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**Cardinal Crossing GP, LLC t/a Cardinal Crossing Realty Associates, L.P. v. Marple Township**—Civil Law – Preliminary Objections – Promissory Estoppel

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**N.B.**

**DCBA CLOSED  
November 11<sup>th</sup>  
Veterans Day Observed**

# DELAWARE COUNTY LEGAL JOURNAL

USPS 151-960

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

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DELAWARE COUNTY BAR ASSOCIATION

2016

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

- Nov 7 PBI – CLE Seminar – “Mastering Medical Records” – Breakfast & Lunch Included – Registration – 8:00 a.m. – Seminar – 8:25 a.m. – 3:30 p.m.
- Nov 8 DCBA CLOSED – Election Day
- Nov 9 RED CROSS BLOOD DRIVE – 11:00 a.m. – 4:00 p.m.
- Nov 10 FLS – Annual Dinner – Cocktails – 5:30 p.m. – Dinner – 6:00 p.m. – *Teca, Newtown Square*
- Nov 11 DCBA CLOSED – Veterans Day Observed
- Nov 15 Orphans’ Court Rules Committee – Meeting – Bring Your Own Brown Bag Lunch – 12:00 Noon – 2:00 p.m.
- Nov 16 DCBA/Dan Seigel – CLE Seminar – “Everything a Law Office Should Know About Using Microsoft Word” – Lunch Included – Registration – 12:00 Noon – Seminar – 12:30 p.m. – 1:30 p.m.
- Nov 16 Annual General Membership Meeting – 3:30 p.m. – *Delaware County Courthouse, Courtroom #1* – Details to Follow
- Nov 17 ADR Voluntary Settlement Program – 9:30 a.m. – 12:30 p.m.
- Nov 17 Women in the Law Committee – CLE Seminar – “The Business of Law” – Lunch Included – Registration – 12:00 Noon – Seminar – 12:30 p.m.
- Nov 18 Real Estate Practices Committee – Breakfast CLE Seminar – “Annual Survey of General Real Estate Law” – Registration – 8:15 a.m. – Seminar Promptly 9:00 a.m.
- Nov 21 The Justinian Society – Annual Dinner Honoring Dick Vermeil in 2016 – Cocktails – 6:00 p.m. – Dinner – 7:00 p.m. – *Springfield Country Club*

- Nov 24 DCBA CLOSED – Thanksgiving Holiday  
Observed
- Nov 25 DCBA CLOSED – Thanksgiving Holiday  
Observed
- Nov 29 PBI – CLE Seminar – “Litigating the Legal  
Malpractice Case” – Breakfast & Lunch  
Included – Registration – 8:30 a.m. –  
Seminar – 9:00 a.m. – 1:15 p.m.
- Nov 30 FLS – Lunch & Learn – 12:00 Noon –  
1:30 p.m.

**DECEMBER:**

- Dec 1 YLS – Luncheon Meeting – 12:30 p.m.
- Dec 7 ADR – CLE Seminar – “What Is Your Case  
Worth” – Registration – 1:00 p.m. – Seminar  
– 1:30 p.m. – 4:00 p.m.
- Dec 7 FLS – Meeting – 3:30 p.m.
- Dec 8 Criminal Defense Lawyers – CLE Luncheon  
Seminar – 12:00 Noon – 4:30 p.m.
- Dec 9 PBI – CLE Seminar – “Distracted Driving” –  
Breakfast Included – Registration –  
8:30 a.m. – Seminar – 9:00 a.m. –  
12:15 p.m.
- Dec 13 Executive Committee – Luncheon Meeting –  
12:15 p.m.
- Dec 14 CLE Roundtable Coffee Hour With Judge  
Kenney – “Elder Abuse Task Force Update”  
– Registration – 7:45 a.m. – Seminar –  
8:00 a.m. – 9:00 a.m.
- Dec 14 Bench Bar Conference Committee – Luncheon  
Meeting – 12:15 p.m.

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**SEMINARS:****DELAWARE COUNTY BAR ASSOCIATION****PBI Seminars****NOVEMBER 7, 2016 Mastering Medical Records (Breakfast and Lunch Included)**

8:25 a.m. to 3:30 p.m., Registration 8:00 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$279.00, Post 1/12: \$259.00, Others: \$299.00

Credits: 5 Substantive, 1 Ethics

**NOVEMBER 29, 2016 Litigating the Legal Malpractice Case (Breakfast and Lunch Included)**

9:00 a.m. to 1:15 p.m., Registration 8:30 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$249.00, Post 1/12: \$229.00, Others: \$269.00

Credits: 3 Substantive, 1\* Ethics

**DECEMBER 9, 2016 Distracted Driving (Breakfast Included)**

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

Place: Delaware County Bar Association Building

Tuition—Members: \$229.00, Post 1/12: \$209.00, Others: \$249.00

Credits: 3 Substantive, 0 Ethics

**JANUARY 31, 2017 Using Social Media Effectively and Ethically in Your Practice (Lunch Included)**

11:00 a.m. to 2:30 p.m., Registration 10:30 a.m.

Place: Delaware County Bar Association Building

Tuition—Members: \$249.00, Post 1/13: \$125

Credits: 2 Substantive, 1\* Ethics

**FEBRUARY 23, 2017 Internet Legal Research (Lunch Included)**

12:30 p.m. to 3:45 p.m., Registration 12:00 Noon

Place: Delaware County Bar Association Building

Tuition—Members: \$249.00, Post 1/13: \$125

Credits: 2 Substantive, 1\* Ethics

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

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

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

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

**REAL ESTATE PRACTICES COMMITTEE  
2016 Seminars**

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

1. **November 18, 2016 (Friday)** – Seminar (2 CLE Substantive) *and* (2 Continuing Education Credits for Realtors) – “Annual Survey of General Real Estate Law” – *Speakers:* Vincent B. Mancini, Esquire and Louis M. Kodumal, Esquire.
2. **December 16, 2016 (Friday)** – Seminar (1 CLE Substantive) – “Annual Survey of Land Use and Zoning Law” – *Speaker:* Vincent B. Mancini, Esquire.

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

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

**WOMEN IN THE LAW COMMITTEE – CLE SEMINAR****Thursday November 17, 2016****“THE BUSINESS OF LAW:*****The Environment for the Practice of Law for Women”***

- PLACE:** Delaware County Bar Association Building,  
335 W. Front Street, Media, PA
- REGISTRATION  
& LUNCH:** 12:00 Noon – 12:30 p.m.
- SEMINAR TIME:** 12:30 p.m. – 1:30 p.m.
- COST:** \$35.00 for DCBA Members/\$45.00 for Non-Members
- WORTH:** 1.0 Substantive CLE Credit Hour

Do women attorneys conduct their rainmaking differently than men do? Does the glass ceiling still exist? Why are over half of law school graduates women yet ten years later so many women no longer practice law? How do we keep women from ending their legal careers?

This seminar for continuing education credits will discuss issues facing women practicing law including networking, starting your own firm/practice and insuring success in today's market. Join us and learn how four successful attorneys maintain their practices.

Speakers include: **Linda M. Anderson, Esquire, Nancy C. DeMis, Esquire, Kristine F. Hughey, Esquire and Colleen M. Neary, Esquire.**

**Don't miss the opportunity to learn about the BUSINESS OF LAW from four of Delaware County's leading attorneys.**

To make a reservation, please visit the DCBA website at [www.delcobar.org](http://www.delcobar.org) or e-mail Nancy Ravert Ward at [nancy@delcobar.com](mailto:nancy@delcobar.com).

Nov. 4, 11

Spanish and European Language Services  
International Cultural and Political Consulting

**Dr. Peter Brampton Koelle**

J.D. Temple University, Ph.D University of Pennsylvania  
610-328-3215, [peterbramptonkoelle@gmail.com](mailto:peterbramptonkoelle@gmail.com)  
<http://www.google.com/profiles/peterbramptonkoelle>

**2016 DELAWARE COUNTY ELDER LAW COMMITTEE**

December 14, 2016 **CLE Roundtable Coffee Hour with Judge Kenney or CLE**  
Topic: Elder Abuse Task Force Update  
Presenter: President Judge Chad F. Kenney and other invited guests, facilitated by Beth Stefanide, Esquire.  
Time: 7:45 – 8:00 Registration; 8:00 – 9:00 Seminar  
Cost: \$5 to \$35 (See registration form for details)

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



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**DELAWARE COUNTY BAR ASSOCIATION – CLE SEMINAR****WEDNESDAY, NOVEMBER 16, 2016****“Everything a Law Office Should Know About Using  
Microsoft Word – But Didn’t Know to Ask”**

- PLACE:** Delaware County Bar Association Building,  
335 West Front Street, Media, PA
- REGISTRATION  
& LUNCH:** 12:00 Noon – 12:30 p.m. (***Bring your own brown  
bag lunch and beverage***)
- SEMINAR TIME:** 12:30 p.m. – 1:30 p.m.
- COST:** \$35.00 for DCBA Members  
\$45.00 for Non-Members
- WORTH:** ***1.0 Substantive CLE Credit Hour***

***Speaker: Daniel J. Siegel, Esquire***

The documents lawyers create are complex and important. According to the American Bar Association’s 2015 Legal Technology Survey, 98 percent of all law firms use Microsoft Word. Despite Word’s popularity, only a small percentage of users actually know about and use many of its features. The session will demonstrate features relevant to the practice of law, show customizations, shortcuts and tweaks, and provide tips to make Word work for you.

To register, visit [www.delcobar.org](http://www.delcobar.org) or contact Nancy Ravert Ward at [nancy@delcobar.com](mailto:nancy@delcobar.com).

Nov. 4, 11

**ALTERNATIVE DISPUTE RESOLUTION COMMITTEE – CLE SEMINAR  
WEDNESDAY, DECEMBER 7, 2016**

**1:00 p.m. until 4:00 p.m. – DCBA Building  
Worth 2.0 Substantive Law CLE Credit Hours**

**(Your Chance to Obtain CLE Credits Before the December 31<sup>st</sup>  
Compliance Period Ends.)**

**BACK BY POPULAR DEMAND ...  
THE SEVENTEENTH ANNUAL CONTEMPORARY  
SETTLEMENT EVALUATION:**

**“What Is Your Case Worth When Analyzed and Compared  
Over the Last Several Years?”**

***Is the Climate Changing for Plaintiffs in Delaware County?***

**Date:** **Wednesday, December 7, 2016**  
**Registration:** **1:00 p.m. – 1:30 p.m.**  
**Seminar Time:** **1:30 p.m. – 4:00 p.m.**  
**Place:** Delaware County Bar Association Building  
**Cost:** \$70.00 for Members (\$50.00 Without CLE Credits)  
\$90.00 for Non-Members (\$70.00 Without CLE Credits)  
**Worth:** **2.0 Substantive CLE Credit Hours**

Don't miss this exciting *annual seminar* addressing contemporary settlement evaluation for selected cases, as analyzed by an **outstanding panel of Judges, as well as experienced Counsel for the Plaintiff and the Defense:** *The Honorable Spiros E. Angelos, the Honorable Charles B. Burr, II, S. J., the Honorable Christine Fizzano Cannon, the Honorable G. Michael Green, the Honorable James F. Proud (Retired), District Court Administrator Gerald C. Montella, Esq., Sheryl L. Brown, Esq., Ronald E. Freemans, Esq., Hugh J. Gillespie, Esq., Donald M. Grimes, Esq., M. Elizabeth Naughton-Beck, Esq., George G. Rassias, Esq., J. Michael Sheridan, Esq., Daniel J. Sherry, Esq. and Moderator Andrew J. D'Amico, Esq.*

*Find out what they think as they discuss and evaluate real cases in today's market. Discover their approach and actual settlement recommendations. If you want to settle your cases, you need to attend and learn how other Lawyers and Judges evaluate similar cases in “real terms.” Also, Mr. Montella will provide valuable statistics analyzing Delaware County verdicts and awards.*

**Light refreshments and snacks will be provided.**

To be assured a reservation or to register for this event, please visit [www.delcobar.com](http://www.delcobar.com) or contact Nancy Ravert Ward at the Delaware County Bar Association at [nancy@delcobar.com](mailto:nancy@delcobar.com).

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



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

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



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

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

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

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

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

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



*A Chapter of the Association of Legal Administrators.*

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

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

**Dates:** November 17<sup>th</sup>, 2016; and December 15<sup>th</sup>, 2016  
**Time:** 9:30 A.M. to 12:30 P.M.  
**Place:** Delaware County Bar Association  
**Cost:** Free

*This Alternative Dispute Resolution Voluntary Settlement Program is sponsored by the ADR Committee of the Delaware County Bar Association. The following dates are available at this time.*

On November 17<sup>th</sup>, 2016; and December 15<sup>th</sup>, 2016, 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 November 17<sup>th</sup>, 2016; and December 15<sup>th</sup>, 2016. 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**

Oct. 21, 28; Nov. 4



**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.





We need you to help the American Red Cross and local hospital patients by donating blood at the Delaware County Bar Association blood drive on Wednesday, November 9.

Right now, blood donations are being distributed to hospitals as quickly as they come in.

Donors of all blood types are needed to help ensure a sufficient supply for patients this fall.

**WE NEED 40 MORE DONORS TO SIGN UP TODAY!**

Please roll up your sleeve to help local hospital patients. Only volunteer blood donors can help save lives by donating blood!

**Donating blood is easy and saves lives. You can save time on your donation by using our new Rapid Pass program. Sign up today and learn more about the Rapid Pass program.**

Sign up now to help save lives!!

**\*\*If you have already signed up for the blood drive ... THANK YOU! Pass the e-mail along to a friend that may want to donate.\*\***

Delaware County Bar Association Blood Drive  
**Wednesday, November 9**  
**11:00 a.m. – 4:00 p.m.**

To sign up go to [www.redcrossblood.org](http://www.redcrossblood.org)  
and enter sponsor code: Delco Bar.

Oct. 28; Nov. 4

## **LAW OFFICES OF JAMES FAMIGLIO PC**

are moving from our Broomall location of 30 years to

***811 North Providence Road, Media, PA 19063***

effective October 24, 2016.

Oct. 21, 28; Nov. 4, 11

**DOMESTIC ABUSE PROJECT OF DELAWARE CO., INC.**

14 West Second Street  
Media, PA 19063  
(610) 565-6272

**The Domestic Abuse Project of Delaware County, Inc. is seeking an experienced part-time attorney. Cover letters and resumes with salary requirements should be faxed or e-mailed to Kris Ferraro, Esq. at (610) 565-9911 or kferraro@dapdc.org.**

**Job Description**

**Title:** Part-Time Attorney  
**Work Location:** Media Office  
**Reports to:** Director of Legal Services  
**FLSA:** Part-Time/Non-Exempt

**The Domestic Abuse Project of Delaware County works to prevent domestic violence and empower victims to move toward self-sufficiency. DAP provides counseling, advocacy, legal services and emergency shelter to victims.**

**This position reports directly to the Director of Legal Services, is a part-time (20 hours per week) staff member, provides legal options and represents domestic abuse victims in Protection From Abuse (PFA) court.**

**Essential Duties:**

- Provide PFA legal options counseling and advocacy to domestic violence victims
- Provide direct representation of clients seeking Final Protection From Abuse Orders
- Participate in community outreach on domestic violence issues
- Network with appropriate county and social services agencies to link victims of domestic violence with other services
- Maintain statistical data on legal services department

**Educational Requirements:** Juris Doctor

**Knowledge/Skills Required:** Licensed to practice law in PA

**Experience Required:** Minimum two (2) years' experience in practice of law

**Preferences:** Litigation experience

**Other Duties:** As assigned

Nov. 4

**EARLY DEADLINE FOR LEGAL JOURNAL**

The Delaware County Bar Association will be closed Tuesday, November 8<sup>th</sup> and Friday, November 11<sup>th</sup> in observance of Election Day and Veterans Day respectively. Therefore the deadline for submitting items to be placed in Legal Journal Issue 47, dated November 18<sup>th</sup> will be Monday, November 7<sup>th</sup> at noon instead of our normal deadline on Wednesdays at 11:00 a.m., (9) days prior to publication.

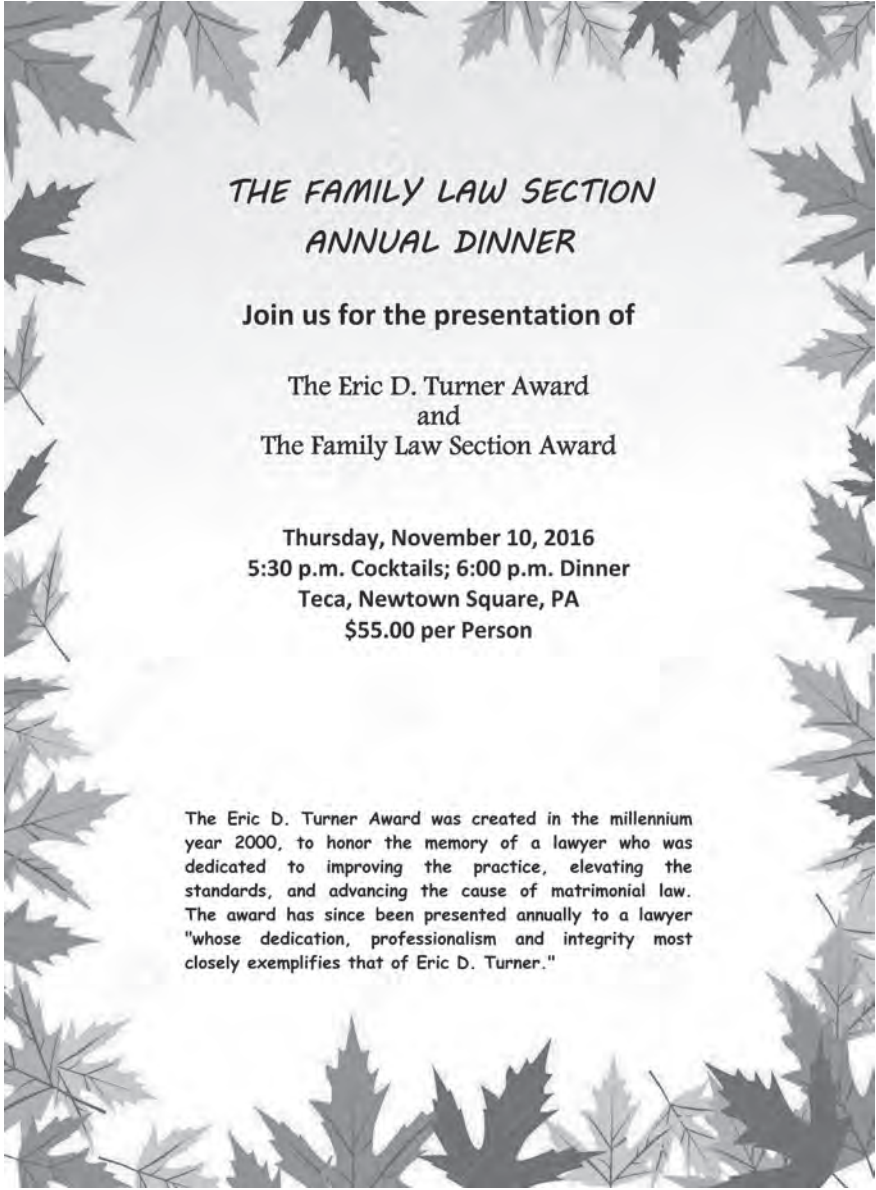
Oct. 21, 28; Nov. 4

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**EARLY DEADLINE FOR LEGAL JOURNAL**

The Delaware County Bar Association will be closed Thursday, November 24<sup>th</sup> and Friday, November 25<sup>th</sup> in observance of the Thanksgiving Holiday. Therefore, the deadline for submitting items to be placed in Legal Journal Issue 49, dated December 2<sup>nd</sup>, will be Monday, November 21<sup>st</sup> at noon. This replaces our normal deadline on Wednesdays at 11:00 a.m., (9) days prior to publication.

