

**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 settlers set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

**FIRST PUBLICATION**

**DONALD R. BURKE a/k/a DONALD**

**EDWARD BURKE**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Patrick K. Burke, 145 Sunset View Drive, Glen Mills, PA 19342.  
**DANA M. BRESLIN, ATTY.**  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**MARY A. CZUKIEEWSKI**, dec'd.

Late of the Borough of Ridley Park, Delaware County, PA.  
Extr.: Roseann Davis c/o Joseph E. Lastowka, Jr., Esquire, The Madison Building, 108 Chesley Drive, Media, PA 19063-1712.  
**JOSEPH E. LASTOWKA, JR., ATTY.**  
Abbott Lastowka & Overholt LLP  
Attorneys and Counsellors at Law  
The Madison Building  
108 Chesley Drive  
Media, PA 19063-1712

**DOMINIC C. DIPIETRO a/k/a**

**DOMINIC DIPIETRO**, dec'd.  
Late of the Township of Bethel, Delaware County, PA.  
Admr.: David Dipietro c/o Michael LaRosa, Esquire, 959 West Chester Pike, Havertown, PA 19083.  
**MICHAEL LaROSA, ATTY.**  
LaRosa & Nastasi  
959 West Chester Pike  
Havertown, PA 19083

**JOHAN M. FABRIS**, dec'd.

Late of the Township of Ridley, Delaware County, PA.  
Extr.: William Fabris, Jr., 412 Feathering Road, Media, PA 19063.

**DANA M. BRESLIN, ATTY.**  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**RITA S. FALKOWSKI**, dec'd.

Late of the Borough of Brookhaven, Delaware County, PA.  
Extr.: Michael Falkowski c/o Robert E. O'Connor, Esquire, 755 N. Monroe Street, Media, PA 19063.  
**ROBERT E. O'CONNOR, ATTY.**  
Law Offices of Robert E. O'Connor, P.C.  
755 N. Monroe Street  
Media, PA 19063

**BENEDETTA M. GIOVANNI a/k/a BENEDETTA MARIA GIOVANNI**, dec'd.

Late of the Borough of Yeadon, Delaware County, PA.  
Extr.: Tina Giovanni c/o Richard L. Colden, Jr., Esquire, 5030 State Road, Suite 2-600, P.O. Box 350, Drexel Hill, PA 19026.  
**RICHARD L. COLDEN, JR., ATTY.**  
Stapleton & Colden  
5030 State Road  
Suite 2-600  
P.O. Box 350  
Drexel Hill, PA 19026

**ANNE SPARKS GLANZ a/k/a ANNE S. GLANZ**, dec'd.

Late of the Township of Haverford, Delaware County, PA.  
Co-Extrs.: Jacqueline S. Glanz, Charles Giammattei and C. Dale McClain c/o Jacquie Glanz, 3612 Sunset Drive, Lynchburg, VA 24503

**CATHERINE H. HOSMER**, dec'd.

Late of the Borough of Media, Delaware County, PA.  
Extr.: William R. Harvey, 517 Derwyn Road, Drexel Hill, PA 19026.  
**ROBERT J. BRESLIN, JR., ATTY.**  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**WILLIAM R. JAMESON**, dec'd.

Late of the Borough of Media, Delaware County, PA.  
Extr.: Michael Wisniewski, 37 Pleasant Road, Broomall, PA 19008.  
**DANIEL P. MANNIX, ATTY.**  
18 West Market Street  
West Chester, PA 19382

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

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

Extx.: Diana Steelman, 280  
Bridgewater Road, Unit E-8,  
Brookhaven, PA 19015.

**ROBERT F. PAPPANO**, ATTY.

Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**RENEE KIRK**, dec'd.

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

Extx.: Patricia A. Barks c/o Nancy  
Mayer Hughes, Esquire, 126 East King  
Street, Lancaster, PA 17602.

**NANCY MAYER HUGHES**, ATTY.

126 East King Street  
Lancaster, PA 17602

**BARBARA LADENSON**, dec'd.

Late of the Township of Nether  
Providence, Delaware County, PA.  
Extx.: Anne Ballen Ladenson, 919  
Clinton Street, Philadelphia, PA  
19107.

