nagle.

Hand Money \$13,367.12

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 3596 101. 2012

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 120

Being Premises: 1982 Carter Road, Folcroft, PA 19032-0000.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Diego H. Chavez.

Hand Money \$15,149.43

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 011129 102. 2010

MORTGAGE FORECLOSURE

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

Front: 67 ft Depth: 150 ft

Being Premises: 5024 Dermond Road, Drexel Hill, PA 19026-4513.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Risper A. Osonye.

Hand Money \$24,170.66

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 2009 103. 2012

MORTGAGE FORECLOSURE

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

Front: 21 Depth: 109

Being Premises: 242 Roberta Avenue, Collingdale, PA 19023-3214.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John F. Groves, III.

Hand Money \$6,595.96

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 7288 104. 2012

MORTGAGE FORECLOSURE

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

Parcel 45-00-01198-00 (8,800 Square Feet)

Parcel 45-00-01197-00 (Front 25 Depth 168)

Being Premises: 406 Pontiac Street, Lester, PA 19029-1625.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James Dawson.

Hand Money \$23,366.32

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 3361 105. 2010

MORTGAGE FORECLOSURE

Property in the Township of Radnor, County of Delaware and State of Pennsylvania on the middle line of Fairview Avenue.

Front: IRR Depth: IRR

BEING Premises: 416 Fairview Drive, Wayne, PA 19087.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Barbara Pennewell and William N. Pennewell.

Hand Money \$26,424.75

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 010306 106. 2011

MORTGAGE FORECLOSURE

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

Dimensions: 1,930 square feet

Being Premises: 5243 Westpark Lane, Clifton Heights, PA 19018-1128.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Timothy J. Hannigan.

Hand Money \$15,563.05

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 6030 108. 2012

MORTGAGE FORECLOSURE

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

Front: 66 Depth: 220 (Irregular)

Being Premises: 2401 Green Street, Chester, PA 19013-1417.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Virginia Bateman.

Hand Money \$6,564.84

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 001713 109. 2012

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 56

Being Premises: 408 Darby Terrace, Darby, PA 19023-2627.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: ECus D. Wilson.

Hand Money \$5,138.60

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 7115 110. 2012

MORTGAGE FORECLOSURE

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

Front: 70 Depth: 92

Being Premises: 11 Drexel Avenue, Lansdowne, PA 19050-1317.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Aida Sarr Seck.

Hand Money \$24,487.11

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 5729 111. 2012

MORTGAGE FORECLOSURE

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

Front: 100 Depth: 158.93 (Irregular)

Being Premises: 730 Yale Avenue, Swarthmore, PA 19081-1805.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jason J. Romanowski and Rhoda L. Romanowski.

Hand Money \$30,357.63

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 006796 112. 2012

MORTGAGE FORECLOSURE

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

Front: 75 Depth: 130

Being Premises: 23 Shelburne Road, Springfield, PA 19064-2205.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph Sweeney and Ann Sweeney.

Hand Money \$29,556.54

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 5491 113. 2012

MORTGAGE FORECLOSURE

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

Front: 46 Depth: 112

Being Premises: 58 East 24th Street, Chester, PA 19013-4601.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Virginia Bateman.

Hand Money \$7,693.73

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 6502 114. 2012

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 140

Being Premises: 1643 Huddle Avenue, Linwood, PA 19061-4224.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas C. Patterson.

Hand Money \$11,192.83

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 6028 115. 2012

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 90

Being Premises: 143 Springton Road, Upper Darby, PA 19082-4808.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Shaita Brown.

Hand Money \$6,545.90

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 3159 116. 2011

MORTGAGE FORECLOSURE

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

Square Feet: 15,000

Being Premises: 10 Walker Street, Chadds Ford, PA 19317-9044.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: The William A. Coleman and Josephine P. Coleman Revocable Living Trust and the unknown successor trustee of the William A. Coleman and Josephine P. Coleman Revocable Living Trust.

Hand Money \$29,263.89

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 4972 117. 2012

MORTGAGE FORECLOSURE

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

Front: 67 Depth: 125

Being Premises: 1005 Edmonds Avenue, Drexel Hill, PA 19026-2501.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Dolores Keenan and John Keenan.

Hand Money \$36,611.24

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 08324 118. 2011

MORTGAGE FORECLOSURE

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

Front: 18 Depth: 100

Being Premises: 122 Lafayette Avenue, Collingdale, PA 19023-4012.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lois M. Kralle.

Hand Money \$3,670.76

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 6381 120. 2012

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 102.5

Being Premises: 127 West Madison Avenue, Clifton Heights, PA 19018-2519.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jutamard Sakuna.

Hand Money \$11,392.50

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 001797 121. 2012

MORTGAGE FORECLOSURE

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

Front: 18 feet Depth: 74 feet

Being Premises: 1023 Toll Street, Eddystone, PA 19022-1451.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Paul Gift, Jr. and Patricia Gift.

Hand Money \$4,442.38

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 770 122. 2012

MORTGAGE FORECLOSURE

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

Front: 100 Depth: 109

Being Premises: 123 Felton Avenue, Collingdale, PA 19023-3323.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kenneth Bickings.