Nov. 4, 11, 18



*THE FAMILY LAW SECTION  
ANNUAL DINNER*

**Join us for the presentation of**

The Eric D. Turner Award  
and  
The Family Law Section Award

**Thursday, November 10, 2016  
5:30 p.m. Cocktails; 6:00 p.m. Dinner  
Teca, Newtown Square, PA  
\$55.00 per Person**

The Eric D. Turner Award was created in the millennium year 2000, to honor the memory of a lawyer who was dedicated to improving the practice, elevating the standards, and advancing the cause of matrimonial law. The award has since been presented annually to a lawyer "whose dedication, professionalism and integrity most closely exemplifies that of Eric D. Turner."

Oct. 28; Nov. 4



**PLEASE JOIN US IN CELEBRATION AS THE  
JUSTINIAN SOCIETY OF DELAWARE COUNTY**

*Proudly presents an evening honoring the  
members of the Delaware County Bar Association of  
Italian American Heritage and their contributions to  
our profession and community.*

**Monday, November 21, 2016**

**SPRINGFIELD COUNTRY CLUB**

400 W. Sproul Road, Springfield, PA 19064

Cocktails and Hors d'oeuvres at 6:00 p.m.;

Dinner at 7:00 p.m.

***Honoring Dick Vermeil***

***Cost: \$100.00 Per Person***

***Please RSVP no later than Thursday, November 17, 2016 to:  
cdelpizzo@rjm-law.com or tracy@delcobar.com. All checks, payable to  
the Justinian Society, should be mailed to Tracy Price, Delaware County  
Bar Association, 335 West Front Street, Media, PA 19063. Prepayment  
is appreciated in an effort to expedite check-in.***

**Honoring Richard Albert "Dick" Vermeil ...** A former American head coach for the National Football League's Philadelphia Eagles (1976-1982), St. Louis Rams (1997-1999) and Kansas City Chiefs (2001-2005). He is in the Sid Gillman coaching tree and has coached at every level; Vermeil owns the distinction of being named "Coach of the Year" on four levels: High School, Junior College, NCAA Division I and Professional Football. In all three of his stops as an NFL head coach, Vermeil has taken every team—Philadelphia, St. Louis and Kansas City, each of which had a losing record before he arrived—and brought them to the playoffs by his third season at the helm.

Vermeil is remembered for his frequent displays of emotion which has helped make him a popular coach among fans. Vermeil lives in the historic Country Club Plaza district of Kansas City. When not in Kansas City, the entire Vermeil family enjoys spending time and working on "the Ranch," a 114-acre homestead located outside Philadelphia in rural Chester County, Pennsylvania. He is also a huge supporter of the Chester County Council Boy Scouts of America and is a recipient of the Silver Beaver Award, which was coincidentally awarded at the same time he was named head coach of the Chiefs in 2001. His annual golf invitational has brought in over US \$1 million to the Council's operational fund.

True to his Napa Valley roots, Vermeil partnered with OnTheEdge Winery and produced his own self-proclaimed "Garage Cabernet" wine, named in honor of his father, Jean Louis Vermeil. After football, wine is Vermeil's biggest passion. Villa di Roma, an Italian restaurant in Philadelphia, named one of its signature dishes "Steak Vermeil" in Vermeil's honor.

Vermeil was portrayed in the 2006 film *Invincible* by Greg Kinnear. The film showed Vermeil when he was head coach of Philadelphia and gave Vince Papale an opportunity to play for the Eagles. During his first retirement,

Vermeil worked as a game analyst for both CBS (1983-87) and ABC Sports (1988-96), most of the time paired with Brent Musburger. Currently, Vermeil works as a game analyst on broadcasts of college football and NFL games on NFL Network. Vermeil also served as head coach in the 2012 and 2013 editions of the NFLPA Collegiate Bowl. A Coors Light commercial featuring manipulated archival footage of Vermeil at a press conference debuted in 2006. On November 2, 2008, Vermeil was honored by the St. Louis Rams organization with the placing of his name on the "Ring of Honor" around the inside of the Edward Jones Dome in St. Louis. Vermeil had a short cameo in the 2011 film *The Greening of Whitney Brown*, set in Chester County, in which he plays a football coach for the local middle school. The Broadcast Pioneers of Philadelphia named Vermeil their Person of the Year in 1985 and inducted him into their Hall of Fame in 2003. In August 2015, Vermeil bought a 2.5% share of the Philadelphia Soul arena football team.

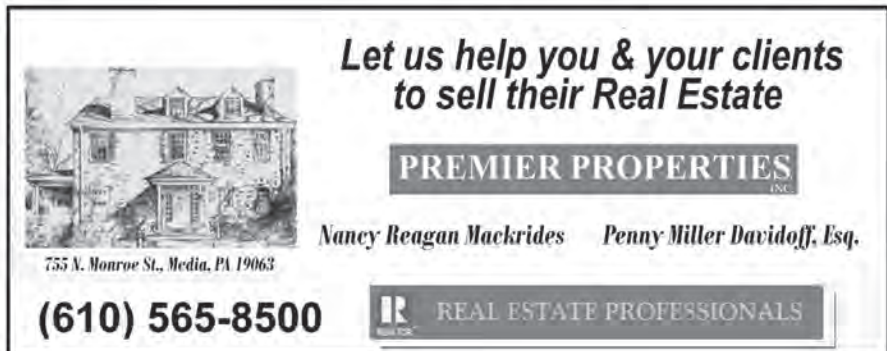
Nov. 4, 11, 18

**NOTICE OF SUSPENSION**

NOTICE IS HEREBY GIVEN THAT by Order of the Supreme Court of Pennsylvania issued October 20, 2016, B. FINCOURT SHELTON (#31598) of Darby, PA, is suspended from the practice of law for a period of four years, to be effective November 19, 2016.

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Secretary of the Board  
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**ESTATE AND TRUST NOTICES**

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased 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**

**ANTHONY M. ALESSANDRINE a/k/a ANTHONY ALESSANDRINE, dec'd.**

Late of the Township of Marple, Delaware County, PA.  
Extx.: Dana M. Alessandrine Braverman c/o Anne DeLuca, Esquire, 3475 West Chester Pike, #200, Newtown Square, PA 19073.  
ANNE DeLUCA, ATTY.  
3475 West Chester Pike #200  
Newtown Square, PA 19073

**OLIVIA DeFEO CALTABIANO a/k/a OLIVIA CALTABIANO and OLIVIA DeFEO, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Extx.: Patricia Olivia Calkins (Named in Will As Patricia Calkins) c/o Nina B. Stryker, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102.  
NINA B. STRYKER, ATTY.  
Obermayer Rebmann Maxell & Hippel, LLP  
Centre Square West  
1500 Market St.  
Ste. 3400  
Philadelphia, PA 19102

**CATHERINE G. CAMPBELL a/k/a CATHERINE GRACE CAMPBELL, dec'd.**

Late of the Township of Upper Chichester, Delaware County, PA.  
Co-Extrs.: Wendy Dodson and Robert Normart c/o Dana M. Breslin, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.

DANA M. BRESLIN, ATTY.  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**ANNA H. DEVINE a/k/a ANNA DEVINE, dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
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1112 MacDade Blvd.  
P.O. Box 158  
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**DONALD KIM IRWIN a/k/a DONALD K. IRWIN, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Extx.: Katherine Rae Eberle, 614 Lanmore Avenue, Wayne, PA 19087.

**ROBERT LOUIS LANE a/k/a ROBERT L. LANE and ROBERT LANE, dec'd.**

Late of the Township of Marple, Delaware County, PA.  
Extx.: Debra L. Lane c/o Lowell F. Raeder, Esquire, Ten Penn Center, 1801 Market St., Ste. 1100, Philadelphia, PA 19103.  
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Fineman Krekstein & Harris, P.C.  
Ten Penn Center  
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Philadelphia, PA 19103

**PAUL AUSTIN MOLLENKOF a/k/a P. AUSTIN MOLLENKOF, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extxs.: Amy M. Romani and Kelly Wehrberger (Named in Will As Kelly Starr) c/o G. Guy Smith, Esquire, 300 W. State St., Ste. 301, Media, PA 19063.  
G. GUY SMITH, ATTY.  
Harris & Smith  
300 W. State St.  
Ste. 301  
Media, PA 19063

**AGNES E. NIXON, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
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MEGAN K. HORWITZ, ATTY.  
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Cira Centre  
2929 Arch St.  
Philadelphia, PA 19104

**DAVID L. RACKOW, dec'd.**  
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Philadelphia, PA 19103-2968.  
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Teeters Harvey Marrone & Kaier LLP  
1835 Market St.  
Philadelphia, PA 19103-2968

**CHRISTOPHER A. RENNIE, dec'd.**  
Late of the Borough of Chester  
Heights, Delaware County, PA.  
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Rennie, 6711 Hilltop Drive,  
Brookhaven, PA 19015.

**JANE ROWLEY a/k/a JANE P.  
ROWLEY and JANE PAUL  
ROWLEY, dec'd.**  
Late of the Township of Middletown,  
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Extx.: Pamela Rowley Grover c/o  
Lawrence G. Strohm, Jr., Esquire,  
216 South Orange Street, Media, PA  
19063.  
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Law Office of Lawrence G. Strohm, Jr.  
216 South Orange Street  
Media, PA 19063

**LOUIS J. TAMBONE, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Linda C. Tompkins c/o Rudolph  
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Celli & Associates  
130 W. Lancaster Ave.  
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**MARTIN R. THOMAS, dec'd.**  
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144 Morton Road  
Springfield, PA 19064

**URSULA B. VAN TRIESTE a/k/a  
URSULA BRASCH VAN TRIESTE,  
dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Alt. Extr.: Mark Hans Vantrieste  
(Alternate Executor Named in Will As  
Mark H. Van Trieste) c/o Matthew A.  
Arrison, Esquire, The Barclay, 535 N.  
Church St., Ste. 317, West Chester, PA  
19380.  
MATTHEW A. ARRISON, ATTY.  
Law Offices of Matthew A. Arrison  
The Barclay  
535 N. Church St.  
Ste. 317  
West Chester, PA 19380

**MARY K. VELLIOS, dec'd.**  
Late of the Township of Newtown,  
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Extx.: Victoria Sullivan c/o Taylor  
A. Smith, Esquire, Union Meeting  
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Box 3037, Blue Bell, PA 19422-0765.  
TAYLOR A. SMITH, ATTY.  
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**MARJORIE I. YOUMANS a/k/a  
MARJORIE YOUMANS, dec'd.**  
Late of the Township of Edgmont,  
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VALERIE ANN ODELL, ATTY.  
965 Seven Oaks Road  
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**SECOND PUBLICATION**

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ROBERT T. ARTZ, dec'd.**  
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Admr.: Dwayne Phillip Logie c/o Dana  
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Will As Elizabeth Muller Cauffman  
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Haney & Hecht  
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JEFF L. LEWIN, ATTY.  
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Anderson Elder Law  
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**JAMES ALEXANDER BRADLEY a/k/a  
JAMES A. BRADLEY**, dec'd.  
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Admx.: Deborah V. Bolden-Bradley  
c/o Harris J. Resnick, Esquire, 22 Old  
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**HARRIS J. RESNICK**, ATTY.  
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Late of the Borough of East  
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**LOUIS F. BALLEZZI**, ATTY.  
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Late of the Township of Upper Darby,  
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Extrs.: Thomas Cavanaugh and  
Michele Haney, 467 Spruce Dr., Exton,  
PA 19341.

**JOHN L. CECCHINE a/k/a JACK  
CECCHINE**, dec'd.  
Late of the Township of Nether  
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Extr.: Richard D. Cecchine, 64  
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19087.

**ROSE DiNICOLA**, dec'd.  
Late of the Township of Aston,  
Delaware County, PA.  
Extr.: Arthur R. DiNicola, 184 Concord  
Meeting Rd., Glen Mills, PA 19342.

**MARY A. FAGNANO**, dec'd.  
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**JAMES M. PIERCE**, ATTY.  
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Wayne, PA 19087

**PETER A. FIZZANI a/k/a PETER  
A. FIZZANO, SR. a/k/a PETER  
FIZZANO**, dec'd.  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extrs.: Ronald A. Fizzano, 19 Ohio  
Avenue, Ridley Park, PA 19078 and  
Gary Paul Fizzano, 23911 Route 287,  
Morris, PA 16938.  
**ELIZABETH T. STEFANIDE**, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

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Late of the Township of Upper Darby,  
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B. Griffin, Esquire, 623 N. Pottstown  
Pike, Exton, PA 19341.  
**JAMES B. GRIFFIN**, ATTY.  
623 N. Pottstown Pike  
Exton, PA 19341

**STELLA S. JONES**, dec'd.  
Late of the Township of Upper  
Providence, Delaware County, PA.  
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McBratnie, Esquire, 747 Constitution  
Drive, Ste. 100, P.O. Box 673, Exton,  
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**MICHAEL C. McBRATNIE**, ATTY.  
Fox Rothschild LLP  
747 Constitution Drive  
Ste. 100  
P.O. Box 673  
Exton, PA 19341

**EDWARD M. KASINKAS**, dec'd.  
Late of the Township of Upper Darby,  
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Tanglewood Drive, North Wales, PA  
19454.

**CAROL D. LARSEN**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Deborah Regan, 816 Coppock  
Lane, Springfield, PA 19064.



**CATHERINE C. LEVIN, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extx.: Barbara A. McDade (Named in  
Will As Barbara A. McDade) c/o James  
A. Gillin, Esquire, 2 Old State Rd.,  
Media, PA 19063.  
**JAMES A. GILLIN, ATTY.**  
James A. Gillin, P.C.  
2 Old State Rd.  
Media, PA 19063

**THOMAS McATEER, dec'd.**  
Late of the Township of Springfield,  
Delaware County, PA.  
Extx.: Maria Spatola c/o Donald J.  
Weiss, Esquire, 6 Dickinson Dr., Ste.  
110, Chadds Ford, PA 19317.  
**DONALD J. WEISS, ATTY.**  
6 Dickinson Dr.  
Ste. 110  
Chadds Ford, PA 19317

**ANN L. McFADDEN, dec'd.**  
Late of the Borough of Glenolden,  
Delaware County, PA.  
Admr.: John McFadden c/o Erik P.  
Snyder, Esquire, 121 Ivy Lane, King of  
Prussia, PA 19406.  
**ERIK P. SNYDER, ATTY.**  
Snyder Law Group, P.C.  
121 Ivy Lane  
King of Prussia, PA 19406

**JOSEPH G. SHEFFER, dec'd.**  
Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Colleen Hyland c/o F. Kirk  
Adams, Esquire, 6 East Hinckley  
Avenue, First Floor, Ridley Park, PA  
19078.  
**F. KIRK ADAMS, ATTY.**  
6 East Hinckley Avenue  
First Floor  
Ridley Park, PA 19078

**VIRGINIA M. SHOLL, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extrs.: Gregory W. Prichard and  
Joyce S. Prichard, 407 Woodland Ave.,  
Wayne, PA 19087.  
**RICHARD L. SWITZER, ATTY.**  
73 Chestnut Road  
Paoli, PA 19301

**DAVID BIDDLE STOKES a/k/a  
DAVID B. STOKES, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Lisa B. Stokes c/o Pamela S.  
Dumont, Esquire, 100 Four Falls, Ste.  
300, West Conshohocken, PA 19428.

**PAMELA S. DUMONT, ATTY.**  
Heckscher, Teillon, Terrill &  
Sager, P.C.  
100 Four Falls  
Ste. 300  
West Conshohocken, PA 19428

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 16-7767

NOTICE IS HEREBY GIVEN THAT on  
September 8, 2016, the Petition of Amaud  
Khileif Cosom, a minor, by and through his  
parent and natural guardian, Thomas Mor-  
rin for a Change of Name was filed in the  
above named Court, praying for a decree to  
change the name(s) of **Amaud Khileif Co-  
som** to **Amaud Khileif Cosom-Morrin**.

The Court has fixed November 14, at  
8:30 A.M. in Courtroom TBA, Delaware  
County Courthouse, Media, Pennsylvania,  
as the time and place for the hearing of  
said Petition, when and where all persons  
interested may appear and show cause, if  
any they have, why the prayer of said Peti-  
tion should not be granted.

**BARBARA FLUM STEIN, Solicitor**  
14 West Third Street  
Media, PA 19063

Nov. 4, 11

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2015-008963

NOTICE IS HEREBY GIVEN THAT on  
October 14, 2015, a Petition for a Change of  
Name was filed in the above named Court,  
praying for a decree to change the name(s)  
of **Case Renze Shepard** to **Cace Renze  
Strother**.

The Court has fixed November 14, 2016, at 8:30 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

ENRIQUE LATOISON, Solicitor  
212 West Front Street  
Media, PA 19063

Nov. 4, 11

**CHARTER APPLICATION  
NON-PROFIT**

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

The name of the corporation is:

**Educational Initiatives of PA**

The Articles of Incorporation have been (are to be) filed on: August 12, 2016.

The purpose or purposes for which it was organized are as follows: to provide educational, Catholic catechetical and social activities.

SEAN-TAMBA MATTHEW, Solicitor  
121 Sibley Avenue  
Ardmore, PA 19003

Nov. 4

**CLASSIFIED ADS**

Well respected medium-sized Delaware County law firm seeking attorney with 2-5 years of experience to perform transactional work, including contract and loan review, research and writing of opinion letters. Applicant must have extremely strong writing skills and be able to demonstrate an ability to analyze information in order to formulate well-grounded opinions. Firm's practice is concentrated in community association law, construction litigation and real estate. Applicant must be highly motivated, hard-working, reliable, possess excellent writing and research skills, and be highly organized and responsible. Competitive salary and benefits, excellent work environment and support staff. Please e-mail resume, writing sample, references and salary requirements to: amarcus@marcushoffman.com.

Nov. 4, 11

**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:

**Five & Dime Studio**

with its principal place of business at 2153 Chestnut Ave., Ardmore, PA 19003.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Erin Ingraffia, 2153 Chestnut Ave., Ardmore, PA 19003.

The application has been/will be filed on or after October 20, 2016.

Nov. 4



**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 0046 OF 2016

**NOTICE OF HEARING**

TO: William Martin

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed by Children and Youth Services of Delaware County as we are seeking the termination of the parental rights of the father of Nina M. (b.d. 9/17/14).