**KATHLEEN A. MALOLES**, ATTY.

Fineburg McCarthy, P.C.  
Two Commerce Square  
2001 Market Street  
Suite 3410  
Philadelphia, PA 19103

**THERESA I. MARABELLA**, dec'd.

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

Extx.: Karen Friel, Esquire, 760 Mason  
Avenue, Drexel Hill, PA 19026.

**ELIZABETH T. STEFANIDE**, ATTY.

280 N. Providence Road  
Suite 4  
Media, PA 19063

**GRACE M. McDERMOTT**, dec'd.

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

Extx.: Daniel P. Mannix, 18 West  
Market Street, West Chester, PA  
19382.

**DANIEL P. MANNIX**, ATTY.

18 West Market Street  
West Chester, PA 19382

**ELIZABETH M. McDEVITT**, dec'd.

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

Co-Extrs.: William P. McDevitt, Jr.  
and Marie A. McGonigal c/o Thomas X.  
McAndrew, Jr., Esquire, 941 Pottstown  
Pike, Suite 200, Chester Springs, PA  
19425.

**THOMAS X. McANDREW, JR.**, ATTY.

941 Pottstown Pike  
Suite 200  
Chester Springs, PA 19425

**DANIEL NELSON**, dec'd.

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

Admr.: Daniel A. Nelson-Webber c/o  
James T. Owens, Esquire, P.O. Box 85,  
Edgemont, PA 19028-0085.

**JAMES T. OWENS**, ATTY.

P.O. Box 85  
Edgemont, PA 19028-0085

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

Late of the City of Chester, Delaware  
County, PA.

Extx.: Robert J. Quinn c/o Kyle A.  
Burch, Esquire, 22 State Road, Media,  
PA 19063-1442.

**KYLE A. BURCH**, ATTY.

22 State Road  
Media, PA 19063-1442

**ALAN S. RICKETTS a/k/a ALAN**

**SHARP RICKETTS**, dec'd.

Late of the Borough of Clifton Heights,  
Delaware County, PA.

Admr.: Kenneth R. Ricketts.

**ROBERT J. McDONNELL**, ATTY.

1100 Township Line Road  
Havertown, PA 19083

**MILDRED B. ROMANCHICK**, dec'd.

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

Extx.: Bernadette G. McEnhill, 1271  
Sharon Drive, Garnet Valley, PA  
19060.

**CHRISTOPHER M. MURPHY**, ATTY.

Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**WILMA SLACKWAY**, dec'd.

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

Extx.: Patricia Sioma c/o Edward R.  
Dougherty, Esquire, 614 Darby Road,  
Havertown, PA 19083.

**EDWARD R. DOUGHERTY**, ATTY.

614 Darby Road  
Havertown, PA 19083

**SHAWN T. WEAVER**, dec'd.

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

Admx.: Dawn M. Weaver c/o Lawrence  
D. Greenberg, Esquire, 222 Clifton  
Ave., Collingdale, PA 19023.

**LAWRENCE D. GREENBERG**, ATTY.

222 Clifton Ave.  
Collingdale, PA 19023

**SECOND PUBLICATION**

**DOROTHY L. BRISCOE, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
Extx.: Margaret P. Proch, 131 Wyndmoor Road, Springfield, PA 19064.  
LINDA M. ANDERSON, ATTY.  
Anderson Elder Law  
206 Old State Road  
Media, PA 19063

**MARY ANNE H. DOUGHERTY, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extx.: Helen M. Lehman c/o Harris J. Resnick, Esquire, 22 State Road, Media, PA 19063.  
HARRIS J. RESNICK, ATTY.  
22 State Road  
Media, PA 19063

**PATRICK J. FISHER, dec'd.**

Late of the Township of Nether Providence, Delaware County, PA.  
Co-Extrs.: Susan Sheward, Kevin P. Fisher and Karen M. Phillips c/o Joseph E. Lastowka, Jr., Esquire, The Madison Building, 108 Chesley Drive, Media, PA 19063-1712.  
JOSEPH E. LASTOWKA, JR., ATTY.  
Abbott Lastowka & Overholt LLP  
Attorneys and Counsellors at Law  
The Madison Building  
108 Chesley Drive  
Media, PA 19063-1712