Hand Money \$18,900.21

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 006709 123. 2012

MORTGAGE FORECLOSURE

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

Front: 65 Depth: 107

Being Premises: 2220 Hillcrest Road, Drexel Hill, PA 19026-1112.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Dorothy A. Lewis a/k/a Dorothy A. Lanni.

Hand Money \$20,403.00

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 009541 124. 2011

MORTGAGE FORECLOSURE

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

Front: 17.5 Depth: 75

Being Premises: 1038 McDowell Avenue, Chester, PA 19013-6322.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$4,691.10

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 2171 125. 2012

MORTGAGE FORECLOSURE

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

Front: 70 feet Depth: 110 feet

Being Premises: 1 Wickam Road a/k/a 1 Wickham Road, Ardmore, PA 19003-2922.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Virginia M. Ewing.

Hand Money \$22,893.58

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 001423 126. 2012

MORTGAGE FORECLOSURE

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

Front: 25 feet Depth: 107 feet (Irregular)

Being Premises: 3405 Brunswick Avenue, Drexel Hill, PA 19026-2109.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Carmella M. Raffa.

Hand Money \$8,815.09

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 7290 127. 2012

MORTGAGE FORECLOSURE

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

Square footage: 1,038

Being Premises: 170 Trimble Boulevard, Brookhaven, PA 19015-2240.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William A. Benoit.

Hand Money \$19,295.75

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 7472 128. 2012

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 100 1/2

Being Premises: 315 Saude Avenue, Esington, PA 19029-1314.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert Padden and Kelly Padden.

Hand Money \$14,347.49

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 3354 129. 2012

MORTGAGE FORECLOSURE

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

Front: 18 Depth: 70

Being Premises: 304 Austin Drive, Clifton Heights, PA 19018-1105.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lauren E. Goane.

Hand Money \$17,345.97

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 4138 130. 2012

MORTGAGE FORECLOSURE

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

Front: 33 Depth: 105

Being Premises: 272 Revere Road, Clifton Heights, PA 19018-1214.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Eileen L. Moran a/k/a Eileen Maguire a/k/a Eileen Moran Maguire.

Hand Money \$7,408.16

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 1965 131. 2012

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 100

Being Premises: 221 South 3rd Street, Colwyn, PA 19023.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Moussa Sango.

Hand Money \$11,825.42

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 009795 132. 2011

MORTGAGE FORECLOSURE

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

Front: 75 Depth: 150

Being Premises: 117 Woodstream Road, Upper Chichester, PA 19061-2830.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Arthur Erle and Nicole Erle.

Hand Money \$30,635.82

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 001594 133. 2012

MORTGAGE FORECLOSURE

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

Front: 119.94 Depth: 120

Being Premises: 3936 James Street, Drexel Hill, PA 19026-2719.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Arthur J. Farina.

Hand Money \$13,286.12

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 3099 134. 2012

MORTGAGE FORECLOSURE

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

Front: 71 Depth: 150

Being Premises: 2225 Gettysburg Drive, Aston, PA 19014-1532.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John P. Lafferty and Karlene Lafferty a/k/a Karlene Heller.

Hand Money \$35,387.02

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 1930 135. 2012

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 100

Being Premises: 933 Bullock Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Carlette T. Cuff a/k/a Carlette Cuff and Sylvester Cuff.

Hand Money \$17,462.42

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 5438 136. 2012

MORTGAGE FORECLOSURE

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

Being Premises: 1217 Keystone Road, Chester, PA 19013-1508.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Adrian Jackson.

Hand Money \$6,371.49

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 6026 137. 2012

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 217

Being Premises: 4822 Greenwood Street, Brookhaven, PA 19015-1115.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeremy M. Lloyd and Victoria Lloyd.

Hand Money \$16,266.81

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 8400 138. 2012

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 130

Being Premises: 304 West 23rd Street, Chester, PA 19013-4932.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Steven A. Pratt.

Hand Money \$3,275.20

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 10241 139. 2010

MORTGAGE FORECLOSURE

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

Dimensions: 31 x 115 x 117 x 31

Being Premises: 1898 Carter Road, Folcroft, PA 19032-1601.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Deborah Farris Amend a/k/a Deborah Farris-Amend.

Hand Money \$14,889.90

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 5353 140. 2010

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware, and State of Pennsylvania, situate on the Northeast side of Church Lane.

BEING Folio No. 48-00-00873-00

BEING known as 951 Church Lane, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Eric Coleman.

Hand Money \$20,082.37

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

JOSEPH F. McGINN, Sheriff

No. 3729 141. 2012

MORTGAGE FORECLOSURE

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

Front: 15.5 Depth: 76.25

Being known as: 295 Copley Road, Upper Darby, PA 19082-4015.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Yolette Ajax.

Hand Money \$6,822.35

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 6380 142. 2012

MORTGAGE FORECLOSURE

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

Front: 18 Depth: 135

Being Premises: 703 Ashland Avenue, Eddystone, PA 19022-1441.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine Retkowski.

Hand Money \$8,365.70

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 2358 143. 2012

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 150

Being known as: 102 Leon Avenue, Norwood, PA 19074-1615.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Aubrey Ray Clark a/k/a Aubrey R. Clark, Jr. and Kathleen M. Clark a/k/a Kathleen Clark.