A Hearing with respect to said Petition is scheduled for November 14, 2016 before the Honorable Nathaniel C. Nichols and will be held at 9:00 a.m. You have a right to appear at said Hearing and contest the Petition for Termination and if you fail to do so your parental rights may be terminated. In addition, you are advised that you may have an option for an enforceable voluntary agreement under ACT 101 of 2010 for continuing contact following the adoption of your child between the adoptive parent and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. THE ATTORNEY THAT HAS BEEN APPOINTED TO REPRESENT YOU IS ALICE MILLER, ESQUIRE AT (610) 532-4222.

Nov. 4, 11

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 15-7571

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

WELLS FARGO BANK, N.A., Plaintiff  
vs.

THERESA TAPPEH  
THOMAS G.M. TAPPEH a/k/a THOMAS G. TAPPEH  
NYANTHEN K. BANTOE a/k/a  
NATE BANTOE, in his capacity as Administrator dbn and Heir of the Estate of ESTHER BANTOE  
ERIC BANTOE, in his capacity as Heir of the Estate of ESTHER BANTOE  
WEHDEH JENKINS, in her capacity as Heir of the Estate of ESTHER BANTOE  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ESTHER BANTOE, DECEASED  
KEMAH WASHINGTON, in her capacity as Heir of NORMAN J. BANTOE, JR., Deceased  
JAMELLA COLE BANTOE, in her capacity as Heir of NORMAN J. BANTOE, JR., Deceased  
JULIUS BANTOE, in his capacity as Heir of NORMAN J. BANTOE, JR., Deceased  
LAUREN BANTOE, in her capacity as Heir of NORMAN J. BANTOE, JR., Deceased  
KNOWAH BANTOE, in capacity as Heir of NORMAN J. BANTOE, JR., Deceased  
JEHOIDA BANTOE, in capacity as Heir of NORMAN J. BANTOE, JR., Deceased  
SHARBACH BANTOE, in capacity as Heir of NORMAN J. BANTOE, JR., Deceased  
JOSH BANTOE, in his capacity as Heir of NORMAN J. BANTOE, JR., Deceased  
ANASTACIA BANTOE, in her capacity as Heir of NORMAN J. BANTOE, JR., Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NORMAN J. BANTOE, JR., DECEASED HEIR OF THE ESTATE OF ESTHER BANTOE, DECEASED, Defendants

NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Esther Bantoe, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Norman J. Bantoe, Jr., Deceased Heir of the Estate of Esther Bantoe, Deceased

You are hereby notified that on August 25, 2015, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DELAWARE County, Pennsylvania, docketed to No. 15-7571. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 121 NORTH FRONT STREET a/k/a 0121 FRONT STREET NORTH, DARBY, PA 19023-3015 whereupon your property would be sold by the Sheriff of DELAWARE County.

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

NOTICE

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

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

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

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

Nov. 4

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**

- Kleiman, Andrew; Township of Upper Darby; 11/19/15; \$518.65
- Kleiman, Andrew; Township of Upper Darby; 11/19/15; \$518.65
- Klein, John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$24,169.17
- Kliamovich Jr, John W; Township of Upper Darby; 11/30/15; \$259.33
- Kliamovich, Kimberly A; Township of Upper Darby; 11/30/15; \$259.33
- Klienert, Kevin; Borough of Eddystone; 10/15/15; \$385.00
- Klienert, Paula; Borough of Eddystone; 10/15/15; \$385.00
- Kline Sr., Richard F.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$5,167.00
- Kline, Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$4,760.58
- KMJ Enterprises LLC; Commonwealth of PA Unemployment Comp Fund; 11/12/15; \$11,178.25

- KN Concessions Inc; Commonwealth of Pennsylvania Department of Revenue; 11/23/15; \$656.50
- Knapp, Donald; Township of Upper Darby; 11/25/15; \$259.33
- Knapp, Margaret L; Township of Upper Darby; 11/25/15; \$259.33
- Knapp, Sean; Township of Upper Darby; 11/19/15; \$259.33
- Kniffen, Kimberly; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,474.99
- Knight, Carol M; Township of Upper Darby; 11/20/15; \$259.33
- Knine LLC; Borough of Norwood; 11/05/15; \$946.35
- Koch, Mary M; Internal Revenue Service; 10/22/15; \$176,543.02
- Koch, Robert A; Internal Revenue Service; 10/22/15; \$176,543.02
- Koger, Todd; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$8,135.50
- Koimene, Thomas; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$5,809.45
- Kokumo, Adeola; Township of Upper Darby; 11/17/15; \$259.33
- Komara, Forday; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$890.00
- Komara, Mafata; Township of Upper Darby; 11/19/15; \$163.90
- Komara, Mariam; Internal Revenue Service; 11/19/15; \$27,017.92
- Konieczny, John; Township of Upper Darby; 11/30/15; \$259.33
- Konieczny, Stacey; Township of Upper Darby; 11/30/15; \$259.33
- Korhan, Joseph H.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$3,237.90
- Korir, Walter K.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$5,703.00
- Korir, Walter K.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$4,991.50
- Kosmatos, Stauroula D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,556.50
- Kostack, Joseph R; Township of Upper Darby; 11/30/15; \$259.33
- Kostack, Joseph R; Township of Upper Darby; 11/30/15; \$518.65
- Kostack, Joseph R.; Township of Marple; 10/15/15; \$1,577.25
- Kostroba, John; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$414.75
- Kounnas, Felicia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,056.50
- Kownacki, Jane; Township of Upper Darby; 11/24/15; \$227.64
- Krause, Bryan Jeffrey; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$76,460.00
- Krevitski, Denise M; Borough of Norwood; 11/05/15; \$532.94
- Krug, Kerry; Township of Upper Darby; 11/19/15; \$518.65
- Kuehne-Wilson Inc; Commonwealth of PA Unemployment Comp Fund; 10/19/15; \$5,365.89
- Kulesa, Karen Elizabeth; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$5,544.50
- Kumiega, Kimberly Nicole; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$434.00
- Kumiega, Kimberly Nicole; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,341.50
- Kunchala, Abhinav; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$5,251.50
- Kwawaku Day Care Center; Commonwealth of PA Unemployment Comp Fund; 10/13/15; \$5,400.85
- L.N.C Inc; Borough of East Lansdowne; 10/15/15; \$1,179.07
- Lacey III, Charles Robert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$4,987.00
- Lackey, Patrick; Township of Upper Darby; 11/20/15; \$259.33
- Lala, Carlotta E; Township of Upper Darby; 11/18/15; \$518.65
- Lamantia, Elizabeth; Township of Upper Darby; 11/30/15; \$259.33
- Lamon, Carol A; Township of Lower Chichester; 10/30/15; \$671.00
- Lamon, Carol A; Township of Lower Chichester; 10/30/15; \$671.00
- Lamon, William E; Township of Lower Chichester; 10/30/15; \$671.00

- Lamon, William E; Township of Lower Chichester; 10/30/15; \$671.00
- Lanciano, Michael Dominic; Township of Upper Darby; 11/23/15; \$259.33
- Lappin, Tammy M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,516.50
- Larkin, Sean Ware; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,085.00
- Larkins, David; Borough of Upland; 11/30/15; \$812.50
- Larochel, Jean Richard; Township of Upper Darby; 11/25/15; \$114.98
- Larochel, Marie; Township of Upper Darby; 11/25/15; \$114.98
- Lassane, Nana; Township of Upper Darby; 11/19/15; \$259.33
- Lathem, James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,231.50
- Laudenberger, Elwood H; Borough of Prospect Park; 11/06/15; \$460.24
- Laudenberger, John E; Borough of Prospect Park; 11/06/15; \$460.24
- Laughlin, Yolanda; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,256.50
- Lauro III, Domenic; Township of Upper Darby; 11/30/15; \$259.33
- Lauro, Dominic J; Internal Revenue Service; 10/27/15; \$18,753.97
- Lauro, Lynn; Township of Upper Darby; 11/30/15; \$259.33
- Laventure, Hervens; Commonwealth of Pennsylvania Department of Revenue; 11/30/15; \$1,697.81
- Law Office of Zulma I Martinez PC; Internal Revenue Service; 10/06/15; \$4,680.00
- Lawrence, Alice; Internal Revenue Service; 10/08/15; \$4,056.58
- Lawrence, Breon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$11,802.00
- Lawrence, Breon Rashad; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,548.00
- Lawrence, Helen; Township of Lower Chichester; 10/29/15; \$671.00
- Lawrence, Irvin; Township of Lower Chichester; 10/29/15; \$671.00
- Lawson, Albertha; Township of Upper Darby; 11/19/15; \$259.33
- Leary III, Joseph Francis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$3,400.00
- Lebue, Nicholette; Delaware County Juvenile Court; 11/24/15; \$68.50
- Lector, Cesar; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,646.50
- Lee, Curtis; Township of Upper Darby; 11/17/15; \$259.33
- Lee, Debra; Township of Upper Darby; 11/18/15; \$259.33
- Lee, Jamelyn Renee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,805.50
- Lee, Sione; Delaware County Juvenile Court; 10/23/15; \$48.50
- Lee, Sione; Delaware County Juvenile Court; 10/23/15; \$14,847.54
- Lee, Walter K; City of Chester; 10/27/15; \$4,072.84
- Lefkowitz, Geoffrey; Borough of Norwood; 11/05/15; \$798.42
- Lefkowitz, Laurie; Borough of Norwood; 11/05/15; \$798.42
- Leinhauser, Brian C; Township of Upper Darby; 11/19/15; \$259.33
- Lennon, James J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,241.50
- Leon, James P; Chadds for Township; 10/22/15; \$755.27
- Leonard, Kristen M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,342.50
- Levanovitch, Debbie; Township of Upper Darby; 11/19/15; \$259.33
- Lewis Jr, John; Borough of Eddystone; 10/15/15; \$385.00
- Lewis Sr, John; Borough of Eddystone; 10/15/15; \$385.00
- Lewis, Gwendolyn; Commonwealth of Pennsylvania Department of Revenue; 10/16/15; \$2,583.75
- Lewis, John; Borough of Eddystone; 10/15/15; \$385.00
- Lewis, Lynda; Borough of Eddystone; 10/15/15; \$385.00
- Lewis, Rachael Mae; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$3,437.70
- Li, Mary Loc; Township of Upper Darby; 11/24/15; \$259.33

- Liddie, Kevin Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,714.70
- Lim, David; Internal Revenue Service; 11/20/15; \$29,676.81
- Lindenman, Cynthia; Internal Revenue Service; 10/19/15; \$129,728.47
- Linder, Tyler; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,116.50
- Linton, Phillip C.; Township of Lower Chichester; 10/30/15; \$671.00
- Little, Stanley J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$464.50
- Lizardi, Christina Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,760.50
- Llop, Lauren Brittney; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$633.00
- Lloyd, David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,694.00
- Loach, Timothy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,246.10
- Loch, Brian Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$791.50
- Locke, Jeffrey C.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,657.50
- Lockhart, Joseph; Township of Darby; 11/19/15; \$411.91
- Locklear, Frank; Township of Darby; 11/25/15; \$311.73
- Lockwood, David; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,181.50
- Lodato, Gail G; Township of Upper Darby; 11/18/15; \$218.26
- Lodato, Michael L; Township of Upper Darby; 11/18/15; \$218.26
- Lofft, Brian; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$4,349.04
- Logiurato, Anthony; Township of Upper Darby; 11/19/15; \$777.98
- Logiurato, Lisa; Township of Upper Darby; 11/19/15; \$777.98
- Logsdon, Sean Matthew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,521.50
- Loja, Miguel Angel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,707.50
- Lombardo, Shawn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,671.00
- Lonesome, George W; Township of Darby; 11/19/15; \$311.73
- Long, Melissa A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,314.50
- Looby, Dedan A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,999.00
- Lord, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,243.50
- Lorenski, Stephen; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,786.50
- Lormeus, Huberman; Township of Upper Darby; 11/18/15; \$259.33
- Lormeus, Marie C; Township of Upper Darby; 11/18/15; \$259.33
- Loro, Paul J; Township of Upper Darby; 11/17/15; \$259.33
- Loro, Theresa M; Township of Upper Darby; 11/17/15; \$259.33
- Louis, Karen Brissault; Township of Upper Darby; 11/19/15; \$259.33
- Louis, Miralda Pierre; Township of Upper Darby; 11/18/15; \$259.33
- Loveland, Kim; Borough of Eddystone; 10/14/15; \$1,697.50
- Lowman, Nicholas Sentell; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,032.50
- Lowry, Marc A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,136.50
- Lucas, Zachary; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,878.00
- Lucas, Zachary Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,175.75
- Lucas, Zachary Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,833.50
- Lucky Dog Enterprises LLC T/A; Commonwealth of PA Unemployment Comp Fund; 10/13/15; \$21,791.95



- Ludwigsen, Melissa; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$21,444.50
- Lumb, Troy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,655.50
- Lybrand, Montraville G.; Township of Marple; 10/06/15; \$1,395.74
- Lynch, Andrew; Borough of Prospect Park; 11/06/15; \$573.98
- Lynch, Deidre L.; Borough of Morton; 11/06/15; \$3,009.12
- Lynch, John M; Internal Revenue Service; 10/06/15; \$25,470.24
- Lynch, Richard T.; Borough of Morton; 11/06/15; \$3,009.12
- Lynn, Moses; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,933.00
- Lynn, Nelson L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,180.00
- Lyons, Leanne; Borough of Norwood; 11/04/15; \$1,570.51
- Lyons, William; Borough of Norwood; 11/04/15; \$1,570.51
- M J Callan Co Inc; Internal Revenue Service; 10/08/15; \$22,762.15
- Macdonald, Melody; Borough of Eddystone; 10/15/15; \$385.00
- Mace, Jarrod; Township of Upper Darby; 11/18/15; \$259.33
- Mackey, Melvin; Township of Upper Darby; 11/18/15; \$259.33
- Macmullin, Christine L; Township of Upper Darby; 11/24/15; \$202.26
- Macmullin, David; Township of Upper Darby; 11/24/15; \$202.26
- Macwilliams, Randy L; Township of Upper Darby; 11/17/15; \$259.33
- Maddox Jr, William E; Township of Upper Darby; 11/17/15; \$259.33
- Maddox, Sharifah W.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,124.80
- Madiany, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$3,330.50
- Madu, Michael; Township of Upper Darby; 11/17/15; \$518.65
- Maffei, Joseph A; Borough of Prospect Park; 11/06/15; \$1,648.95
- Magee Jr, Joseph C; Borough of Prospect Park; 11/06/15; \$716.40
- Magnin, David; Borough of Norwood; 11/05/15; \$598.95
- Magnin, Kevin Allen; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,136.50
- Magnin, Patricia; Borough of Norwood; 11/05/15; \$598.95
- Maguire, Daniel J; Internal Revenue Service; 10/08/15; \$76,361.44
- Maguire, Justin R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,086.50
- Maguire, Maureen; Internal Revenue Service; 10/08/15; \$76,361.44
- Mahalik, Derrick B.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$916.50
- Mahoney, Derek Andrew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,128.50
- Mako, Michele; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,618.50
- Malampy, Cory; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$5,466.50
- Malampy, Eileen; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,927.50
- Malatesta, Domenic V; Township of Upper Darby; 11/30/15; \$259.33
- Malcolm, Langston; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,097.65
- Malinowski, Ronald; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$3,129.50
- Malkowski, Joseph Terrance; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,141.50
- Mallowe, Marybeth; Internal Revenue Service; 11/19/15; \$5,070.76
- Mallowe, Michael; Internal Revenue Service; 11/19/15; \$5,070.76
- Malloy, Teshon James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,146.50
- Maloney, Elaine; Borough of Norwood; 11/05/15; \$588.83
- Maloney, Michael; Borough of Norwood; 11/05/15; \$588.83
- Malrey, Thomas S; Township of Darby; 11/20/15; \$311.73

- Manganello, Shirley; Borough of Marcus Hook; 11/06/15; \$50.00
- Manganello, Shirley; Borough of Marcus Hook; 10/09/15; \$50.00
- Manning, Amber; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,348.00
- Mansaray, Kadiatu; Borough of Lansdowne; 10/13/15; \$1,002.63
- Mansaray, Mohamed; Borough of Lansdowne; 10/13/15; \$1,002.63
- Manson, Shawnee; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$907.00
- Mapp, Michael D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$5,844.50
- Mapp, Michael D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,265.50
- Marano, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,021.50
- Marano, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,434.50
- Marchiano, Deborah; Borough of Norwood; 11/05/15; \$748.49
- Marchiano, Deborah; Borough of Norwood; 11/04/15; \$733.37
- Marhoum, Abdelaziz; Township of Upper Darby; 11/30/15; \$259.33
- Marhoum, Abdelaziz A; Township of Upper Darby; 11/19/15; \$259.33
- Maritsis, Steve; Township of Marple; 10/06/15; \$2,300.69
- Marks, Ricky Sonny; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$4,251.00
- Maroney, Kristine; Internal Revenue Service; 10/27/15; \$58,744.64
- Marriott, Jane; Township of Lower Chester; 10/29/15; \$671.00
- Martel Inc.; Internal Revenue Service; 11/10/15; \$1,670.88
- Martin, Andrew James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,533.00
- Martin, James; Borough of Eddystone; 10/15/15; \$385.00
- Martin, Marie; Borough of Eddystone; 10/15/15; \$385.00
- Martin, Michael; Township of Upper Darby; 11/19/15; \$259.33
- Martin, Shane Tyler; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$5,426.50
- Martin, William Macdonald; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,921.34
- Martin, William Macdonald; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$911.11
- Martinenza, John; Borough of Eddystone; 10/15/15; \$385.00
- Martinez, Jose Manuel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,992.78
- Martini, Edward J; Township of Upper Darby; 11/30/15; \$777.98
- Martini, Sandra A; Township of Upper Darby; 11/30/15; \$777.98
- Marturano, Michael F; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$982.67
- Marusco, Dena; Township of Ridley; 11/23/15; \$247.84
- Marusco, John; Township of Ridley; 11/23/15; \$248.84
- Marusco, Marc; Township of Lower Chester; 10/29/15; \$671.00
- Marusco, Marc A; Township of Lower Chester; 10/30/15; \$671.00
- Marusco, Marc J; Township of Lower Chester; 10/29/15; \$671.00
- Marusiodis, John; Borough of Prospect Park; 11/06/15; \$1,279.17
- Marusiodis, Kaliopi; Borough of Prospect Park; 11/06/15; \$1,279.17
- Mason III, Thomas Aloysius; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,388.50
- Mason, Charles; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,570.50
- Mason, George; Township of Upper Darby; 11/19/15; \$259.33
- Mason, Mary Ann; Township of Upper Darby; 11/19/15; \$259.33
- Matadi, Helen; Township of Upper Darby; 11/18/15; \$259.33
- Matadi, Kpah; Township of Upper Darby; 11/18/15; \$259.33
- Mathews, Keith A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,210.50