Hand Money \$14,818.01

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 7582 144. 2012

MORTGAGE FORECLOSURE

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

Front: 29 Depth: 120

Being Premises: 72 North Sycamore Avenue, Clifton Heights, PA 19018-1401.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Patrick J. Kennedy.

Hand Money \$16,340.44

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 4132 145. 2012

MORTGAGE FORECLOSURE

Property being in the Township of Haverford, County of Delaware, and State of Pennsylvania, beginning at a point, on the Northeasterly side of Normandy Road.

BEING Folio No. 22-06-01569-00

Being known as: 2929 Normandy Road, Ardmore, Pennsylvania 19003.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James Harmon and Barbara Harmon.

Hand Money \$25,530.11

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

JOSEPH F. McGINN, Sheriff

No. 5895 146. 2012

MORTGAGE FORECLOSURE

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

Dimensions: 18 x 95

Being Premises: 814 Eaton Road, Drexel Hill, PA 19026-1525.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Andrew R. Horn and Kristi A. Horn.

Hand Money \$15,766.96

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 1667 148. 2012

MORTGAGE FORECLOSURE

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

Front: 40 feet Depth: 144 feet

Being Premises: 411 Kent Road, Upper Darby, PA 19082-4206.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Harinder P. Singh.

Hand Money \$13,758.54

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 8184 149. 2012

MORTGAGE FORECLOSURE

Property in the Borough of Darby, County of Delaware, and State of Pennsylvania, containing 20 feet in front or breadth on Ninth Street.

BEING Folio No. 14-00-02347-00

BEING known as 153 North 9th Street, Darby, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Steven Gariffo and Roxann Gariffo.

Hand Money \$8,227.79

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

JOSEPH F. McGINN, Sheriff

No. 008372 150. 2011

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 118

Being Premises: 1408 West Chester Pike, Havertown, PA 19083-2813.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Dung T.N. Phan and De V. Troung.

Hand Money \$25,340.46

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 911 151. 2012

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 130

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$15,438.55

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 8180 152. 2011

MORTGAGE FORECLOSURE

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

Front: 23 Depth: 101

Being Premises: 1104 Spruce Street, Collingdale, PA 19023-4129.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Raymond D. Leyrer and Patricia A. Leyrer.

Hand Money \$12,485.30

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 002172 153. 2010

MORTGAGE FORECLOSURE

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

Front: 85 feet Depth: 150 feet

Being Premises: 333 Lincoln Avenue, Lansdowne, PA 19050-1038.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Elchardo Browne and Marva Browne.

Hand Money \$39,949.78

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 006985 154. 2012

MORTGAGE FORECLOSURE

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

Front: 98.04 Depth: 90

Being Premises: 440 Turner Avenue, Drexel Hill, PA 19026-2314.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Kevin P. Murtha.

Hand Money \$19,663.62

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 9103 156. 2011

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 100

Being Premises: 921 Sunset Street, Trainer, PA 19061.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Paula M. Nelson.

Hand Money \$4,935.91

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 11351 157. 2004

MORTGAGE FORECLOSURE

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

Front: 15 Depth: 75

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

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Sherita K. Ruffin.

Hand Money \$13,295.79

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 1512 158. 2012

MORTGAGE FORECLOSURE

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

Front: 100 Depth: 166

Being Premises: 1429 Blueball Avenue, Linwood, PA 19061-3913.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Terry Jean Baker and C. Wayne Hill.

Hand Money \$12,787.48

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 008150 159. 2012

MORTGAGE FORECLOSURE

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

Square footage: 12,590

Being Premises: 1707 Meetinghouse Road, Upper Chichester, PA 19061-3636.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael P. Shaughnessy and Dawn E. Shaughnessy.

Hand Money \$16,522.34

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 6798 160. 2012

MORTGAGE FORECLOSURE

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

Front: 32 Depth: 91

Being Premises: 414 West Ashland Avenue, Glenolden, PA 19036-1722.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Virginia W. Bunney.

Hand Money \$10,429.31

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 2639 161. 2011

MORTGAGE FORECLOSURE

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

Description: 65 x 115.48 x IRR

Being Premises: 114 Buckingham Drive, Bryn Mawr, PA 19010-1010.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Qingsheng Zhou.

Hand Money \$25,491.01

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 12902 162. 2010

MORTGAGE FORECLOSURE

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

Description: 1.063 acres Lot 1

Being Premises: 1643 Garnet Mine Road, Boothwyn, PA 19060-2031.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ellen E. Tanberg a/k/a Ellen Potts Tansberg and Lee B. Tanberg.

Hand Money \$16,022.79

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 005345 163. 2012

MORTGAGE FORECLOSURE

Real Property: 126 S. Chester Pike, Glenolden Borough, Delaware County, Pennsylvania

Tax Parcel No. 25-00-0357-00.

ALL THAT CERTAIN lot or piece of ground with the stone messuage and IMPROVEMENTS thereon erected, BEING Lot No. 21 in Section "B" as shown on the plan or map of Llanwellyn, Delaware County, Pennsylvania, a copy of which is duly filed in the Office of the Recorder of Deeds of said Delaware County in Deed Book B-6 page 604, being bounded and described as follows:

SITUATE Glenolden Borough, County of Delaware, Commonwealth of Pennsylvania.