- Matijkiw, Alexander Dmytro; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,431.50
- Matin, Abdullmin; Township of Upper Darby; 11/18/15; \$259.33
- Matteo, Antonia; Township of Upper Darby; 11/23/15; \$259.33
- Matteo, Ronald; Township of Upper Darby; 11/30/15; \$259.33
- Matthews, Maureen; Township of Upper Darby; 11/17/15; \$259.33
- Matthews, Michael K.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$873.70
- Matthews, Raymond P; Township of Upper Darby; 11/19/15; \$259.33
- Matthias, Hazel P; Township of Upper Darby; 11/19/15; \$259.33
- Maultsby Jr., Randy R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$3,517.00
- Maus, Deborah; Borough of Folcroft; 10/08/15; \$1,210.98
- Maus, Gary L; Borough of Folcroft; 10/08/15; \$1,210.98
- Maxwell, Justin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$754.50
- Mayo's Automotive Inc.; Commonwealth of PA Unemployment Comp Fund; 11/12/15; \$2,340.72
- Mays, Malcolm Gabriel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,908.00
- Mboki, Ida; Township of Upper Darby; 11/18/15; \$259.33
- Mboya T/A, Violet; Commonwealth of PA Unemployment Comp Fund; 10/13/15; \$5,400.85
- Mboya, Clement; Commonwealth of PA Unemployment Comp Fund; 10/13/15; \$5,400.85
- Mcandrew, Michael; Borough of Marcus Hook; 11/06/15; \$25.00
- Mcandrew, Michael; Borough of Marcus Hook; 10/09/15; \$50.00
- Mccabe, Jonathan James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$3,171.50
- Mccarter, Elizabeth A; Township of Upper Darby; 11/18/15; \$259.33
- Mccarthy, William G; Township of Upper Darby; 11/19/15; \$777.98
- Mccauley, Jamie B.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,974.00
- Mccauley, Jamie Beth; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,418.50
- Mccausland, Eileen M; Township of Upper Darby; 11/19/15; \$259.33
- Mcclain, Michael D.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$3,499.00
- Mccлары, Eric; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$5,655.50
- Mcclellan, Antione; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$855.00
- Mccloskey, Charles; Township of Upper Darby; 11/18/15; \$259.33
- Mccloskey, Christine; Township of Upper Darby; 11/18/15; \$259.33
- Mcclymont, Anthony; Township of Upper Darby; 11/25/15; \$259.33
- Mcclymont, Karen; Township of Upper Darby; 11/25/15; \$259.33
- Mccombs, Brittany Lynne; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,666.50
- Mccord, Stanley; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$826.00
- Mccourt, Jonathan Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,913.50
- Mccracken, Kelly; Township of Upper Darby; 11/23/15; \$259.33
- Mccray, Morris; Commonwealth of PA Unemployment Comp Fund; 11/17/15; \$836.00
- Mccray, Sheila H; Township of Upper Darby; 11/19/15; \$259.33
- Mccullough, Christopher; Township of Upper Darby; 11/25/15; \$259.33
- Mccullough, Lisa M; Township of Upper Darby; 11/25/15; \$259.33
- Mccurry, Darryl A; Township of Upper Darby; 11/18/15; \$259.33
- Mcdade, Albert; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,720.50
- Mcdonald, Charles M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$701.00



- McDonnell, Desmond; Borough of Prospect Park; 11/06/15; \$1,151.39
- McDowell, Donald; Borough of Norwood; 11/05/15; \$861.05
- McElwee, Bradon C.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,046.50
- McFadden Architects a Professional; Commonwealth of Pennsylvania Department of Revenue; 11/23/15; \$2,170.44
- McFadden, Charles; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,163.50
- McFarland, Doreen; Township of Upper Darby; 11/30/15; \$259.33
- McGarvey, Gerald; Borough of Eddystone; 10/14/15; \$822.50
- Mcgettigan, Paul E; Township of Upper Darby; 11/23/15; \$259.33
- McGhee, Gregg; Township of Upper Darby; 11/25/15; \$259.33
- McGill Md, Herman; Internal Revenue Service; 10/21/15; \$3,661.57
- McGinness, Shawn Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$4,020.00
- McGlensey, David; Township of Upper Darby; 11/23/15; \$259.33
- McGlynn, Christine M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,476.50
- McGlynn, Jacquelyn C; Township of Nether Providence; 11/17/15; \$743.70
- McGlynn, James T; Township of Nether Providence; 11/17/15; \$743.70
- McGlynn, Michele; Township of Upper Darby; 11/20/15; \$259.33
- McGoff, Dennis; Borough of Prospect Park; 11/06/15; \$913.39
- McGuire, James P; Commonwealth of Pennsylvania Department of Revenue; 10/16/15; \$1,494.47
- McGuire, Stacey E; Commonwealth of Pennsylvania Department of Revenue; 10/16/15; \$1,494.47
- McGuire-Golliday, Phillip; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,530.00
- McGuire-Golliday, Phillip; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$3,028.50
- McGuire-Golliday, Phillip Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,350.65
- McHale, Andrea L; Township of Upper Darby; 11/30/15; \$259.33
- McHenry, Raymond; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$407.00
- McHugh, James J.; Commonwealth of Pennsylvania Department of Revenue; 11/30/15; \$379.72
- McHugh, Susan A.; Commonwealth of Pennsylvania Department of Revenue; 11/30/15; \$379.72
- McKenna, Bridget; Township of Upper Darby; 11/20/15; \$259.33
- McKenna, John; Township of Upper Darby; 11/20/15; \$259.33
- McKinnie, Carlo; Township of Upper Darby; 11/30/15; \$259.33
- McKinnie, Mikkel R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$9,578.38
- McLaughlin, Rosemary Anne; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,780.50
- McLendon, Alberta; Township of Darby; 11/25/15; \$363.54
- McLendon, Christopher; Township of Darby; 11/24/15; \$311.73
- McLendon, Christopher; Township of Darby; 11/19/15; \$311.73
- McLendon, Joyce B; Township of Darby; 11/20/15; \$311.73
- McManus, Michael; Township of Tinicum; 11/23/15; \$2,322.58
- McMenamin Sr, Thomas A; Township of Upper Darby; 11/16/15; \$246.12
- McMenamin, Wendy E; Township of Upper Darby; 11/16/15; \$246.12
- McNair, Jelani O.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,416.50
- McNamee Jr., Michael G.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,316.50
- McNeil, Dimier; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,360.05
- McNeil, Dwayne Maurice; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,338.50

- Mcquiston, Heather; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,041.50
- Mcraith, Melissa; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,769.13
- Mcvey, Debra Ann; Borough of Norwood; 11/05/15; \$778.66
- Mcvey, Debra Ann; Borough of Norwood; 11/04/15; \$774.33
- McWilliams, James A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,146.50
- Meah, Abdul; Township of Upper Darby; 11/17/15; \$259.33
- Meenan Oil Co. LP; Commonwealth of PA Unemployment Comp Fund; 10/15/15; \$1,014.20
- Megonigal, Michael Lewis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,531.48
- Melito, Joseph P; Township of Upper Darby; 11/19/15; \$518.65
- Mellor, David; Township of Upper Darby; 11/24/15; \$259.33
- Merrin, Kathleen A; Township of Upper Darby; 11/20/15; \$220.00
- Merrin, Michael J; Township of Upper Darby; 11/20/15; \$220.00
- Mewa, Mosammatt Z.; Millbourne Borough; 10/08/15; \$1,155.45
- Meyers, Monica; Township of Upper Darby; 11/19/15; \$259.33
- Mia, Mohammed; Township of Upper Darby; 11/17/15; \$259.33
- Michalec, Joseph; Township of Lower Chichester; 10/29/15; \$671.00
- Michos, Tricia; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,048.00
- Michulta, Francis G; Township of Lower Chichester; 10/30/15; \$671.00
- Middleton, David M; Township of Marple; 10/27/15; \$1,322.59
- Mikes Foreign and Domestic Auto Service Inc.; Internal Revenue Service; 11/10/15; \$4,781.78
- Mikie, Mike; Township of Upper Darby; 11/30/15; \$2,800.71
- Milano, Joseph B.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,871.50
- Miles, Ashley; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,436.50
- Miles, Joanne B.; Borough of Ridley Park; 11/06/15; \$3,350.55
- Miles, Mary E; Township of Upper Darby; 11/25/15; \$259.33
- Miles, Richard E.; Borough of Ridley Park; 11/06/15; \$3,350.55
- Miller Sr, Ondrei L; Township of Upper Darby; 11/30/15; \$518.65
- Miller, Ahkim; Borough of Colwyn; 10/26/15; \$1,574.01
- Miller, Jamal; Commonwealth of Pennsylvania Department of Revenue; 10/28/15; \$1,305.99
- Miller, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$3,236.50
- Miller, Michael; Township of Upper Darby; 11/30/15; \$259.33
- Miller, Michael M; Township of Upper Darby; 11/24/15; \$259.33
- Miller, Mrs; Township of Upper Darby; 11/30/15; \$259.33
- Miller, Quincy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,554.00
- Miller, Sean; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$3,026.50
- Miller, Tawanda R; Township of Upper Darby; 11/30/15; \$518.65
- Miller, Todd Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,122.50
- Miller, Wayne; Township of Darby; 11/25/15; \$311.73
- Milligan Jr., James E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$2,416.50
- Milon, Paula J; Township of Upper Darby; 11/18/15; \$259.33
- Minch, Joseph; Borough of Norwood; 11/05/15; \$658.21
- Minch, Joseph; Borough of Norwood; 11/04/15; \$653.88
- Minch, Mary; Borough of Norwood; 11/05/15; \$658.21
- Minch, Mary; Borough of Norwood; 11/04/15; \$653.88
- Miranda, Lenore A; Township of Upper Darby; 11/17/15; \$259.33
- Misnik, Steven; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$3,737.50
- Mitch Electric Inc; Internal Revenue Service; 10/21/15; \$15,107.06

- Mitch Electric Inc.; Internal Revenue Service; 11/20/15; \$8,442.25
- Mitchell, Albert E; Township of Darby; 11/24/15; \$311.73
- Mitchell, Aquill; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$3,362.90
- Mitchell, Maureen E; Township of Ridley; 11/02/15; \$461.10
- Mitchell, Nakale; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,315.50
- Mitchell, Wm; Borough of Eddystone; 10/15/15; \$385.00
- MLC Loper Group T/A Pro Martial Arts; Commonwealth of PA Unemployment Comp Fund; 11/09/15; \$680.50
- Modern Hair Designs; Internal Revenue Service; 11/19/15; \$23,533.23
- Moffett, Harvey; Borough of Eddystone; 10/15/15; \$385.00
- Moffett, Mary; Borough of Eddystone; 10/15/15; \$385.00
- Mohamed, Aayda; Township of Upper Darby; 11/30/15; \$259.33
- Mohamed, Aayda G; Township of Upper Darby; 11/19/15; \$259.33
- Mohamed, Aly M; Borough of Eddystone; 10/15/15; \$385.00
- Mohamed, Saud A; Millbourne Borough; 10/13/15; \$1,834.63
- Mojica, Audean; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,931.00
- Moke, Eric Patrick; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,421.50
- Mokhtar, Inas S; Borough of Eddystone; 10/15/15; \$385.00
- Moleski, Todd A; Township of Upper Darby; 11/23/15; \$259.33
- Moleski, Wanda M; Township of Upper Darby; 11/23/15; \$259.33
- Monastra, Dino; Borough of Norwood; 11/05/15; \$746.86
- Monastra, Dino; Borough of Norwood; 11/05/15; \$465.49
- Monastra, Kathleen; Borough of Norwood; 11/05/15; \$746.86
- Monastra, Kathleen; Borough of Norwood; 11/05/15; \$465.49
- Monroe, John T; Internal Revenue Service; 10/19/15; \$36,730.84
- Monroe, Samuel; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,384.50
- Mont Del Fire Equipment Co Inc; Internal Revenue Service; 10/19/15; \$2,291.48
- Montgomery, Gloria; Township of Upper Darby; 11/18/15; \$259.33
- Montgomery, Jennifer; Township of Upper Darby; 11/30/15; \$259.33
- Montgomery, Ronald; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,149.50
- Moore, Casey Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,585.00
- Moore, Darren; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,546.00
- Moore, Darren Maurice; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$785.00
- Moore, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$5,616.50
- Moore, Joseph; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$826.50
- Moore, Joseph E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$526.50
- Moore, Joseph E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$866.50
- Moore, Joseph E.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$761.50
- Moore, Khalif James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$2,113.50
- Moore, Markeem; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 10/01/15; \$1,317.30
- Moore, Rhonnetta; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$226.00
- Moore, Theresa; Township of Darby; 11/24/15; \$311.73
- Moosbrugger, M; Internal Revenue Service; 10/08/15; \$34,812.60
- Morales, Joshua; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,288.00
- Morales, Joshua; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/02/15; \$1,272.00

**LOCALITY INDEX  
SHERIFF'S SALES  
OF REAL ESTATE  
COUNTY COUNCIL  
MEETING ROOM  
COURTHOUSE, MEDIA, PA  
November 18, 2016  
11:00 A.M. Prevailing Time**

**BOROUGH**

Aldan 65  
 Brookhaven 30, 36, 94, 146  
 Clifton Heights 38, 60, 91, 132  
 Collingdale 8, 18, 23, 31, 34, 35, 54,  
 64, 77  
 Colwyn 80, 107, 135  
 Darby 11, 19, 84, 104, 127  
 East Lansdowne 32, 39  
 Eddystone 73, 156  
 Folcroft 10, 49, 51, 62, 103, 110, 147, 160  
 Glenolden 45, 120, 148, 154  
 Lansdowne 22, 115, 134, 139, 140, 149  
 Morton 79  
 Norwood 86, 163  
 Prospect Park 112  
 Rutledge 90  
 Sharon Hill 42  
 Trainer 48, 141  
 Yeadon 3, 33, 43, 46, 78, 93, 123, 153

**CITY**

Chester 4, 59, 108, 114, 133

**TOWNSHIP**

Aston 40, 89  
 Chadds Ford 113  
 Chester 126  
 Concord 26, 145  
 Darby 5  
 Haverford 16, 17, 20, 24, 27, 37, 137  
 Lower Chichester 74, 101  
 Marple 57, 119, 155  
 Middletown 25, 72, 85  
 Newtown 52, 75  
 Nether Providence 63, 102, 111  
 Radnor 83, 98  
 Ridley 15, 96, 106, 129, 161, 162  
 Springfield 44, 87, 99, 142  
 Tincum 58, 61, 159  
 Thornbury 21  
 Upper Chichester 92, 117, 118, 124  
 Upper Darby 1, 6, 7, 13, 14, 28, 29, 47, 50,  
 53, 55, 66, 67, 68, 69, 70, 71, 76, 81, 82,  
 88, 95, 100, 105, 109, 121, 128, 130, 138,  
 143, 144, 150, 151, 152, 157, 158, 164

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. 4795 1. 2016**

**MORTGAGE FORECLOSURE**

738 Cricket Lane  
 Aldan, PA 19018  
 a/k/a 738 Cricket Lane  
 Clifton Heights  
 (Upper Darby Township), PA 19018

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: George Kovacs, Karen Kovacs.

Hand Money \$13,346.13

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003526 3. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$175,563.42

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

Front: Irregular Depth: Irregular

BEING Premises: 912 Whitby Avenue, Yeadon, PA 19050.

Folio Number: 48-00-03231-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cheryl Allison.

Hand Money \$17,556.34

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 9224 4. 2014**

**MORTGAGE FORECLOSURE**

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

BEGINNING at a point on the West side of Ward Street at the distance of one hundred twenty-three feet eleven and one-half inches Northwardly from the Northwest corner of Second Street and Ward Street; containing in front thence along said side of Ward Street North seventeen feet two inches and extending in depth Westwardly one hundred forty feet nine inches to a twenty feet wide alley, bounded on the North by lengths now or late of William Novak et ux; bounded on the South by lands now or late of Theodore Kawalok, et ux.

TITLE to said premises vested in Quana Shuler by Deed from Morris P. Briscoe dated November 21, 2003 and recorded on March 2, 2004 in the Delaware County Recorder of Deeds as Instrument No. 2004030898.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Quana Shuler.

Hand Money \$7,769.09

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 9936 5. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Darby, County of Delaware and State of Pennsylvania, and described according to a plan thereof made for Richard G. Kelly, by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, on February 19, 1957, and last revised December 24, 1957, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hermesprota Drive (50 feet wide) which point is measured the (3) following courses and distances from a point of curve on the Northeastly side of Tribbit Avenue (60 feet wide); (1) extending from said point of curve on a line curving to the right having a radius of 25 feet, the arc distance of 41.80 feet to a point of compound curve; (2) on a line curving to the right having a radius of 380 feet, the arc distance of 72.43 feet to a point of tangent; and (3) North 58 degrees, 49 minutes, 10 seconds East 200.17 feet to the point and place of beginning; thence extending from said beginning point along the Southeasterly side of Hermesprota Drive, North 58 degrees, 49 minutes, 10 seconds East 31 feet to a point; thence extending South 31 degrees, 10 minutes, 50 seconds East 107.50 feet to a point on the Southeasterly side of a certain 15 feet wide driveway which extends Southwardly thence Southwestwardly from Walter Avenue communicating at its Southwesternmost end thereof with a certain other 15 feet wide driveway which extends Northwestwardly into Hermesprota Drive; thence extending along the Southeasterly side of the first above mentioned driveway, South 58 degrees, 49 minutes, 10 seconds West 31 feet to a point; thence extending North 31 degrees, 10 minutes, 50 seconds West passing through the party wall between these premises and the premises adjoining to the Southwest, 107.50 feet to a point on the Southeasterly side of Hermesprota Drive, the first mentioned point and place of beginning.

TITLE to said premises vested in William L.H. Waller, Sr., in Trust for William L.H. Waller, Jr. by Deed from Paul J. Rich, Jr. and Evelyn Rich, his wife dated October 28, 1977 and recorded on December 5, 1977 in the Delaware County Recorder of Deeds in Book 2632, page 1031.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: William L.H. Waller, Jr. and Bessie Waller.

Hand Money \$6,354.45

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 990 6. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 32 Depth: 100

BEING Premises: 7218 Spruce Street, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Shilpy Chowdhury.

Hand Money \$9,012.19

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 011335 7. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 247 Shirley Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Bonnie Burr.

Hand Money \$6,300.47

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4376C 8. 2012**

**MORTGAGE FORECLOSURE**

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

Front: Depth:

BEING Premises: 211 Pusey Avenue, Darby, PA 19023-1922.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Peter O. Jackson and Maxine C. Jackson.

Hand Money \$16,523.52

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009143 10. 2013**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 20-00-01043-35.



PROPERTY: 2072 Heather Road Folcroft, PA 19032.

BEING the same premises which Gallo-way Green and Sharmetha Smith, husband and wife, by Deed dated April 14, 2008 and recorded April 29, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 4350, page 2117, granted and conveyed unto Sharmetha Smith.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Shar-metha Smith.

Hand Money \$12,220.90

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 004667 11. 2015**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 14-00-03793-00.

PROPERTY: 108 Whitely Avenue, Darby, PA 19023.

BEING the same premises which Charles J. Zebley, IV and Janet A. Zebley, h/w, by Deed dated April 29, 1994 and recorded May 6, 1994 in and for Delaware County, Pennsylvania in Deed Book Volume 252, page 659, granted and conveyed unto Dawna Conway-Weaver.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Dawna Conway-Weaver.

Hand Money \$4,163.65

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6437 13. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVE-MENTS thereon erected, Hereditaments and Appurtenances, situate in the Town-ship of Upper Darby, County of Delaware and State of Pennsylvania, bounded and described according to a Plan No. 4 of West-brook Park made by Damon & Foster, Civil Engineers of Sharon Hill, PA dated October 28, 1948 which plan is recorded in the Office for the Recording of Deeds in and for the County of Delaware, aforesaid, at Media in Plan Case No. 7 page 13, as follows, to wit:

BEGINNING at a point on the South-easterly side of North Bishop Avenue, (50 feet wide), at the distance of 222.85 feet Northeastwardly from the Northeastern terminus of the radial intersection con-necting the Southeasterly side of Bishop Avenue with the Northwesterly side of Springfield Avenue (50 feet wide) (said radial intersection being the arc distance of 410.17 feet measured on a line curving to the right having a radius of 25 feet from a point of curve on the Northwesterly side of Springfield Avenue).

CONTAINING in front or breadth on said Bishop Avenue 16 feet and extending of that width in length or depth South-eastwardly between parallel lines at right angles to said Bishop Avenue, the North-easterly and Southwesterly line thereof passing partly through the party wall of the building erected on this lot and the building erected on the lots adjoining to the Northeast and Southwest thereof, re-spectively and crossing the bed of a certain driveway which extends Northeastwardly into Pine Ridge Road (50 feet wide) and Southwestwardly into Springfield Avenue, aforesaid, 130 feet.



BEING Lot No. 12 on said Plan.

BEING 223 North Bishop Avenue, Upper Darby, PA 19082.

BEING Tax Folio No. 16-13-00534-00.

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: David Larkins.

Hand Money \$12,820.31

Powers, Kirn & Associates, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 997 14. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 18.71 Depth: 100

BEING Premises: 201 North Cedar Lane, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Helen T. Saylee and Nyon N. Saylee.

Hand Money \$8,740.22

Phelan Hallinan Diamond & Jones, LLP, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8812A 15. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Southwesterly side of Wyndom Terrace.

Front: IRR Depth: IRR

BEING Premises: 707 Wyndom Terrace, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: James Patrick Verlinghieri and Marianne Rose Verlinghieri.

Hand Money \$22,274.95

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003632 16. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Southwest side of Saint Mary's Road.

Front: IRR Depth: IRR

BEING Premises: 2816 Saint Mary's Road, Ardmore, PA 19003.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kathleen Geraghty, solely in her capacity as heir of Patricia M. Geraghty, deceased, Joseph Geraghty, solely in his capacity a heir of Patricia M. Geraghty, deceased and unknown heirs and/or Administrators for the Estate of Patricia M. Geraghty.

Hand Money \$24,309.70

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009837 17. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Glendale Road.

Front: IRR Depth: IRR

BEING Premises: 400 Glendale Road, Apartment 32C, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Andrea Lynne Chiazza Executrix of the Estate of Leslie A. Keehn, deceased.

Hand Money \$8,195.03

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3593 18. 2016**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 1020 Andrews Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Laura A. McAlonan.

Hand Money \$8,302.25

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4157 19. 2016**

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware and Commonwealth of PA on the Chestnut Street.

Front: IRR Depth: IRR

BEING Premises: 1127 Chestnut Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Abu Mansaray.

Hand Money \$7,740.25

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5035B 20. 2009**

**MORTGAGE FORECLOSURE**

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Westerly side of Vernon Avenue.

Front: IRR Depth: IRR

BEING Premises: 14 Vernon Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Christopher J. Caltabiano and Lisa De Vivo.

Hand Money \$29,453.85

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002469 21. 2016**

**MORTGAGE FORECLOSURE**

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

Parcel/Folio No. 44-00-00321-00.

BEING more commonly known as: 17 Helluva Hill Lane, Glen Mills, PA 19342.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Edward J. Butler & Irene Butler.

Hand Money \$3,000.00

Bradley J. Osborne, Esquire, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2145 22. 2016**

**MORTGAGE FORECLOSURE**

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

BEING more commonly known as: 239 N. Maple Avenue, Lansdowne, PA 19050.

Parcel/Folio No. 23-00-01993-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mark Steven Cupaiuolo and Angela R. Cupaiuolo.

Hand Money \$3,000.00

Richard M. Squire, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4585 23. 2016**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware and Commonwealth of PA on the Lafayette Avenue.

Front: IRR Depth: IRR

BEING Premises: 154 Lafayette Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Todd D. Richburg.

Hand Money \$6,803.27

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3340 24. 2016**

**MORTGAGE FORECLOSURE**

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Glendale Road.

Front: IRR Depth: IRR

BEING Premises: 400 Glendale Road, Unit G20, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Robert G. Krause and Susan I. Krause.

Hand Money \$11,358.89

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 003497 25. 2016

**MORTGAGE FORECLOSURE**

Property in the Township of Middletown, County of Delaware, Commonwealth of PA on West Baltimore Pike.

Front: IRR Depth: IRR

BEING Premises: 1016 West Baltimore Pike, C2, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Andrea Lynn Chiazza, as Executrix of the Estate of Leslie Keehn a/k/a Leslie A. Keehn, deceased.

Hand Money \$8,728.80

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 010840 26. 2014

**MORTGAGE FORECLOSURE**

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

Front: 150 Depth: 321

BEING Premises: 28 Cambridge Drive, Glen Mills, PA 19342-1545.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Katherine A. Skulski a/k/a Katherine Ann Skulski and Michael John Skulski.

Hand Money \$37,971.50

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

No. 008435 27. 2015

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Haverford, County of Delaware and State of Pennsylvania and described according to a plan made for Alessi Homes, Inc., of Claremont Hills, Section "P" and "G" by Over & Tingley, Civil Engineers and Surveyors, Havertown, PA, on 7/21/1953 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Wyndmoor Road (45 feet wide) at the distance of 250.76 feet measured North 61 degrees 54 minutes East along the said side of Wyndmoor Road, from its intersection with the Northeasterly side of Oak Way (45 feet wide); thence extending from said beginning point, North 28 degrees 06 minutes West, passing along the center line of a certain 16 feet wide driveway laid out between these premises and the premises adjoining to the Southwest 128.55 feet to a point; thence extending North 48 degrees 27 minutes 52 seconds East, 51.40 feet to a point; thence extending South 28 degrees 6 minutes East 140.49 feet to a point on the Northwesterly side of Wyndmoor Road, aforesaid; thence extending along the same South 61 degrees 54 minutes West, 50 feet to the first mentioned point and place of beginning.

BEING Lots Nos. 332 and 333, as shown on said plan.

BEING House No. 150 Wyndmoor Road.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT however to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter forever.

Folio/Tax ID No. 22-09-02956-00.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Tina Erickson.

Hand Money \$6,332.90

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

**MARY McFALL HOPPER, Sheriff**

**No. 000134 28. 2015**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 417 North Sycamore Avenue a/k/a, 417 Sycamore Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Allen H. Jackson a/k/a Allen Jackson and Lisa Marie Jackson a/k/a Lisa Jackson.

Hand Money \$19,244.93

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1432 29. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 25.66 Depth: 86.90

BEING Premises: 180 Glencoe Road, Upper Darby, PA 19082-3324.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Barbara Ann Nichols a/k/a Barbara Ann Nicholas and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Anthony R. White, deceased.

Hand Money \$10,801.90

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 011519 30. 2014**

**MORTGAGE FORECLOSURE**

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

Parcel/Folio No. 05-00-00621-34.

BEING more commonly known as: 5200 Hilltop Drive, H16 Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: condominium.

SOLD AS THE PROPERTY OF: Sheilah Lane.

Hand Money \$3,000.00

Bradley J. Osborne, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 001825 31. 2013**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 11-00-00820-00.

PROPERTY: 508 Collingdale Avenue, PA 19023.

BEING the same premises which John E. Casey and Michael J. Casey by Deed dated February 27, 2009 and recorded August 10, 2009 in and for Delaware County, Pennsylvania in Deed Book Volume 04603, page 0919, granted and conveyed unto Deborah Russell.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Deborah Russell.

Hand Money \$12,945.67

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4508 32. 2016**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 127 Hirst Avenue, East Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rochelle C. Marshall.

Hand Money \$13,547.99

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4331 33. 2016**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania on the Northwesterly side of Longacre Boulevard.

Front: IRR Depth: IRR

BEING Premises: 905 Longacre Boulevard, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lisa Aggie and Mark Aggie.

Hand Money \$15,728.23

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4741 34. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 120

BEING Premises: 1111 Meadowbrook Lane, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Brian Wharton.

Hand Money \$12,406.00

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 11300 35. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware and Commonwealth of Pennsylvania on the Southwest side of Pine Street.

Front: IRR Depth: IRR

BEING Premises: 116 Pine Street, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Charlotte L. Walker, as Administratrix of the Estate of John T. Walker, deceased.

Hand Money \$26,208.33

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 008179A 36. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$125,090.00

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

Front: Irregular Depth: Irregular

BEING Premises: 3459 Mount Vernon Avenue, Brookhaven, PA 19015.

Folio Number: 05-00-00-00826-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John Popowicz and Christine Popowicz.

Hand Money \$12,509.00

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 006777 37. 2012**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 400 Glendale Road, Unit J33, Havetown, PA.

BEING Tax Parcel No. 22-09-01139-89.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David Kulp.

Hand Money \$3,000.00

Ansell Grimm and Aaron PC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4034 38. 2016**

**MORTGAGE FORECLOSURE**

53 S. Sycamore Avenue  
Clifton Heights, PA 19018

Premises in Borough of Clifton Heights, County of Delaware, State of Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dawn Sweeney.

Hand Money \$5,034.32

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**



**No. 003176 39. 2016**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 42 Lewis Avenue East Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jayne E. Cook.

Hand Money \$8,476.87

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009793 40. 2015**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$75,502.14

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

Front: Irregular Depth: Irregular

BEING Premises: 23 Scarlet Avenue, Aston, PA 19014.

Folio Number: 02-00-02236-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Karen L. Fooks a/k/a Karen L. Mohler, Co-Executor of the Estate of Mildred Pattie a/k/a Mildred L. Pattie, deceased and Raymond W. Willoughby a/k/a Raymond W. Willoughby, Jr., Co-Executor of the Estate of Mildred Pattie a/k/a Mildred L. Pattie, deceased.

Hand Money \$7,550.21

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 000308 42. 2016**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$104,038.07

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

Front: Irregular Depth: Irregular

BEING Premises: 71 Frances Avenue, Sharon Hill, PA 19079.

Folio Number: 41-00-01019-00.

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 Frank Dugan, deceased.

Hand Money \$10,403.80

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 005015 43. 2016**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania on the Easterly side of Yeadon Avenue.

Front: IRR Depth: IRR

BEING Premises: 1111 Yeadon Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Leslie T. Williams.

Hand Money \$14,969.68

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3067 44. 2016**

**MORTGAGE FORECLOSURE**

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

BEING Parcel/Folio No. 42-00-03101-00.

BEING more commonly known as: 326 Larchwood Road Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph R. Schneider.

Hand Money \$3,000.00

Bradley J. Osborne, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 9618 45. 2014**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Glenolden, County of Delaware, Commonwealth of Pennsylvania, commonly known as Folio No. 21-00-01003-00.

BEING the same premises which Roger K. Hughes and Frances B. Hughes, husband and wife, by Indenture bearing date May 27, 1988 and recorded June 3, 1988 in the Office of the Recorder of Deeds, in and for the County of Delaware in Volume 577 page 2288 etc., granted and conveyed unto Phillip M. Capotrio and Christine A. Capotrio, in fee.

BEING the same premises that Phillip M. Capotrio and Christine A. Capotrio by Indenture bearing date July 3, 2003 and recorded July 10, 2003 in the Office of the Recorder of Deeds in and for the County of Delaware in Volume 2843 page 1107 etc., granted and conveyed unto Michele C. Winterbottom and Ronald W. Winterbottom, as tenants by the entireties.

BEING known for informational purposes only as: No. 433 Hillcrest Avenue, Glenolden, PA 19036-2011.

IMPROVEMENTS CONSIST OF: residential property, two story house with garage.

SOLD AS THE PROPERTY OF: Ronald W. Winterbottom.

Hand Money \$3,000.00

Eckert Seamans Cherin & Mellott, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 8082A 46. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 120

BEING Premises: 227 Baily Road a/k/a, 227 Bailey Road, Yeadon, PA 19050-3001.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Donnell Simon.

Hand Money \$18,386.23

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003728A 47. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 80 Hartley Road, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tracey N. Myles a/k/a Tracey N. Mamadou.

Hand Money \$8,297.25

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9625 48. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Trainer, County of Delaware, Commonwealth of PA on the Southwesterly corner of Center Avenue and Price Street at Trainer.

Front: IRR Depth: IRR

BEING Premises: 4105 West 5th Street, Trainer, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: The unknown heirs of Leonardo H. Mazza, deceased, Kathleen Mazza, solely in her capacity as heir of Leonardo H. Mazza, deceased, Dominic Mazza, solely in his capacity as heir of Leonardo H. Mazza, deceased and Joseph Mazza, solely in his capacity as heir of Leonardo H. Mazza, deceased.

Hand Money \$14,752.08

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6017 49. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware and Commonwealth of Pennsylvania on the Northeasterly side of Heather Road.

Front: IRR Depth: IRR

BEING Premises: 2066 Heather Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Susan B. Hodges a/k/a Susan Hodges.

Hand Money \$8,993.28

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001999A 50. 2014**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$170,201.41

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

Front: Irregular Depth: Irregular

BEING Premises: 124 Abbey Ter, Drexel Hill, PA 19026.

Folio No. 16-13-00008-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Leah M. Dawes.

Hand Money \$17,020.14

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 004110 51. 2016**

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware and Commonwealth of Pennsylvania on the Southeasterly side of Taylor Drive.

Front: IRR Depth: IRR

BEING Premises: 1054 Taylor Drive, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Caron B. Coursey, as Administratrix of the Estate of Marilyn D. Coursey, deceased.

Hand Money \$10,520.15

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 005862 52. 2014**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 30-00-01093-99.

PROPERTY: 293 Earles Lane, Newtown Square, PA 19073.

BEING the same premises which Michael C. Kapczynski and Tina Selvaggi-Kapczynski, husband and wife, by Deed dated August 31, 2004 and recorded September 22, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 3298, page 762, granted and conveyed unto Oscar Padilla and Leslie Gross Padilla, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Oscar Padilla and Leslie Gross Padilla, husband and wife.

Hand Money \$67,009.41

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 002381 53. 2016**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN parcel of land lying and being situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

BEING Lots 18 and 19, Block "D" on Plan of "Beverly Hills" which is recorded at Media, Pennsylvania, in plan Case 2 page 14, as follows, to wit:

FOLIO: 16-05-00050-00.

PROPERTY: 435 Beverly Boulevard, Upper Darby, PA 19082.

BEING the same premises which Alfred Baranick, by Deed dated November 17, 2008 and recorded November 20, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 04460, page 0337, granted and conveyed unto Arthurline P. Tucker-Cisco.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Arthurline P. Tucker-Cisco.

Hand Money \$19,600.47

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 9935            54.            2014**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 11-00-00935-00.

PROPERTY: 1012 Hansen Place, Collingdale, PA 19023.

BEING the same premises which Michael Melone and Jennifer Melone, by Deed dated February 13, 2004 and recorded February 18, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 3091, page 1320, granted and conveyed unto Thomas Denig.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Joseph Dukes.

Hand Money \$4,263.06

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5246A            55.            2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 225 Margate Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kiswar Khan a/k/a Kishwer Aslam.

Hand Money \$9,705.68

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001927            57.            2012**

**MORTGAGE FORECLOSURE**

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

50 x 150 Lts 128-129

BEING Premises: 2609 Cynwyd Avenue, Broomall, PA 19008-1912

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas F. McAuliffe, Jr. and Sherry Lee McAuliffe.

Hand Money \$9,054.85

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 11559 58. 2014**

**MORTGAGE FORECLOSURE**

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

5,000 sq ft Lot 6-7

BEING Premises: 237 Chippewa Street, Lester, PA 19029.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Marziale Scicchitano.

Hand Money \$10,498.50

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001796 59. 2015**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 959 Terrill Street Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Brian R. Papula.

Hand Money \$2,048.40

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2712 60. 2016**

**MORTGAGE FORECLOSURE**

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

BEING Parcel/Folio No. 10-00-01726-00.

BEING more commonly known as: 68 N. Springfield Road, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John Kennedy.

Hand Money \$3,000.00

Bradley J. Osborne, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8870 61. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Tincum, County of Delaware and in the State of Pennsylvania on the Northwesterly line of Saude Avenue.

BEING Folio No. 45-00-01719-00.

BEING Premises: 529 Saude Avenue, Essington, Pennsylvania 19029.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Douglas R. Creshine, known surviving heir of Gertrude Oxenford, Patricia M. Land, known surviving heir of Gertrude Oxenford, Rose T. Bondarchuk, known surviving heir of Gertrude Oxenford and unknown surviving heirs of Gertrude Oxenford.

Hand Money \$10,549.81

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

**MARY McFALL HOPPER, Sheriff**

**No. 002553A 62. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 49 Depth: 36

BEING Premises: 911 Grant Road, Folcroft, PA 19032-1721.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Elizabeth A. Krapf and Thomas A. Krapf.

Hand Money \$9,303.96

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7435A 63. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 115 Depth: 204.53 IRR

BEING Premises: 813 Ridge Lane, Media, PA 19063-1721.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Constantinos Nazaridis.

Hand Money \$36,705.51

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 012782A 64. 2013**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 11-00-01979-00.

PROPERTY: 828 North Street, Collingdale, PA 19023.

BEING the same premises which Michael Melone and Jennifer Melone, by Deed dated February 13, 2004 and recorded February 18, 2004 in and for Delaware County, Pennsylvania in Deed Book Volume 3091, page 1320, granted and conveyed unto Thomas Denig.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Thomas Denig.

Hand Money \$8,929.99

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**



No. 912 65. 2016

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN message or tenement and lot or piece of ground hereditaments and appurtenances, SITUATE in Aldan Borough, County of Delaware and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Easterly side of Albert Avenue (as laid out 50 feet wide) at Southeastwardly from the middle of Providence Avenue (as laid out 50 feet wide); thence North 65 degrees 5 minutes East 225.05 feet to a point; thence South 24 degrees 55 minutes East, 46 feet to a point; thence South 65 degrees 5 minutes West, 225.05 feet to a point on the said side of Albert Avenue, thence along the same North 24 degrees 55 minutes West 46 feet to the point and place of BEGINNING.

HAVING erected thereon a residential dwelling.

BEING the same premises as Joseph Danese, by Deed dated August 15, 2011, and recorded on August 19, 2011, by the Delaware County Recorder of Deeds in Record Book 4979, at page 448, Instrument Number 2011048560, granted and conveyed unto Joseph Danese, Kimberly Davish and Ella Ross, as joint tenants with rights of survivorship.