BEGINNING at a point on the Northwesterly side of Chester and Darby Turnpike at the distance of 105 feet Northwestwardly at right angles to said Turnpike 200 feet.

BEING known as 126 S. Chester Pike.

Folio No. 21-00-00357-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: L&C Partners.

Hand Money \$2,000.00

Daniel D. Haggerty, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 11888 164. 2010

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Springfield, County of Delaware, and State of Pennsylvania.

BEING commonly known as 620 Baltimore Pike.

FOLIO No. 41-00-00472-00.

IMPROVEMENTS CONSIST OF: commercial office building.

SOLD AS THE PROPERTY OF: Ralph R. Papa and Linda A. Papa.

Hand Money \$30,433.37

Robert A. Badman, Attorney

JOSEPH F. McGINN, Sheriff

No. 7579 165. 2012

MORTGAGE FORECLOSURE

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

Dimensions: 35 x 100

Being Premises: 137 Shisler Avenue, Aldan, PA 19018-3017.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Bernadette Simpkins a/k/a Bernadette M. Rivero and Robert Simpkins.

Hand Money \$15,255.89

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 9601 166. 2011

MORTGAGE FORECLOSURE

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

Dimensions: 87 x 300

Being Premises: 125 West Providence Road, Aldan, PA 19018-3827.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David L. Della and Adrienne Della a/k/a Adrienne Lusi.

Hand Money \$41,856.18

Phelan Hallinan, LLP, Attorneys

JOSEPH F. McGINN, Sheriff

No. 6466 167. 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 Brookhaven, County of Delaware and State of Pennsylvania, described according to a Plan of Property for Donald Segal, Builder, made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated December 29, 1958 and last revised December 1, 1959 as follows:

BEGINNING at a point on the Northwesterly side of Ridgewood Lane (50 feet wide), which point is measured the (4) following courses and distances from a point of curve on the Northwesterly side of Edgewood Avenue (50 feet wide): (1) from said point of curve on a line curving to the right having a radius of 25 feet, the arc distance of 28.47 feet to a point of reverse curve; (2) on a line curving to the left having a radius of 355 feet, the arc distance of 70 feet to a point of compound curve; (3) on a line curving to the left having a radius of 175 feet, the arc distance of 87.81 feet to a point of tangent; and (4) South 50 degrees, 7 minutes, 30 seconds West 185 feet to a point and place of beginning; thence extending from said beginning point along the Northwesterly side of Ridgewood Lane, South 50 degrees, 7 minutes, 30 seconds West 79.26 feet to a point; thence extending North 39 degrees, 52 minutes, 30 seconds West 127.11 feet to a point; thence extending North 53 degrees, 5 minutes, 58 seconds East 79.37 feet to a point; thence extending South 39 degrees, 52 minutes, 30 seconds East 123 feet to the first mentioned point and place of beginning.

BEING Folio No. 05-00-01026-20.

BEING known as: 3735 Ridgewood Lane.

BEING the same premises which Mabel E. Martin, acting herein by her Agent, Barbara A. Park, duly constituted and appointed by Power of Attorney dated November 5, 2004 by Deed dated September 15, 2006 and recorded in the Office of the Recorder of Deeds of Delaware County on September 27, 2006 in Deed Book Volume 3607, page 2221, granted and conveyed unto Mark W. Crockett and Maureen E. Crockett, husband and wife.

IMPROVEMENTS CONSIST OF: single - family dwelling.

SOLD AS THE PROPERTY OF: Mark W. Crockett and Maureen E. Crockett.

Hand Money \$2,000.00

Brian B. Dutton, Attorney

JOSEPH F. McGINN, Sheriff

No. 7620 168. 2012

MORTGAGE FORECLOSURE

Real Property: 3215 Edgmont Avenue, Brookhaven Borough, Delaware County, Pennsylvania.

Tax Parcel No. 05-00-01027-00.

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Brookhaven, Delaware County, Pennsylvania, bounded and described according to a plan made by G. D. Houtman Surveyor, dated 7/14/1951 as follows, to wit:

BEGINNING at the point of intersection of the projected Southeast side of line of Roberts Road (50 feet) and the title in the bed of Edgmont Avenue, (50 feet wide), and thence extending along the projected Southeast and the Southeast side of line of Roberts Road, North 27 degrees 20 minutes 22 seconds East 143.17 feet to point, thence South 62 degrees 39 minutes 38 seconds East 77.27 feet to a point, thence extending South 32 degrees 54 minutes 45 seconds West, 150 feet to a point on the title line in the bed of Edgmont Avenue, thence along the title line in the bed of Edgmont Avenue, North 57 degrees 05 minutes 15 seconds West 63 feet to the point and place of beginning.

BEING known as 3215 Edgmont Avenue.

BEING Folio No. 05-00-01027-00.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Jason Weigner.

Hand Money \$2,000.00

Walter Weir, Jr., Esquire, Attorney

JOSEPH F. McGINN, Sheriff

No. 2037 169. 2011

MORTGAGE FORECLOSURE

ALL THOSE THREE CERTAIN lots, pieces or parcels of land, with the buildings and IMPROVEMENTS thereon erected, formerly Situate in Upper Darby, Township, now situate in the Borough of E. Lansdowne, Delaware County, Commonwealth of Pennsylvania, designated and known as Lots Nos. 216, 217 and 218 on a certain plan of Lots called "East Lansdowne", surveyed for Wood Harmon and Company by Harris and Damon, Civil Engineers, Darby, Pennsylvania, April 1902, which is duly recorded in the Office for the Recording of Deeds in and for Delaware County, in Deed Book H-10, page 638 and described as follows, to wit:

SITUATE on the Easterly side of Lewis Avenue at the distance of 425 feet North from the Northerly side of Baltimore Avenue as shown on said plan.

CONTAINING in front or breadth on said Lewis Avenue 75 feet and extending of that width in length or depth East 120 feet to the rear line of Lots Nos. 178, 179 and 180, be the said measurements and area more or less.

BEING known as No. 39 Lewis Avenue, E. Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a 2 1/2 story dwelling w/garage.

SOLD AS THE PROPERTY OF: Michael J. Sharp.

Hand Money \$21,760.77

Jay C. Scheinfeld, Attorney

JOSEPH F. McGINN, Sheriff

No. 3963 170. 2010

MORTGAGE FORECLOSURE

1201 Angora Drive
Lansdowne, PA 19050

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

Situate on the Northwesterly side of Angora Drive (50 feet wide) at the distance of 20 feet Northeastwardly from the North-easterly side of Ruskin Lane (50 feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rita Taylor.

Hand Money \$15,513.05

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 003502 171. 2010

MORTGAGE FORECLOSURE

2160 North Providence Road
Media, PA 19063

Property situate in the Township of Upper Providence, County of Delaware and State of Pennsylvania, and having an irregular lot.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: The United States of America, Donald W. Shump, Linda L. Shump.

Hand Money \$42,538.90

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 003223 172. 2010

MORTGAGE FORECLOSURE

914 Beechwood Avenue
Collingdale, PA 19023

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

Situate on the Southwesterly side of Beechwood Avenue (forty feet wide) and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Crystal Savage a/k/a Crystal D. Savage.

Hand Money \$20,311.06

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 008720 173. 2010

MORTGAGE FORECLOSURE

232 Fairview Road
Woodlyn, PA 19094

Property in the Township of Ridley, County of Delaware, and State of Pennsylvania, Situate on the Northwesterly side of Grant Avenue (50 feet wide) with the Easterly side of Fairview Road (formerly Springfield Road) (50 feet wide) and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Brian Neal.

Hand Money \$19,542.22

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 4453 174. 2011

MORTGAGE FORECLOSURE

279 W. Chelsea Circle
Newtown Square, PA 19073

In the Township of Newtown and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John Catania.

Hand Money \$19,313.39

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 2363 175. 2012

MORTGAGE FORECLOSURE

611 East Manoa Road
Havertown, PA 19083

In the Township of Haverford, situate on the Southerly side of Manoa Avenue (45 feet wide) at the distance of 100 feet Eastwardly from the Easterly side of Walnut Place (50 feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Chao-Chia Hsu.

Hand Money \$36,754.62

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 1161 176. 2011

MORTGAGE FORECLOSURE

812 Aubrey Avenue
Township of Haverford
Ardmore, PA 19003

In the Township of Haverford, beginning at a point in the middle side of Aubrey Avenue at the distance of 632.79 feet Southwesterly from the junction of the middle line of Aubrey Avenue and the County Line Road.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Theodore Degideo, Megan Livezey.

Hand Money \$32,398.94

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 8234 177. 2012

MORTGAGE FORECLOSURE

2119 Redwood Avenue
Boothwyn, PA 19061

Property situate in the Township of Upper Chichester, County of Delaware and State of Pennsylvania, situate on the Easterly side of Redwood Street at the distance of 202.02 feet Northwardly from Beeson Avenue.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Ronald E. Cox, Jr., United States of America c/o U.S. Attorney for Eastern District of PA.

Hand Money \$17,652.88

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 003800 178. 2012

MORTGAGE FORECLOSURE

413 East Providence Road
Aldan, PA 19018

Property in the Borough of Aldan, County of Delaware, and State of Pennsylvania, Situate on the Northwesterly side of Providence Avenue and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: United States of America, Charles J. Bobelick a/k/a Charles J. Bobelick, Jr.

Hand Money \$5,785.51

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 003932 179. 2006

MORTGAGE FORECLOSURE

22 Llandillo Road
Havertown, PA 19083

In the Township of Haverford, situate on the Northwesterly side of Llandillo Road at the distance of 579.72 feet Northeastwardly from the Northeasterly side of West Darby Road, formerly called Coopertown or Darby and Radnor Road.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Deborah Cullen, David R. Cullen, Sr.

Hand Money \$24,648.78

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 7159 180. 2008

MORTGAGE FORECLOSURE

2104 Oakmont Avenue
Havertown, PA 19083

In the Township of Haverford, Situate on the Southwest side of Oakmont Avenue (50 feet wide) at the distance of 177.5 feet Southeastward from the Southeast side of Ralston Avenue (45 feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Fred W. Teal.