AND THE SAID Joseph Danese departed this life on June 25, 2015 whereby title to the premises vested with Kimberly Davish and Ella Ross, as joint tenants with Rights of Survivorship, by operation of law.

BEING known and numbered as 27 Albert Avenue, Aldan, PA 19018.

BEING Folio No. 01-00-00030-00.

IMPROVEMENTS CONSIST OF: a residential real estate.

SOLD AS THE PROPERTY OF: Kimberly Davish and Ella Ross.

Hand Money \$15,803.17

Edward J. McKee, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 2749A 66. 2016

**MORTGAGE FORECLOSURE**

Judgment Amount: \$121,736.85

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

Front: Irregular Depth: Irregular

BEING Premises: 7218 Lamport Road, Upper Darby, PA 19082.

Folio No. 16-04-01076-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Hamel Hall and Morine Ann Hall.

Hand Money \$12,173.68

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

No. 12262A 67. 2007

**MORTGAGE FORECLOSURE**

255 N. Bishop Ave.  
Clifton Heights, PA 19018

Property in the Township of Upper Darby, County of Delaware, State of Pennsylvania, Situate on the said of at the distance of from.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kim L. Lugo.

Hand Money \$12,933.27

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5079A 68. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 75 Depth: 82

BEING Premises: 51 Windsor Avenue, Upper Darby, PA 19082-2727.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Terri Couser.

Hand Money \$15,583.68

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3857 69. 2015**

**MORTGAGE FORECLOSURE**

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

Parcel No. 16-13-02445-00

Front: 40 Depth: 129.37

Parcel No. 16-13-0244-00

Front: 20 Depth: 125

BEING Premises: 3919 Mary Street, Drexel Hill, PA 19026-2820.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christopher P. Mulhern.

Hand Money \$5,913.08

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 009812 70. 2013**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 39 Lamport Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Hamadu Smith.

Hand Money \$4,566.00

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4917B 71. 2014**

**MORTGAGE FORECLOSURE**

1132 Old Lane Street  
Drexel Hill, PA 19026

Premises in Township of Upper Darby, County of Delaware, State of Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John McCormick, Serena McCormick.

Hand Money \$23,528.29

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000612 72. 2013**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 27-00-01387-00.

Property: 414 Meadowhurst Lane, Media, PA 19063.

BEING the same premises which James B. Allen and Sylvia E Allen, his wife, by Deed dated April 16 2004 and recorded May 3, 2004 in and of Delaware County, Pennsylvania in Deed Book Volume 3160, page 2229, granted and conveyed unto Richard Tripler and Laura Tripler.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Richard Tripler and Laura Tripler.

Hand Money \$38,482.50

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4328 73. 2016**

**MORTGAGE FORECLOSURE**

Property in the Borough of Eddystone, County of Delaware, Commonwealth of PA on the Northeast side of Leiper Avenue.

Front: IRR Depth: IRR

BEING Premises: 1009 Leiper Street a/k/a 1009 Leiper Avenue, Crum Lynne, PA 19022.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Theresa Arcomone.

Hand Money \$8,834.81

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 005315 74. 2015**

**MORTGAGE FORECLOSURE**

Property in the Township of Lower Chichester, County of Delaware, Commonwealth of PA on the Northwesterly side of Ervin Avenue

Front: IRR Depth: IRR

BEING Premises: 112 Ervin Avenue, Linwood, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Steven L. Streeter, Jr.

Hand Money \$13,156.16

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10286 75. 2015**

**MORTGAGE FORECLOSURE**

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

910 Sq. Ft.

BEING Premises: 244 East Chelsea Circle, Newtown Square, PA 19073-2104.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Steven Schallawitz.

Hand Money \$15,020.14

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6115B 76. 2014**

**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:

CONTAINING

FOLIO: 16-11-00074-00.

PROPERTY: 901 Alexander Avenue, Drexel Hill, PA 19026.

BEING the same premises which Lawrence I. Naftulin and Susan Naftulin, husband and wife, by Deed dated December 28, 2000 and recorded December 29, 2000 in and for Delaware County, Pennsylvania in Deed Book Volume 2108, page 1488, granted and conveyed unto Gina-Altaire T. Alzate.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Gina-Altaire T. Alzate.

Hand Money \$37,023.72

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 11337 77. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 185.87

BEING Premises: 1026 South Lynbrook Road a/k/a, 1026 Lynbrook Road, Collingdale, PA 19023-1008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jennifer A. Rowe.

Hand Money \$8,569.18

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006703A 78. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 100

BEING Premises: 1125 Duncan Avenue, Yeadon, PA 19050-3918.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kebie M. Doebah.

Hand Money \$12,386.49

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9805 79. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 68 Depth: 177

BEING Premises: 273 Waverly Road, Morton, PA 19070-1039.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Donald G. Kaut, II, James J. Kaut, Robert S. Kaut and Carolyn Kaut Roth.

Hand Money \$20,777.95

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003961 80. 2016**

**MORTGAGE FORECLOSURE**

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

SITUATE at the Northwesterly corner of Third Street and Pine Street, in the Borough of Colwyn, County of Delaware, State of Pennsylvania;

CONTAINING in front measured thence Northwardly along the said Third Street twenty-five feet and extending of that width in length or depth Westwardly along the said Pine Street one hundred feet to the Easterly side of fifteen feet wide alley, called Apple Street, the Northerly line of said lot passing through the middle of the party wall between the said message and the message adjoining on the North. Bounded on the North by land of James Banman, earlier.

TITLE to said premises is vested in Evonne Washington By Deed from New York Ventures, dated 3/26/2007 and recorded 4/17/2007 in Book 4077 page 555.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Evonne Teah, a/k/a Evonne Washington.

Hand Money \$10,745.40

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

**MARY McFALL HOPPER, Sheriff**

**No. 003035 81. 2016**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected Situated in the Township of Upper Darby, Delaware County, Pennsylvania, described according to a survey and plan thereof made by Damon and Foster, Civil Engineers, on October 28, 1939 as follows:

BEGINNING at a point on the Northwesterly side of North Cedar Lane (forty feet wide) at the distance of sixteen feet Southwestwardly from the Southwesterly side of Lathrop Road (forty feet wide).

CONTAINING in front or breadth (erroneously disclosed as 'breath') along the said side of North Cedar Lane, measured South twenty degrees, three minutes, twenty seconds West, sixteen feet and extending of that width of length or depth North sixty-nine degrees fifty-six minutes forty seconds West between parallel lines at right angles to the said North Cedar Lane, the Northeasterly and Southwesterly line passing through the middle of party walls of the dwelling thereon erected one-hundredths feet to the center line of a ten feet wide driveway extending Northeastwardly opening into said Lathrop Road and Southwestwardly opening into a fifteen feet wide driveway which extends into said North Cedar Lane.

TOGETHER with and subject to the right, use, liberty and privilege of the said ten feet wide driveway, in common with the other owners or tenants of lots adjoining thereon. Together with the free and common use, right, liberty and privilege of the aforesaid fifteen feet wide driveway, as and for a passageway and water courses.

BEING known as premises No. 142 North Cedar lane.

TITLE to said premises is vested in Catherine T. Miller, singlewoman and Patricia A. Miller, singlewoman, as tenants with joint right of survivorship not tenants in common by Deed from Victor J. Miller, singleman, dated 1/1/1996 and recorded 1/16/1997 in Book 1550 page 2130.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Patricia A. Miller.

Hand Money \$5,478.09

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

**MARY McFALL HOPPER, Sheriff**

**No. 3310 82. 2013**

**MORTGAGE FORECLOSURE**

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

Description: 57 x 86 IRR

BEING Premises: 115 Crestview Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas J. Gallagher.

Hand Money \$20,856.17

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1400 83. 2016**

**MORTGAGE FORECLOSURE**

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

Acreage: 2.179

BEING Premises: 669 Conestoga Road, Villanova, PA 19085-1426.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert G. Bickhart and Barbara B. Bickhart a/k/a Barbara A. Bergh.

Hand Money \$82,293.71

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4460C 84. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 30 Depth: 50

BEING Premises: 411 Franklin Street, Darby, PA 19023-2819.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William A. Price.

Hand Money \$5,018.36

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 011309 85. 2015**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 27-00-02355-00.

PROPERTY: 513 Ridge Avenue, Media, PA 19063.

BEING the same premises which Florence Blosenski, no marital status, by Deed dated July 2, 1998 and rcordeed July 10, 1998 in and for Delaware County, Pennsylvania in Deed Book Volume 1741, page 1694, granted and conveyed unto Diane M. Steward, no marital status shown.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Diane M. Steward, no marital status shown.

Hand Money \$3,000.00

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6500C 86. 2011**

**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 Norwood, County of Delaware and State of Pennsylvania, being known as Lot No. 17 on Plan of Norwood Park, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated January 14, 1942, last revised October 13, 1942 and recorded in the Office of the Recorder of Deeds, in and for the County of Delaware, in Plan Case No. 6, page 20, bounded and described as follows to wit:

BEGINNING at a point on the Northeasterly side of North Martin Lane as laid out (50 feet wide), said point being located by the following two courses and distances from the intersection of said side of North Martin Lane extended with the Southeasterly side of Tasker Avenue (as laid out 50 feet wide) extended: (1) South 54 degrees, 44 minutes, 20 seconds East, 701.59 feet; (2) thence along the arc of a circle having a radius of 384.36 feet curving in a clockwise direction the arc distance of 99.07 feet to a point; thence from the first mentioned point of beginning continuing along the Northeasterly side of North Martin Lane along the arc of a circle having a radius of 483.36 feet curving in a clockwise direction the arc distance of 46.38 feet to a point; thence North 56 degrees, 56 minutes, 35 seconds East, 150.87 feet to a point; thence North 56 degrees, 24 minutes, 20 seconds West, 67.18 feet to a point; thence South 50 degrees, 01 minutes, 43 seconds West, 127.97 feet to a point in the Northeasterly side of North Martin Lane, the first mentioned point and place of beginning.

TITLE to said premises vested in Michael L. Medzie & Marybeth Medzie, as tenants by the entireties by Deed from Antone Niser, widower dated 10/14/1983 and recorded 10/20/1983 in the Delaware County Recorder of Deeds of Book 00114 page 1759.

IMPROVEMENTS CONSIST OF: a residential dwelling.



SOLD AS THE PROPERTY OF: Michael L. Medzie and Marybeth Medzie.

Hand Money \$21,534.00

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4931A 87. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Springfield, County of Delaware and State of Pennsylvania, described according to a plan of "Beatty Woods" made for William L. Long, by Damon and Foster, Civil Engineers, Sharon Hill, PA, dated 02/08/1960 and revised 04/27/1960, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Minehall Road also known as Major Circle cul-de-sac measured the five following courses and distances from a point of curve on the Southeasterly side of Old School House Drive (55 feet wide); (1) from said point of curve along a line curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) South 15 degrees East 99.44 feet to a point of curve; (3) along a line curving to the left having a radius of 180 feet the arc distance of 96.51 feet to a point of curve; (3) along a line curving to the left having a radius of 180 feet the arc distance of 96.51 feet to a point of reverse curve; (4) along a line curving to the right having a radius of 50.50 feet, the arc distance of 96.66 feet to a point of reverse curve and (5) along a line curving to the left having a radius of 50.50 feet the arc distance of 27.43 feet to the point and place of beginning; thence extending from said beginning point along the Northwesterly, Westerly and Southwesterly side of said Minehall Road cul-de-sac along a line curving to the left having a radius of 50.50 feet the arc distance of 39.08 feet to a point; thence extending South 78 degrees 29 minutes West 141.21 feet to a point; thence extending North 8 degrees 50 minutes 20 seconds West, 177.66 feet to a point; thence extending North 75 degrees East 2.27 feet to a point; thence extending South 57 degrees 11 minutes East 203.62 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Richard L. Light and Lois A. Light, as tenants by the entireties by Deed from Richard L. Light and Lois A. Light, trustees of the Richard L. Light and Lois A. Light Revocable Trust dated December 2, 1998 and 04/30/2001 and recorded 05/04/2001 in the Delaware County Recorder of Deeds in Book 2168, page 1534.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Lois A. Light.

Hand Money \$18,903.58

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 011543 88. 2013**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 16-11-01816-00.

BEING Premises: 4026 Taylor Avenue, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Matthew Dunleavy.

Hand Money \$26,198.60

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

**MARY McFALL HOPPER, Sheriff**

**No. 000282A 89. 2014**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 02-00-00384-40.

BEING Premises: 41 Colonial Circle, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Robert A. Blakney.

Hand Money \$15,749.04

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

**MARY McFALL HOPPER, Sheriff**

**No. 8942 90. 2015**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 40-00-00158-00.

BEING Premises: 130 Rutledge Avenue, Rutledge, Pennsylvania 19070.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Mary R. Dell Orefice.

Hand Money \$18,881.47

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

**MARY McFALL HOPPER, Sheriff**

**No. 4631A 91. 2015**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 10-00-02133-00.

BEING Premises: 203 West Washington Avenue, Clifton Heights, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Richard Dennis and Mary Jane Dennis.

Hand Money \$13,342.52

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

**MARY McFALL HOPPER, Sheriff**

**No. 7910 92. 2015**

**MORTGAGE FORECLOSURE**

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

Description: 19,614 sf Lot 2

BEING Premises: 3550 Naamans Creek Road, Boothwyn, PA 19061-2418.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kevin P. Kane.

Hand Money \$30,771.56

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 002235 93. 2016**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$100,199.30

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

Front: Irregular Depth: Irregular

BEING Premises: 936 Bullock Avenue, Yeadon, PA 19050.

Folio Number: 48-00-00680-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sakina Henderson.

Hand Money \$10,019.93

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 004936 94. 2016**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$101,756.93

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

Front: Irregular Depth: Irregular

BEING Premises: 7311 Hilltop Drive Unit 115, Brookhaven, PA 19015.

Folio Number: 05-00-00628-68.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lisa M. Bell.

Hand Money \$10,175.69

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 7583A 95. 2015**

**MORTGAGE FORECLOSURE**

829 Ormond Avenue  
Drexel Hill, PA 19026

Property in the Township of Upper Darby, County of Delaware, State of Pennsylvania, Situate on the said of at the distance of from.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rita L. Murray.

Hand Money \$15,739.78

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4282A 96. 2014**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Southwesterly side of Braxton Road.

Front: IRR Depth: IRR

BEING Premises: 728 Braxton Road, Ridley Park, PA 19078.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Susan M. Eubanks and Michael S. Eubanks.

Hand Money \$17,460.81

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001551 98. 2015**

**MORTGAGE FORECLOSURE**

489 Marlbridge Road, Bryn Mawr, PA 19010

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described according to a Subdivision Map of "Strathmore at Rosemont", Section No. 3, made for Levitt and Sons Incorporated, by C.A. Monroe, Professional Engineer, Haddonfield, New Jersey, in February 1957, as follows:

BEGINNING at a point on the Southerly side of Marlbridge Way (60 feet wide) at the distance of 140.86 feet measured along the Southerly and Southwesterly side of said Marlbridge Way on a line curving to the left having a radius of 180 feet the point formed by the intersection of the Southwesterly side of said Marlbridge Way with the Southeasterly side of Wyldhaven Road (60 feet wide); thence extending from said beginning point along the said Southerly and Southeasterly side of Marlbridge Way on a line curving to the left having a radius of 180 feet, the arc distance of 128 feet to a point; thence extending South 39 degrees, 2 minutes, 20 seconds East, 190.05 of a foot to a point in line of lands now or formerly of John W. Booth; thence extending along same, South 48 degrees, 37 minutes, 34 seconds West, 256 feet to a point; thence extending North 9 degrees, 26 minutes, 40 seconds West, crossing a certain 10 foot wide sanitary sewer easement, 278.86 feet to the first mentioned point and place of beginning.

BEING the same premises which Arthur M. Blanche, Jr. and Cecilia S. Blanche by Deed dated 01/29/1999 and recorded 02/04/1999 in Delaware County in Volume 1831 page 2060 conveyed unto Thomas Fuller and Cynthia Fuller, husband and wife, in fee.

BEING known as 489 Marlbridge Road, Bryn Mawr, PA 19010.

BEING Folio No. 36-07-04862-00.

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

SOLD AS THE PROPERTY OF: Thomas J. Fuller and Cynthia Fuller.

Hand Money \$3,000.00

Ashley L. Beach, Esquire, Attorney  
Fox Rothschild, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 006796C 99. 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 \$34,587.85

Phelan Hallinan Diamond & Jones, LLP,  
Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3273 100. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 100

BEING Premises: 49 North State Road, Upper Darby, PA 19082-1610.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jennae M. Hamid and Hanif M. Hamid.

Hand Money \$7,297.13

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2178 101. 2016**

**MORTGAGE FORECLOSURE**

PREMISES: 1677 Ward Street, Linwood, PA 19061.

ALL THAT CERTAIN lot or piece of land situate in the Township of Lower Chichester, County of Delaware and State of Pennsylvania, aforesaid bounded and described as follows:

BEGINNING at a point on the Easterly side of Ward Street distance of one hundred feet from the Southerly side of Laughead Avenue; measured thence Southwardly along the Easterly side of Ward Street fifty feet and extending Eastwardly side of Ward Street one hundred forty-five and thirty-five one-hundreds feet, more or less, on the Northerly line thereof, and one hundred forty-nine and seventy-one one-hundredths feet more or less, on the Southerly line thereof, to a twenty feet side alley.

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

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Joseph M. Delikat.

Hand Money \$9,753.42

Robert J. Wilson, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 006413 102. 2013**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 34-00-03014-45.

Property: 643 East Wiltshire Drive, Wallingford, PA 19086.

BEING the same premises which Laurence Laslett and Patricia Laslett, by Deed dated February 8, 2010 and recorded March 1, 2010 in and for Delaware County, Pennsylvania in Deed Book Volume 4705, page 424, granted and conveyed unto Richard M. Mancini and Lillian K. Mancini.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Richard M. Mancini and Lillian K. Mancini.

Hand Money \$22,591.35

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 007247A 103. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 104

BEING Premises: 636 Summit Lane, Folcroft, PA 19032-1511.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Deniah Paye.

Hand Money \$11,703.84

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 4731 104. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 100

BEING Premises: 406 Shetland Road a/k/a 406 Shetland Drive, Darby, PA 19023-2325.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tyrone A. Banks.

Hand Money \$6,845.22

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 001657 105. 2016**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the North Carol Boulevard.

Front: IRR Depth: IRR

BEING Premises: 105 North Carol Boulevard, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Arthur M. Meriano, Jr.

Hand Money \$9,537.98

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 010521 106. 2013**

**MORTGAGE FORECLOSURE**

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

Front: 40 Depth: 186

BEING Premises: 212 Elmwood Avenue, Unit A, Woodlyn, PA 19094-1622.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Rachael M. Ryan a/k/a Rachel M. Ryan.

Hand Money \$14,999.92

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2778 107. 2016**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$62,421.20

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

Front: Irregular Depth: Irregular

BEING Premises: 428 South Third Street, Darby a/k/a Borough of Colwyn, PA 19023.

Folio Number: 12-00-00781-00.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$6,242.12

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 006116B 108. 2015**

**MORTGAGE FORECLOSURE**

Property in the Chester City, County of Delaware, Commonwealth of PA on the Northeasterly side of Ronan Street (formerly McKinley Court).