Hand Money \$25,362.18

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 012542 181. 2008

MORTGAGE FORECLOSURE

780 Darby Crescent Road
Prospect Park, PA 19076

Property in the Borough of Prospect Park, County of Delaware, and State of Pennsylvania, Situate on the Southerly side of Darby Crescent (50 feet wide) at the distance of 36 feet and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Frank Perry.

Hand Money \$29,303.19

Udren Law Offices, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

Feb. 22; Mar. 1, 8

Hanna v. Devlin

Civil – Motion for New Trial – Voir Dire

A jury may not determine that an automobile accident was not the cause of plaintiff's injury, where both parties' medical experts testified that the accident was the cause of plaintiff's injuries.

The purpose of voir dire is to ensure the empaneling of a fair and impartial jury capable of following the instructions on the law as provided by the trial court. A trial court's review of a challenge for cause is not a wide-ranging inquiry into a potential juror's personal beliefs and moral standards, but rather is a focused probe into that juror's ability to render a verdict that is fair, just, and in accordance with the testimony presented.

The Court held:

The lawsuit was properly remanded for a new trial on the issue of damages as a result of the Court's determination that the medical experts for both plaintiff and defendant agreed that the accident was the factual cause of plaintiff's injuries.

The Court properly denied plaintiff's challenge to the empanelment of a juror who admitted in voir dire that he had been involved in a rear end automobile accident, where Court found that the juror had credibly advised the Court that the earlier accident would not affect his ability to render a fair and impartial verdict based upon the evidence presented.

Case No. 10-8749

Daniel Pallen, Esquire, Attorney for Plaintiff
John Guthrie, Esquire, Attorney for Defendant

Opinion by the Honorable G. Michael Green filed: December 21, 2012

OPINION

Plaintiff, Michelle Hanna, has appealed from the Order denying her Motion for a New Trial in this automobile negligence action. On September 19, 2012, the jury returned a verdict finding defendant, Gregory Devlin, negligent but determined that the negligence of defendant was not a factual cause in bringing about any harm to plaintiff.

The accident in question occurred on July 30, 2009 when the vehicle driven by plaintiff was struck in the rear by defendant's vehicle at the intersection of West Rolling Road and State Road in Springfield, Delaware County, Pennsylvania. (Complaint, ¶¶ 8-9, 9/18/12 N.T. 8) Plaintiff commenced suit on July 12, 2010. On or about August 13, 2012, plaintiff filed a Stipulation to Limitation of Monetary Recovery and to Proceed Pursuant to Rule 1311.1. Therefore, pursuant to Rule of Civil Procedure 1311.1, Procedure on Appeal, Admission of Documentary Evidence, plaintiff stipulated to \$25,000.00 as the maximum amount of damages recoverable. At trial, Plaintiff testified on her own behalf, presented her husband, Jeffrey Hanna, as a witness and submitted into evidence photographs of the accident scene and select medical records.

Plaintiff testified that, at the time of the accident, she was driving to work and stopped at a yield sign while attempting to make a right hand turn. (9/18/12 N.T. 6.) Plaintiff had her head turned to the left observing oncoming traffic when her vehicle was struck from the rear. (9/18/12 N.T. 6.) Plaintiff testified that she "felt something that I didn't know what was wrong on the left side of my neck and

down the left side of my shoulder towards my back.” (9/18/12 N.T. 13.) When asked whether her vehicle was moved by the impact, Plaintiff responded, “It was - - I would say it was nudged. It was shoved.” (9/18/12 N.T. 14.) However, she could not estimate how far the vehicle was moved. (9/18/12 N.T. 14.)

On the day of the accident, Plaintiff did not seek any medical treatment, go to a hospital, or call the police. (9/18/12 N.T. 14.) Rather, following the accident, she proceeded to her job as a bartender at a local catering facility in Delaware County, Pennsylvania. (9/18/12 N.T. 15.) On cross-examination, plaintiff conceded that she continued to work at the catering facility after the accident and did not miss any time at work as a result of the accident. (9/18/12 N.T. 93-94.) She ultimately left that position in June 2010 not because of the accident but to become a stay-at-home mother. (9/18/12 N.T. 93-94.) On direct testimony, plaintiff also testified that she was involved in three (3) motor vehicle accidents prior to the July 30, 2009 accident at issue.¹ On cross-examination, plaintiff conceded that she was actually involved in four (4) prior accidents not three (3). (9-18-12 N.T. 108.)

Plaintiff offered no expert testimony but medical records were admitted into evidence and select portions of those records were read to the jury by plaintiff. Plaintiff introduced an x-ray of her cervical spine taken August 13, 2009. (Trial Exhibit P-3, 9/18/12 N.T. 21.) Plaintiff agreed with her counsel that there were no noteworthy findings described on that x-ray report. (9/18/12 N.T. 21.) Plaintiff presented an MRI report of her cervical spine taken on September 23, 2009. (Trial Exhibit P-4, 9/18/12 N.T. 21-23.) Plaintiff was asked by her counsel to read the “Impression” section of the MRI report to the jury. She read the following portion of the MRI report to the jury:

“Straightening slight reversal of the cervical lordosis. The possibility of muscle spasm is mentioned. Posterior disk² bulging C-6, C-7. Posterior disk bulging C-4,5 C-5, C-6. No focal cervical disc herniation. Normal cervical central canal caliber and patient exit foramina.³

* * * *

No cervical chord impingement. No cervical cord signal alterations. Nonspecific lesion of the clivus, though this could be developmental, non-neoplastic osseous lesion cannot be excluded based on this study. See above comments and recommendations.”

(Trial Exhibit P-4, 9/18/12 N.T. 24-25.)

The next post-accident medical record plaintiff chose to explain and review with the jury was marked collectively as Exhibit P-6 and contained notes from her chiropractic care beginning August 2, 2011 through August 8, 2012. (Trial Exhibit P-6, 9/18/12 42-52.) Plaintiff was asked to read from the assessment portion of the August 2, 2011 treatment note, “The patient is suffering from an exacerbation of her cervical spine injury sustained in a motor vehicle accident of 7/30/2009.” (9/18/12 N.T. 47). However, the assessment portion on all the collective notes of P-6 also

¹ Counsel for Plaintiff referenced an incorrect accident date during direct questioning, July 31, 2009. (9/18/12 N.T. 26.)

² The 9/18/12 Notes of Testimony reference the word “disk” while the report uses “disc.”

³ The actual report marked P-4 provides as follows: “2. Mild posterior disc bulge at C-6, C-7, and no more than slight posterior disc bulging at C-4 – C-5 and C-5 - C-6. No focal cervical disc herniation. Normal cervical central canal caliber, and paten exit foramina. (Trial Exhibit P-4, emphasis added.)

lists the diagnoses as follows: **Cervical Sprain/Strain**, Cervical muscle spasm, and Cervical Radiculitis. (Trial Exhibit P-6, emphasis added.)

Plaintiff also addressed a January 19, 2010 medical report from Herbert N. Avart, D.O. (Trial Exhibit P-7, 9/18/12 N.T. 63.) Plaintiff explained to the jury that Dr. Avart's report indicated that she described her subjective pain level on a scale. (9/18/12 N.T. 64.) She testified as follows: "Like pain is one, average of one, worst is eight, best is zero, no pain that you can live with, a zero." (9/18/12 N.T. 64.)

Plaintiff's final medical report from her treating providers was marked P-8 and consisted of a December 1, 2010 report of Herbert N. Avart, D.O. (Trial Exhibit P-8, 9/18/12 N.T. 64). Plaintiff was asked to read Dr. Avart's impression for the jury. (9-18-12 N.T. 64.) Plaintiff read as follows, "Post traumatic myofascial pain syndrome involving the cervical and left supra-periscapular musculature cervical diskogenic pain and muscle spasm." (9/18/12 N.T. 64.) Finally, plaintiff submitted in her case in chief, the medical report of the physician who performed an independent medical examination at the behest of defendant. (Trial Exhibit P-9, 9/18/12 N.T. 68.)

Plaintiff concluded her presentation to the jury by calling Defendant, Gregory Devlin, as a witness. (9/18/12 N.T. 132.) Defendant testified that the parties' vehicles were at the subject intersection for approximately four (4) to five (5) minutes while preceding vehicles attempted to make a right onto Route 1.⁴ Defendant testified that the parties were bumper to bumper or a foot apart moving slowly forward as each car eventually turned onto Route 1. (9/18/12 N.T. 134.) Defendant testified that he believed Plaintiff had turned onto Route 1. He then turned left to look at traffic and he took his foot off the brake allowing his vehicle to move forward. When he realized plaintiff had not moved, defendant attempted to stop his vehicle by applying the brake but "nudged into the back of her." (9/18/12 N.T. 134.) Defendant confirmed that he did not have his foot on the accelerator at the time of the accident. (9/18/12 N.T. 135.)

Defendant presented no expert testimony but read into evidence the report of an independent medical examiner, David Yucha, M.D. (Trial Exhibit P-9 and D-6, 9/18/12 N.T. 157-169.) In his report, Dr. Yucha conceded as follows: "I do believe that Ms. Hanna sustained a strain/sprain to her neck after the motor vehicle accident on July 30, 2009. Her subjective complaints and mechanism of the accident are consistent with this. I do believe, however, within a reasonable degree of medical certainty, that the patient has completely recovered from the accident." (9-18-12 N.T. 168, Trial Exhibit P-9, D-6.)

After deliberation, the jury returned a verdict finding defendant negligent but determined that his negligence was not a factual cause in bringing about any harm to plaintiff. Plaintiff filed a timely Motion for a New Trial on September 20, 2012. Defendant's response was subsequently filed on October 3, 2012, and by Order dated October 9, 2012, plaintiff's Motion for a New Trial was denied. A second Order also dated October 9, 2012 issued and directed plaintiff to file a Statement of Errors Complained of on Appeal pursuant to Pennsylvania Rule of Appellate Procedure 1925(b)(1).

⁴ The parties use the names State Road and Route 1 interchangeably to describe the roadway onto which plaintiff was attempting to turn in Springfield, Delaware County, Pennsylvania.