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Darryle Stanley.

Hand Money \$3,000.00

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003239A 109. 2015**

**MORTGAGE FORECLOSURE**

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

SITUATE on the East side of Hampden Road (formerly Glendale Road) at the distance of 247 feet Southward from the South side of Midway Avenue.

CONTAINING in front or breadth on the said Hampden Road 22 feet and extending of that width in length or depth Eastward between parallel lines at right angles to the said Hampden Road 70 feet to the middle of a certain 10 feet wide driveway extends in Northward into Midway Avenue and Southward into Ruskin Lane.

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

TITLE to said premises vested Kimberly M. Dixon by Deed from Patricia A. Mullin dated September 30, 2005 and recorded on October 11, 2005 in the Delaware County Recorder of Deeds in Book 3622, page 679.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Fay-yatha Maimunah Al-Atharee f/k/a Kimberly M. Dixon.

Hand Money \$5,552.29

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 000116 110. 2016**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground situate in the Folcroft Borough, County of Delaware and State of Pennsylvania, bounded and described according to a plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, on August 10th, 1958, last revised April 30th as follows, to wit:



BEGINNING at a point on the South-easterly side of Kent Road (50 feet wide) which point is measured the three following courses and distances along same from its intersection with the Southwesterly side of Heather Road (50 feet wide) (both lines produced): (1) extending from said point of intersection South 67 degrees 42 minutes 30 seconds West 369.16 feet to a point of curve and (2) on a line curving to the left having a radius of 695 feet, the arc distance of 335.60 feet to a point of tangent, and (3) South 40 degrees 2 minutes 30 seconds West 185.76 feet to the point and place of beginning; thence extending from said beginning point South 49 degrees 57 minutes 30 seconds East passing through the party wall between these premises and the premises adjoining to the Northeast and crossing the bed of a certain driveway extends Southwestwardly from the said Heather Road and communicated with two certain other driveways which extends Northwestwardly and Northeastwardly into said Kent Road 126.55 feet to a point; thence extending South 55 degrees 44 minutes 03 seconds West 16.625 feet to a point; thence extending North 49 degrees 57 minutes 30 seconds West re-crossing the first above mentioned driveways and passing through the party wall between these premises and the premises adjoining to the Southwest 122.06 feet to a point on the Southeasterly side of Kent Road, aforesaid and thence extending along the same the two following, courses and distances: (1) on a line curving to the left having a radius of 140 feet, the arc distance of 1.29 feet to a point of tangent, and (2) North 40 degrees 02 minutes 30 seconds East 14.71 feet to the first mentioned point and place of beginning.

BEING Lot No. 931, House No. 2025 Kent Road as shown on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveways, passageways and watercourses at all times hereafter forever in common with the owners, tenants and occupiers of the ground bounding thereon and entitled to the use thereof. Subject to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter, forever.

TITLE to said premises vested in Mary Elizabeth Bradley and Francis J. Kopishke by Deed from Ruth Ginsburg dated August 15, 2002 and recorded on January 17, 2003 in the Delaware County Recorder of Deeds in Book 2648, page 1812.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Mary Elizabeth Bradley and Francis J. Kopishke, Jr. a/k/a Francis J. Kopishke.

Hand Money \$6,811.25

Robert W. Williams, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 6438                      111.                      2015**

**MORTGAGE FORECLOSURE**

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

Front: 40 Depth: 100

BEING Premises: 503 Media Parkway Wallingford, PA 19086-7134.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Harold Miller, Claire Miller, and unknown heirs successors, assigns and all persons, firms or associations claiming right, title or interest from or under Keith L. Miller, deceased.

Hand Money \$10,436.53

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 004765 112. 2016**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$152,959.85

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

Front: Irregular Depth: Irregular

BEING Premises: 943 12th Avenue, Prospect Park, PA 19076.

Folio Number: 33-00-02276-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel J. Orfanelli a/k/a Dan Orfannelli a/k/a Daniel L. Orfanelli.

Hand Money \$15,295.98

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4813 113. 2016**

**MORTGAGE FORECLOSURE**

Property in the Township of Chadds Ford, County of Delaware in the State of Pennsylvania on the Westerly side of the cul-de-sac at the terminus of Coopershawk Lane.

BEING Folio No. 04-00-00086-82.

BEING Premises: 4 Coopershawk Lane, Chadds Ford, Pennsylvania 19317.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lawrence Wean a/k/a Lawrence P. Wean.

Hand Money \$20,026.84

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

**MARY McFALL HOPPER, Sheriff**

**No. 1702 114. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 15 Depth: 100

BEING Premises: 507 Reaney Street, Chester, PA 19013-2716.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dwayne C. Duncan Sr. and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Hilda B. Duncan a/k/a Hilda Duncan, deceased.

Hand Money \$3,000.00

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003352 115. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 105 Depth: 69

BEING Premises: 13 Deforest Road, Lansdowne, PA 19050-2108.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph L. Jackson and Tiffany Jackson.

Hand Money \$29,198.05

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9445 117. 2015**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 09-00-01699-00 & 09-00-01698-00.

BEING Premises: 110 Keystone Road n/k/a 120 Keystone Road, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown surviving heirs of Allen B. Smith, deceased mortgagor and real owner and Tara R. Smith, a/k/a Tara Rose Ciabattoni, Tara A. Smith, known surviving heir of Allen B. Smith, deceased mortgagor and real owner.

Hand Money \$16,408.18

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

**MARY McFALL HOPPER, Sheriff**

**No. 3496 118. 2016**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 09-00-02162-00.

BEING Premises: 1718 Meetinghouse Road, Boothwyn, Pennsylvania 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jacqueline D. Olson.

Hand Money \$15,061.66

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

**MARY McFALL HOPPER, Sheriff**

**No. 09971 119. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, Situate at the Northwest corner of Anthony Avenue, Brookthorpe Hills, Township of Marple, County of Delaware, and State of Pennsylvania, bounded and described according to a

Survey and Plan made 5/3/1949 by Over and Tingley, Civil Engineers, Upper Darby, Pennsylvania as follows:

BEGINNING at a point on the Northwest side of Lindbergh Avenue (46 feet wide) said point of beginning being further described as being North 70 degrees, 36 minutes, 22 seconds West 23.20 feet from a point in the middle line of Lindbergh Avenue, which point is located 1278.19 feet measured along the middle line of Lindbergh Avenue from its intersection with the middle line of West Chester Pike, as originally laid out, a Township Road; thence extending from said point of beginning along the Northwest side of Lindbergh Avenue by a curve to the right with a radius of 1725.08 feet, the arc distance of 68.34 feet to the Southwesterly side of Anthony Avenue (46 feet wide); thence continuing along the said side of Anthony Avenue North 44 degrees, 6 minutes West, 145.01 feet to a point; thence leaving the said side of Anthony Avenue South 23 degrees 38 minutes West, 132.62 feet to a point; thence South 70 degrees 36 minutes 22 seconds East, 128.95 feet to the first mentioned point and place of beginning.

BEING Folio No. 25-00-02745-00.

BEING known as 2400 Anthony Avenue, Broomall, PA 19008.

BEING the same premises which Rebecca H. Krangel granted and conveyed unto Nairin M. Boghosian by Deed dated August 9, 2005 and recorded August 14, 2005 in Delaware County Record Book 3567, page 2252.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Nairin M. Boghosian.

Hand Money \$28,176.10

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

**MARY McFALL HOPPER, Sheriff**

**No. 001328 120. 2016**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 21-00-02207-00.

PROPERTY: 5 North Wells Avenue, Glenolden, PA 19036.

BEING the same premises which Crescon C. Green and Denise Green, husband and wife, by Deed dated September 23, 2011 and recorded September 27, 2011 in and for Delaware County, Pennsylvania in Deed Book Volume 04995, page 2156, granted and conveyed unto Richard Fruehwirth.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Richard Fruehwirth.

Hand Money \$11,234.05

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5568 121. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 195

BEING Premises: 5242 Palmers Mill Road, Clifton Heights a/k/a Upper Darby, PA 19018-1015.

Parcel No. 16-13-02652-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Charles Lee Jackson and Jeanine M. Jackson.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys  
Jessica Manis, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 011291 123. 2015**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 48-00-02328-00.

PROPERTY: 409 South Maple Avenue, aka 409 Maple Avenue, Yeadon, PA 19050.

BEING the same premises which The Anna G. Lee Revocable Living Trust dated 10/14/1997, by Deed dated February 21, 2002 and recorded February 25, 2002 in and for Delaware County, Pennsylvania in Deed Book Volume 2373, page 1621, granted and conveyed unto Valerie Archer.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Valerie Archer.

Hand Money \$5,721.22

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 001037 124. 2015**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio No. 09-00-01003-00.

Property: 2607 Clayton Street, Boothwyn, PA 19061.

BEING the same premises which William J. Sutton and Catherine B. Sutton, by Deed dated February 10, 2000 and recorded February 17, 2000 in and for Delaware County, Pennsylvania in Deed Book Volume 1982, page 1998, granted and conveyed unto Christopher Shanley and Patricia Shanley, as tenants by the entirety.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Christopher Shanley and Patricia Shanley, as tenants by the entirety.

Hand Money \$8,405.50

Justin F. Kobeski, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2980 126. 2015**

**MORTGAGE FORECLOSURE**

ALL THAT parcel of land in Township of Chester, Delaware County, Commonwealth of Pennsylvania, as more fully described in Deed Book 2143, page 1963, ID No. 07-00-00600-22, being known and designated as:

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in Township of Chester, County of Delaware and State of Pennsylvania and described according to a Plan of Toby Farms made for Richard G. Kelly, by Catania Engineering Associates, Inc., Consulting Engineers, Chester, Pennsylvania, on June 23, 1970 and last revised May 26, 1971 as follows:

BEGINNING at a point on the Easterly side of Rainer Road (50 feet wide) measured the two following courses and distances along same from its intersection with the Southerly side of Renolds Road (50 feet wide) (both lines produced); (1) extending from said point of intersection South 20 degrees 7 minutes 50 seconds West, 641.22 feet to a point of curve; and (2) on a line curving to the right having a radius of 354.59 feet the arc distance of 160.88 feet to the point and place of beginning; thence extending from said beginning point, South 46 domes 48 minutes 48 seconds East, passing through the party wall between these premises and the premises adjoining to the North and crossing the bed of a certain 20 feet wide driveway which extends Southwardly thence Westwardly from said Renolds Road communicating with certain other driveways which extends Westwardly and Northwardly into the said Rainer Road, 163.95 feet to a point; thence extending South 20 degrees 7 minutes 50 seconds West, 19.75 feet to a point; thence extending North 46 degrees 48 minutes 48 seconds West, recrossing the first mentioned driveway and passing through the party wall between these premises and the premises adjoining to the South, 173.08 feet to a point on the Easterly side of Rainer Road, aforesaid; thence extending along the same, Northwardly of a line curving to the left having a radius of 35439 feet, the arc distance of 18.23 feet to the first mentioned point and place of beginning.

BEING Lot No. 785, House No. 1512 Rainer Road, as shown on said plan.

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

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: Norman A. Best, as Co-Administrator of the Estate of Eugene Best, deceased and Kermit Best, as Co-Administrator of the Estate of Eugene Best, deceased.

Hand Money \$4,794.26

Powers, Kirn & Associates, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 10243D 127. 2009**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 206 North Front Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Mona Green-Blount, in her capacity as individually and heir of Darryl P. Blount, deceased and unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Darryl P. Blount, deceased.

Hand Money \$4,629.17

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7080 128. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 125

BEING Premises: 1018 Woodside Avenue, Secane, PA 19018-2036.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel J. Gallagher, III.

Hand Money \$7,648.36

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 5066 129. 2016**

**MORTGAGE FORECLOSURE**

ALL THE RIGHT, title, interest and claim of Wayne Jernegan and Sherri Lynn Jernegan, a/k/a Sheri Lynn Jernegan of, in and to the following described property:

ALL the following described real estate situated in the Township of Ridley, Delaware County, Pennsylvania. Having erected thereon a dwelling known and numbered as 2414 Mole Road, Secane, PA 19018. DBV 03808, page 0887, and Folio No. 38-04-01563-00.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Wayne Jernegan and Sherri Lynn Jernegan, a/k/a Sheri Lynn Jernegan.

Hand Money \$3,000.00

Kristine M. Anthou, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 000630A 130. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Darby, County of Delaware, Commonwealth of Pennsylvania, on the Southwesterly side of North Lynn Boulevard, at the distance of ninety one and sixteen one hundredths feet Southeastwardly from the Southeasterly side of Linden Avenue.

CONTAINING in front or breadth on the said side of said North Lynn Boulevard sixteen feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said North Lynn Boulevard one hundred sixteen and thirty eight one-hundredths feet crossing and including on the rear thereof the soil of a certain twelve feet wide driveway, which driveway extends Northwestwardly from Parker Avenue to Linden Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveway, and for a driveway at all times hereafter, forever.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Guiseppa D'Alto.

Hand Money \$11,163.89

Powers Kirn & Associates, LLC, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2477 132. 2016**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or ground with the buildings and IMPROVEMENTS thereon erected, situate in the Borough of Clifton Heights, County of Delaware, State of Pennsylvania, being Lot No. 33, Plan of Westbrook Park No. 1, dated 1/9/1947, Delaware County Plan File Case No. 6, page 13; and having thereon erected a dwelling house known as: 209 Cambridge Road, Clifton Heights, PA 19018.

Parcel No. 10-00-00649-00.

Delaware County Record Book 4035, page 915.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marie E. Hess.

Hand Money \$13,955.31 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 176B 133. 2015**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of Pennsylvania on the Southwesterly side of Meadow Lane.

Front: IRR Depth: IRR



BEING Premises: 1148 Meadow Lane, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jamelia O'Neal.

Hand Money \$3,000.00

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 64521 134. 2014**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 234 W. Marshall Road, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Judith C. Wilson.

Hand Money \$3,000.00

Jill M. Wojdyla, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 60903 135. 2015**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE on the West side of Front Street, 120 feet Northward from the Northwest corner of said Front Street and Chestnut Street, in the Borough of Colwyn, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 20 S. Front Street, Colwyn, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Francisca N. Nwegbo.

Hand Money \$3,000.00

Jill M. Wojdyla, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 000583 137. 2016**

**MORTGAGE FORECLOSURE**

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Southwest side of Hirst Terrace.

Front: IRR Depth: IRR

BEING Premises: 2516 Hirst Terrace, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jacqueline E. Young.

Hand Money \$23,564.09

KML Law Group, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 12290D 138. 2009**

**MORTGAGE FORECLOSURE**

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

Dimensions: 30 x 215

BEING Premises: 351 Upland Way, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: Darrell Dorsey.

Hand Money \$3,000.00

Stephen M. Hladik, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 64146 139. 2014**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 28

W. Windermere Terrace, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: William R. Wallace, Jr. and Tara Wallace.

Hand Money \$3,000.00

Jill M. Wojdyla, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 63373 140. 2014**

**MONEY JUDGMENT**

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

LOCATION OF PROPERTY: 62 E. Stratford Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Bethlehem T. Tessema.

Hand Money \$3,000.00

Jill M. Wojdyla, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 002783 141. 2016**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$105,431.62 entered on July 11, 2016, plus interest through the date of Sheriff's Sale, plus costs.

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

BEING Premises: 3601 West 13th Street, Trainer Borough, Delaware County, PA 19061 (Folio 46-00-00649-00).

Dimensions: 55 x 110

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Robert J. Evans.

Hand Money \$10,543.16

William J. Levant, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 009022 142. 2015**

**MORTGAGE FORECLOSURE**

451 Alliston Road Springfield, PA 19064

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Springfield, County of Delaware, Commonwealth of Pennsylvania, described in accordance with the survey and plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on March 2, 1949, for Springfield Corporation, as follows:

BEGINNING at a point on the South-easterly side of Avon Road (40 feet wide) at the distance of 25 feet measured North 08 degrees, 34 minutes, 21 seconds East, along the said side of Avon Road from a point, a corner formed by its intersection (if extended) to intersect with the North-easterly side of Alliston Road (45 feet wide) (if extended); thence extending North 08 degrees, 34 minutes, 20 seconds East, along the said side of Avon Road, 42.44 feet to a point of curve; thence continuing along the said side of Avon Road on the arc of a circle curving to the left having a radius of 140 feet, the arc distance of 6.12 feet to a point; thence extending South 81 degrees, 25 minutes, 39 seconds West, along the said side of Alliston Road, 72 feet to a point of curve; thence extending 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 first mentioned point and place of beginning.

BEING the same premises which Mary E. D'Donnell by Deed dated 08/1/19978 and recorded 08/11/1997 in Delaware County in Volume 1617 page 1216 conveyed unto Barry J Walsh and Mary M. Walsh, husband and wife, in fee.

BEING Lot No. 74 as shown on the aforesaid mentioned plan.

BEING Folio No. 42-00-00046-00.

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

SOLD AS THE PROPERTY OF: Barry J. Walsh and Mary M. Walsh.

Hand Money \$3,000.00

Ashley L. Beach, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 4736A 143. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 105

BEING Premises: 848 Fairfax Road, Drexel Hill, PA 19026-1612.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kevin Simpson and Katerine Simpson.

Hand Money \$12,035.58

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 7980B 144. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 80

BEING Premises: 318 Richfield Road, Upper Darby, PA 19082-4109.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Alston G. Ross.

Hand Money \$16,822.10

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3087 145. 2015**

**MORTGAGE FORECLOSURE**

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

150 x 310 x 266 x 169

BEING Premises: 229 Polecat Road Glen Mills, PA 19342-1302.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William H. Wilson.

Hand Money \$15,745.37

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 6026B 146. 2012**

**MORTGAGE FORECLOSURE**

Property in Brookhaven Borough, County of Delaware, 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 \$17,220.68

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 004636 147. 2016**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$127,719.45

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

Front: Irregular Depth: Irregular

BEING Premises: 502 Garfield Avenue Folcroft, PA 19032.

Folio Number: 20-00-00800-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ryan D. Meikle.

Hand Money \$12,771.94

Sarah K. McCaffery, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 2486 148. 2016**

**MORTGAGE FORECLOSURE**

315 East Ashland Avenue Glenolden, PA 19036

Premises in Borough of Glenolden, County of Delaware, State of Pennsylvania. Situate on the side of at the distance of from .

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James H. Andrews.

Hand Money \$9,426.89

Udren Law Offices, P.C., Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 1825A 149. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 75 Depth: 185

BEING Premises: 323 Owen Avenue, Lansdowne, PA 19050-1031.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Vincent Span.

Hand Money \$18,744.92

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 000303A 150. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 15 Depth: 90

BEING Premises: 31 Golf Road, Upper Darby, PA 19082-1606.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Keith Roberts a/k/a K Roberts and Janet Roberts a/k/a J Roberts.

Hand Money \$10,178.46

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003056B 151. 2014**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 100

BEING Premises: 1625 Beverly Boulevard, Upper Darby, PA 19082-3505.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Adalbert M. Ndemassoha.