Plaintiff's Errors Complained of on Appeal was filed on October 22, 2012. Therein, Plaintiff contends that she is entitled to a judgment notwithstanding the verdict and/or new trial as to her claims of motor vehicle negligence where the plaintiff's treatment providers and defendant's expert concede causation and further concede plaintiff suffered *some* injury as a result of the rear-end auto accident. (Statement of Errors Complained of on Appeal Pursuant to Pa.R.A.P. 1925(b)(1).) Secondly, while noting that the Court has broad discretion in determining the eligibility of a juror, plaintiff contends that the Court abused its discretion where over objection, the Court permitted Juror No. 7 to serve as a member of the panel. Plaintiff further contends that during voir dire, Juror No. 7 related that he was involved in a rear-end motor vehicle accident where his vehicle was hit from behind by a large truck and violently pushed forward some thirty (30) feet, yet he walked away from the serious crash without injury. Therefore, the Court abused its discretion "in permitting a juror to serve who maintained a bias, and experiential predilection as to the question of causation." (Statement of Errors Complained of on Appeal Pursuant to Pa.R.A.P 1925(b)(1).)

CONCESSION OF INJURY

Counsel for plaintiff failed to file any pre-trial motions addressing the concession of the strain/sprain injuries noted by the independent medical doctor. Counsel for plaintiff failed to reference the defense medical expert's concession of the strain/sprain injury in either his opening or closing statements to the jury. Plaintiff also failed to address the concession of the strain/sprain injury when questioned regarding the independent medical examination report. Counsel also failed to submit specific Points for Charge on the issue. Counsel submitted only one proposed point for charge which provided in relevant part:

"Plaintiff respectfully requests the following instructions be given to the jury in this matter in addition to: (i) Defendant's proposed points for charge; and (ii) All other inapplicable opening, closing, cautionary and instructive instructions contained within the Pennsylvania Civil Suggested Standard Jury Instructions 4th Edition. Plaintiff reserves the right to supplement these requests for instructions as may become necessary based on the evidence presented at trial."

The lone requested additional charge addressed the assured cleared distance rule described at 75 Pa.C.S. § 3361. Nevertheless, this matter should be remanded for the limited purpose of determining plaintiff's damages for soft tissue injury, if any, consistent with the holding in *Pentarek v. Christy*, 854 A.2d 970, 977 (Pa. Super. 2004.) As the defense medical expert conceded a strain/sprain injury to plaintiff's neck, the jury's determination of no factual causation was improper.

In *Pentarek v. Christy*, a new trial was ordered where both parties' medical experts agreed that the accident caused *some* injury. 854 A.2d 970, 977 (Pa. Super. 2004.) Although a jury may ultimately find that the injuries caused by the accident were incidental or non-compensable and deny damages on that basis, a jury may not determine that the accident did not "cause" an injury, where both parties' medical experts have testified to the contrary. *Id. citing Andrews v. Jackson*, 800 A.2d 959, 960 (Pa. Super. 2002). In *Pentarek*, the trial court's judgment was ultimately reversed and remanded for a new trial limited to the damages for soft tissue injury sustained by plaintiff and conceded by both medical experts. *Id.*

The instant matter should be remanded only to address damages, if any, for injuries conceded by defendant's expert and described as "a strain/sprain to her neck after the motor vehicle accident on July 30, 2009." (Trial Exhibit P-9 and D-6, 9/18/12 N.T. 157-169.) Plaintiff is not entitled to a new trial on the negligence issue as requested but only a limited determination of damages, if any, caused by the strain/sprain injury to her neck.

JUROR NO. 7

During voir dire and prior to seating the jury, Juror No. 7 was referred to as Juror No. 25. (9/17/12 N.T. 90.) Juror No. 25 explained that he was involved in a rear-end accident when stopped at a traffic light and his vehicle was totaled. His vehicle was pushed "about 20 feet down the road." (9/17/12 N.T. 90.) When asked if his involvement in that motor vehicle accident would affect his ability to fairly and impartially consider the facts of the case, the juror responded in the negative. (9/17/12 N.T. 91.) Counsel for plaintiff objected to inclusion of this juror on the panel. (9/17/12 N.T. 94.) The objection was overruled given the candor in the juror's response to the Court's questioning. (9/17/12 N.T. 96). Counsel and the Court then proceeded to question additional potential jurors. Prior to the seating of the jury, both counsel were asked at sidebar if either had any objection to the jury selection process. (9-18-12 N.T. 123.) Counsel for the Plaintiff responded "I do not, Your Honor." (9-18-12 N.T. 123.) Plaintiff's counsel when specifically asked by the Court, "Is this the jury you've selected?" responded, "Yes, it is, Your Honor."

The purpose of voir dire is to "ensure the empaneling of a fair and impartial jury capable of following the instructions on the law as provided by the trial court." *Commonwealth v. Paolello*, 542 Pa. 47, 69, 665 A.2d 439, 450 (Pa. 1995). A trial court's review of a challenge for cause is not a wide-ranging inquiry into a potential juror's personal beliefs and moral standards, but rather is a focused probe into that juror's ability to render a verdict that is "fair, just, and in accordance with the testimony presented." *Commonwealth v. Johnson*, 452 Pa. 130, 137, 305 A.2d 5, 9 (Pa. 1973). Juror No. 7 adequately advised the Court that his involvement in a motor vehicle accident would not affect his ability to fairly and impartially consider the facts of the instant matter. The Court determined this response to be candid and credible. As such, plaintiff's appeal on this ground should be denied.

BY THE COURT:

G. MICHAEL GREEN,

J.

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