Hand Money \$34,367.52

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 003954 152. 2016**

**MORTGAGE FORECLOSURE**

ALL THOSE TWO CERTAIN lots or pieces of ground. Situate in the Township of Upper Darby, County of Delaware, Commonwealth of Pennsylvania, being known as Lots Nos. 215 and 216 on a Plan of lots called "Aronimink Heights" and described as follows, to wit:

BEGINNING at a point on the Southwest side of Edmonds Avenue (50 feet wide) at the distance of 50 feet Northwest along said side of Edmonds Avenue from the Northwest side of Cedar Lane (50 feet wide).

CONTAINING in front or breadth along said side of Edmonds Avenue North 19 degrees, 45 minutes, 55 seconds West 50 feet and extending of that width in length or depth between parallel lines on a course South 70 degrees, 14 minutes, 05 seconds West 100 feet.

Parcel No. 16-10-00760-00.

TITLE to said premises is vested in Maryann Chrest Howard and Matthew R. Howard, her husband by Deed from Maryann Chrest Howard, dated 6/22/2004 and recorded 6/25/2004 in Book 32317 Page 1646.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Matthew R. Howard and Maryann Chrest-Howard.

Hand Money \$16,240.02

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

MARY McFALL HOPPER, Sheriff

No. 6780 153. 2016

MORTGAGE FORECLOSURE

REAL PROPERTY: 405-407 Bailey Road, Yeadon, Delaware County, Pennsylvania, Folio Number 48-00-00218-00 and 48-00-01610-00.

ALL THAT CERTAIN lot or piece of ground, being Lot No. 424 on the Plan of Lots of the Lansdowne Real Estate Co., as recorded in the Office for the Recording of Deeds &c., in and for the County of Delaware in Deed Book "C" No. 8 page 618 & c.

SITUATE on the Northwestern side of Bailey Avenue at the distance of 525 feet Northeastwardly from the Northeast-erly side of Paul Avenue in the Borough of Yeadon, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on said Bailey Avenue 25 feet and extending of that width in length or depth North-westwardly between parallel lines at right angles to the said Bailey Avenue 120 feet.

BOUNDED on the Northeast by lands of Karl Miller, Jr. and wife and on the South-west by lands of Laura Davis.

ALL THAT CERTAIN lot or piece of ground being Lot No. 423 on the Plan of lots of the Lansdowne Real Estate Co. as recorded in the Office for the Recording of Deeds &c., in and for the County of Dela-ware of Deed Book "C" No. 8 page 618.

ALL THAT CERTAIN lot or piece of ground being Lot No. 423 on the Plan of Lots of the Lansdowne Real Estate Co. as recorded in the Office for the Record-ing of Deeds &c., in and for the County of Delaware of Deed Book "C" No. 8 page 618.

SITUATE on the Northwestern side of Bailey Avenue at the distance of 500 feet Northeastwardly from the Northeast-erly side of Paul Avenue in the Borough of Yeadon, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on said Bailey Avenue 25 feet and extending of that breadth in length or depth North-westwardly between parallel lines at right angles to the said Bailey Avenue, 120 feet.

BOUNDED on the Northeast by lands of Edith M. Stetser and on the Southwest by lands of Charles Meadowcroft.

ALL THOSE SIX CERTAIN lots or piece of ground with in the Borough of Yeadon, County of Delaware and State of Pennsyl-vania, being Lots Nos. 336, 337, 338, 339, 425 and 426 on a certain plan of Lansdowne Real Estate Company, said Plan being recorded in the Office for the Recorder of Deeds &c., in and for the County or Dela-ware, aforesaid in Deed Book "C" 118 page 618, bounded and described as follows:

BEGINNING at a point on the South-easterly side of Elder Avenue (40 feet wide) at the distance of 500 feet Northeastwardly from the Northeastly side of Paul Avenue (40 feet wide); thence extending North 64 degrees 8 minutes 36 seconds East 100.65 feet to a point; thence South 25 degrees 41 minutes 14 seconds East 220 feet to a point on the Northwestern side of Bailey Avenue (50 feet wide); thence extending along the same South 64 degrees 8 minutes 36 seconds West 50 feet to a point; thence North 25 degrees 51 minutes 24 seconds West 120 feet to a point; thence extending along the rear line of lots Numbered 336 and 337 South, 64 degrees 8 minutes 36 seconds, West 50 feet to a point; thence North 25 degrees 51 minutes 24 seconds West 100 West to the first mentioned point and place of beginning.

FOLIO No. 48-00-00218-00 AND 48-00-01610-00.

BEING the same premises which Mario Digiulio, by Deed dated 12/27/2002 and recorded 12/27/2002 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 2627 page 2377, granted and conveyed unto NBO Group, LLC.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: NBO Group, LLC.

Hand Money \$3,000.00

Jeffrey S. Cianciulli, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 8890 154. 2015**

**MORTGAGE FORECLOSURE**

Property in the Borough of Glenolden, County of Delaware, State of Pennsylvania on the Southwesterly side of Grays Avenue.

BEING Folio No. 21-00-00928-00.

BEING Premises: 404 W. Grays Avenue, Glenolden, Pennsylvania 19036.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Angela Kokol, known surviving heir of Thelma O. Flocco, Frances Berkowitz, known surviving heir of Thelma O. Flocco, Brenda Flocco, known surviving heir of Thelma O. Flocco, unknown surviving heirs of Thelma O. Flocco and Marian Denham, known surviving heir of Thelma O. Flocco.

Hand Money \$19,654.22

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

**MARY McFALL HOPPER, Sheriff**

**No. 005371 155. 2016**

**MORTGAGE FORECLOSURE**

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

BEING more commonly known as: 1006 Lee Drive, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rhonda Wenner.

Hand Money \$3,000.00

Bradley J. Osborne, Esquire, Attorney

**MARY McFALL HOPPER, Sheriff**

**No. 5522 156. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 120

BEING Premises: 1218 East 9th Street, Crum Lynne, PA 19022-1420.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John B. Ford, IV.

Hand Money \$11,369.39

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 587 157. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 60 Depth: 100

BEING Premises: 825 Clarendon Road, Drexel Hill, PA 19026-4719.



IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Thomas J. Wisely.

Hand Money \$22,899.21

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3109 158. 2016**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 16-08-01000-00.

BEING Premises: 806 Eaton Road, Upper Darby Township, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Stephanie Allen.

Hand Money \$12,314.92

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

**MARY McFALL HOPPER, Sheriff**

**No. 4743 159. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 83

BEING Premises: 513 Saude Avenue Essington, PA 19029.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Madeline Roberts.

Hand Money \$10,063.22

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 004489 160. 2016**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 20-00-01572-14.

BEING more commonly known as: 2126 Valley View Drive, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: The unknown heirs of Bernard Ladem, deceased.

Hand Money \$3,000.00

Bradley J. Osborne, Esquire, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 11025 161. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 42 Depth: 164

BEING Premises: 729 Milmont Avenue, Swarthmore, PA 19081-2519.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Elizabeth Ann Byers a/k/a Betty Ann Byers, Joann Minnick O'Connell a/k/a Jo Ann O'Connell, Daniel Stabb, Jr. and Rachel Stabb.

Hand Money \$16,508.10

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 2227A 162. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 39.35 Depth: 117.05

BEING Premises: 357 Holland Street, Crum Lynne, PA 19022-1107.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Francis J. Kearney, III a/k/a Francis J. Kearney, 3rd and Christina M. Fry-Kearney.

Hand Money \$8,722.86

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 9486A 163. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 150

BEING Premises: 119 Willows Avenue, Norwood PA 19074-1637.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Daniel C. Heckman and Jill M. Heckman.

Hand Money \$21,281.38

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

**No. 3673 164. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 70

BEING Premises: 152 Marlborough Road, Upper Darby, PA 19082-3216.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Moussa Blila.

Hand Money \$15,363.93

Phelan Hallinan Diamond & Jones, LLP, Attorneys

**MARY McFALL HOPPER, Sheriff**

Oct. 28; Nov. 4, 11

## Cardinal Crossing GP, LLC t/a Cardinal Crossing Realty Associates, L.P. v. Marple Township

### *Civil Law – Preliminary Objections – Promissory Estoppel*

Where a township's denial of a land development application is not done in good faith, the sole remedy is to file an appeal pursuant to the Municipal Planning Code.

Section 601 of the Municipal Planning Code provides that a governing body is acting in a legislative capacity when considering an amendment to land use ordinances and the Courts have held the consideration and adoption of zoning amendments is purely a legislative act within the complete discretion of the local governing body and that the Courts have no power to interfere with such a strictly legislative process.

A preliminary objection in the nature of a demurrer is properly sustained where the contested pleading is legally insufficient.

The question presented by a demurrer is whether on the material facts set forth in the pleading and all inferences reasonably deductible therefrom, the law says with certainty that no recovery is possible.

Promissory estoppel consists of two (2) essential elements: an inducement and justifiable, detrimental reliance.

A promise which the promisor should reasonable expect to induce action or forbearance on the part of the promisee and which does induce such action or forbearance is binding if injustice can be avoided only by enforcing the promise.

The Trial Court held:

The instant matter stems from a denial by Defendant Marple Township ("Township") for rezoning and development of a property within the Township. Plaintiff filed a Complaint seeking monetary recovery against the Township on the theory of promissory estoppel, to which the Township filed Preliminary Objections. Of the three (3) preliminary objections filed by the Township, the Court found that only one (1) objection pertaining the Plaintiff's sole remedy under the Municipal Planning Code, to have merit.

The Court held that Plaintiff's cause of action based upon the denial of its rezoning application is not foreclosed by a lack of appeal pursuant to the Municipalities Planning Code, but was to be analyzed in regard to the Township's general demurrer. As such, the Court held that there is a well-known process in place for rezoning and development of property and that mere statements of support by various officials of the Defendant are insufficient to rise to the level of an inducement or promise on the Township's behalf. To find otherwise would allow ever disappointed zoning or land use applicant to sue the municipality to recover damages based upon an allegation that they were "induced" to spend money to continue the process based upon alleged "promises" made during the process by various township officials or representatives.

The Court sustained Defendant's Preliminary Objections in the nature of a demurrer and dismissed Plaintiff's Complaint with prejudice.

No. CP-23-CV-006083-2016

*Barbara Anisko, Esq., Marc B. Kaplin, Esq., and Ameer Farrell, Esq.* – Counsel for Plaintiff

*Hugh A. Donaghue, Esq. and Tyler J. Therriault, Esq.* – Counsel for Defendant

Opinion by President Judge Chad F. Kenney filed October 11, 2016.

### **OPINION**

Presently before the Court for determination are Defendant's Preliminary Objections to Plaintiff's Complaint and Plaintiff's Preliminary Objections to Defendant's Preliminary Objections.

The record in the case establishes that Plaintiff initiated the matter by filing a Writ of Summons on July 13, 2016. Upon service of the Writ, Defendant filed a Praecipe for Rule to File a Complaint and Plaintiff filed a Motion for Stay of Rule to File Complaint and to Compel Pre-Complaint Discovery. By Opinion and Order dated August 15, 2016, the Court denied Plaintiff's Motion for Stay and to Compel Pre-Complaint Discovery.

Thereafter, Plaintiff filed its Complaint on August 29, 2016 and Defendant filed its Preliminary Objections to the Complaint on September 9, 2016. Plaintiff filed its response to Defendant's Preliminary Objections on October 3, 2016 and also filed Preliminary Objections to Defendant's Objections on the same date. Defendant filed its response to Plaintiff's Preliminary Objections on October 4, 2016 and this constitutes the current procedural posture of the case.

Plaintiff's Complaint consists of one hundred fifteen (115) paragraphs and a single count which seeks monetary recovery against the Defendant on a theory of Promissory Estoppel. A reading of the Complaint establishes that Plaintiff is a disappointed land use applicant whose applications for zoning amendments and preliminary subdivision land development were denied by Defendant's Board of Commissioners. Plaintiff seeks recovery both of monies which it expended in the process of attempting to purchase the tract of land to be developed from the Archdiocese of Philadelphia and in formulating its proposals for rezoning and land use approval to the Defendant. Plaintiff contends that it is entitled to recover against the Defendant, who it contends misled it through its representatives by promising that the zoning amendments and development application would be approved.

Defendant's Preliminary Objections consist of a general demurrer and three specific grounds for objection. Two of its objections have no merit and are overruled.<sup>1</sup>

The third objection, that being the sole remedy is under the Municipal Planning Code, when analyzed in the context of Defendant's general demurrer has merit and the objection in the nature of the demurrer is sustained based on the following analysis. Defendant contends that Plaintiff's action is defective because its sole remedy was to file an appeal with this Court under the Municipalities Planning Code, 53 P.S. 11001-A, from the denial of Defendant's plan application and zoning amendment application. Defendant's objection has partial merit as to any claim Plaintiff makes for denial of its Preliminary Subdivision Land Development Application, as its sole recourse and remedy in that regard was by way of appeal pursuant to the Municipalities Planning Code. Monger v. Upper Leacock Township, 132 A.2d 585 (PA. Cmwlth. 2016). Indeed, as Monger points out, the Township has a duty to proceed in good faith, and if it has alleged not to have done so the sole remedy is to file an appeal under the Municipal Planning Code within thirty (30) days of the denial of the application. This, the Plaintiff chose not to do. Instead, it proceeded on a theory of promissory estoppel in a separate Common Pleas Action which approach Monger flatly rejected. Monger's review was after the Trial Court

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<sup>1</sup>Defendant Objects on the bases that it is immune under the Tort Claims Act, 42 PA.C.S. §8541. This objection is not properly raised in Preliminary Objections. It is an affirmative defense to be raised in New Matter and therefore the objection is overruled.

The Defendant's objection on the basis of the economic loss doctrine must also be overruled as Plaintiff's cause of action is based on a theory of promissory estoppel and not upon any negligence theory.

had overruled the Preliminary Objections and subsequently granted Summary Judgment, but the same analysis is applicable to a review of what was plead in this case and discovery would not change the outcome.

Plaintiff, however, correctly points out that the Defendant's action in denying its zoning amendment application constituted a legislative action not subject to appeal pursuant to the Municipalities Planning Code. Section 601 of the Code, 53 P.S. §10601 assigns the responsibility for enacting or refusing to enact zoning ordinances to the local legislative body. The Code specifically states that the governing body is acting in a legislative capacity when considering an amendment to land use ordinances and the Courts have held that the consideration and adoption of zoning amendments is a purely legislative act within the complete discretion of the local governing body and that the Courts have no power to interfere with such a strictly legislative process. Springwood Development Partners, L.P. v. Board of Supervisors of North Cornwall Township, 985 A.2d 298 (Cmwlth. 2009), Appeal Denied 606 Pa. 652, 992A.2d 890 (2009). Thus, Plaintiff's cause of action based upon the denial of its rezoning application is not foreclosed by the lack of an appeal pursuant to the Municipalities Planning Code, but must be analyzed in regard to the Defendant's general demurrer.

A Preliminary Objection in the nature of a demurrer is properly sustained where the contested pleading is legally insufficient. The question presented by a demurrer is whether on the material facts set forth in the pleading and all inferences reasonably deductible therefrom, the law says with certainty that no recovery is possible. Northern Forests II, Inc. v. Keta Realty, 130 A.2d 19 (Pa. Super., 2015).

In applying this standard to the instant case, Plaintiff's Complaint asserts a single count which seeks recovery on the theory of promissory estoppel. Promissory estoppel, like equitable estoppel, consists of two essential elements, namely, an inducement and justifiable, detrimental reliance. Belleville v. David Cutler Group, 118 A.3d 1184 (PA. Cmwlth., 2015). Under this theory, a promise which the promisor should reasonably expect to induce action or forbearance on the part of the promisee and which does induce such action or forbearance is binding if injustice can be avoided only by enforcing the promise. Matarazzo v. Millers Mutual Group, Inc., 927 A.2d 689 (Pa. Cmwlth., 2007).

A careful review of Plaintiff's one hundred fifteen (115) paragraph Complaint establishes that Plaintiff proceeded on the usual course of action and interaction with municipal authorities in an effort to obtain approval of a land use plan application. Accepting Plaintiff's averments as being true, various statements of support were made by various officials of the Defendant for Plaintiff's proposal. However, overriding all of those interactions should have been the knowledge, fully apparent to a sophisticated party such as Plaintiff who was ably advised and represented throughout these proceedings by counsel that no statements or representations of Defendant could in any respect rise to the level of an inducement or promise on the Defendant Township's behalf. As Plaintiff has ably argued in response to Defendant's objection based on the lack of appeal pursuant to the Municipalities Planning Code, the consideration of its rezoning application was a legislative consideration which would only be binding upon Defendant as the result of vote by the Township's governing body. To suggest that statements of support for proposals, prior to final legislative action on the proposal, constitute inducements giving rise to enforceable rights, would have the effect of removing the decision making in

such matters from the governmental body statutorily charged with fulfilling that function, and instead, allow that responsibility to be placed upon any official of the public entity, who authorized or otherwise, makes statements of support for proposals, thereby inducing action by the applicant. This Court is unaware of any authority, statutory or precedential, that even remotely suggests that such statements of support by public officials in matters of this kind can be so considered.

Promissory Estoppel requires that reliance on statements or acts be justifiable. Any highly sophisticated party dealing in the complicated and technical realm of land use planning and real estate developments certainly is aware of the process that must occur for rezoning proposals and land use plans to be approved. To suggest, that in this highly complex and technical context, a party can be misled by statements of support for a proposal by bootstrapping them into legal or binding “Township” promises, so as to induce detrimental reliance on such statements, is far beyond where the law and case law can take it, and we therefore conclude that under the facts alleged in Plaintiff’s Complaint, the law is with certainty that no recovery is possible on the cause of action as plead and alleged. Furthermore, even if we were to assume that the Plaintiff and its agents and its counsel were not aware of fundamental Municipal Law that one or more individual representatives of the Township or any committee or board could not make any binding legal “promise” without proper advertising of a public vote, and a subsequent majority vote with a quorum present, such ignorance would not be reasonable or justifiable even for the average, non-sophisticated citizen making application for a zoning variance. Otherwise, every disappointed zoning or land use applicant would be able to sue the municipality in a separate Common Pleas Action to recover for damages and costs on the allegation they were induced to spend money to continue to proceed with the process based on alleged “promises” made to them during the process by a variety of township solicitors, representatives, and committee people. The Commonwealth Court in Monger clearly saw that no court has ever allowed this approach, nor would it, and thus following the direction of Monger, nor will this Court.

Wherefore, we enter the following:

**ORDERED**

**AND NOW**, this 11<sup>th</sup> day **October, 2016**, upon consideration of Defendant’s Preliminary Objections to Plaintiff’s Complaint, and Plaintiff’s response thereto, it is **ORDERED** that Defendant’s Objections in the nature of demurrer are **SUSTAINED** and Plaintiff’s Complaint is dismissed with prejudice.

It is further **ORDERED** that in view of the proceeding determination of Defendant’s Preliminary Objections, Plaintiff’s Preliminary Objections are **OVERRULED** as being moot.

**BY THE COURT:**

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**CHAD F. KENNEY**  
**President Judge**

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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, November 7, 2016**

*James F. Bonner M.D*

*Theresa Golazeski, DC*



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