**JOSEPH F. FURIA, dec'd.**

Late of the Borough of Lansdowne, Delaware County, PA.  
Extx.: Donna M. Furia-Sperone c/o William C. Mackrides, Esquire, 755 North Monroe Street, Media, PA 19063.  
WILLIAM C. MACKRIDES, ATTY.  
Mackrides Associates  
755 North Monroe Street  
Media, PA 19063

**REGINA R. GILMARTIN, dec'd.**

Late of the Township of Newtown, Delaware County, PA.  
Co-Extxs.: Susan Rapp Halczenko and Regina Rapp Hibbs c/o Robert J. Donohue, Jr., Esquire, 8513 West Chester Pike, Upper Darby, PA 19082-1105.  
ROBERT J. DONOHUE, JR., ATTY.  
Donohue & Donohue, P.C.  
8513 West Chester Pike  
Upper Darby, PA 19082

**GILBERT GRIFFIN, IV, dec'd.**

Late of the Borough of Ridley Park, Delaware County, PA.  
Extx.: Carole Martin c/o Timothy G. Daly, Esquire, 121 Ivy Lane, King of Prussia, PA 19406.  
TIMOTHY G. DALY, ATTY.  
Robert P. Snyder & Associates  
121 Ivy Lane  
King of Prussia, PA 19406

**WILLIAM J. HILDERBRAND, dec'd.**

Late of the Township of Springfield, Delaware County, PA.  
Extx.: John A. Hilderbrand, 5225 Chandler Way, Orefield, PA 18069.  
CHRISTOPHER M. McLEAN, ATTY.  
Zator Law  
4400 Walbert Avenue  
Allentown, PA 18104

**DANIEL J. KEHOE, dec'd.**

Late of the Borough of Sharon Hill, Delaware County, PA.  
Extx.: Martin E. Woodeshick c/o Robert J. Donohue, Jr., Esquire, 8513 West Chester Pike, Upper Darby, PA 19082-1105.  
ROBERT J. DONOHUE, JR., ATTY.  
Donohue & Donohue, P.C.  
8513 West Chester Pike  
Upper Darby, PA 19082

**ROBERT V. KLEPACKI, dec'd.**

Late of the Township of Nether Providence, Delaware County, PA.  
Extx.: Lorraine T. Cubberley, 155 Willits Way, Glen Mills, PA 19342.  
LINDA M. ANDERSON, ATTY.  
Anderson Elder Law  
206 Old State Road  
Media, PA 19063

**WALTER KONOPKA a/k/a WALTER J. KONOPKA and WALTER JOSEPH KONOPKA, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
Extx.: Renee M. Konopka (Named in Will as Renee Konopka) c/o Thomas J. Burke, Jr., Esquire, 15 Rittenhouse Place, Ardmore, PA 19003.  
THOMAS J. BURKE, JR., ATTY.  
Haws & Burke  
15 Rittenhouse Place  
Ardmore, PA 19003

**ELIZABETH M. MARINIELLO a/k/a ELIZABETH MARINIELLO**, dec'd.  
 Late of the Township of Concord, Delaware County, PA.  
 Extr.: Vincent N. Mariniello c/o Michael L. Golden, Jr., Esquire, 1818 Market Street, 13<sup>th</sup> Fl., Philadelphia, PA 19103-3608.  
**MICHAEL L. GOLDEN, JR., ATTY.**  
 Gould Yaffe and Golden  
 1818 Market Street  
 13<sup>th</sup> Fl.  
 Philadelphia, PA 19103-3608

**MARY McCARTHY a/k/a MARY ELIZABETH McCARTHY and MARY E. McCARTHY**, dec'd.  
 Late of the Township of Radnor, Delaware County, PA.  
 Extr.: Colleen Anne McCarthy (Named in Will as Colleen Ann McCarthy) c/o William L. Kingsbury, Esquire, 123 South Broad Street, Philadelphia, PA 19109.  
**WILLIAM L. KINGSBURY, ATTY.**  
 Montgomery McCracken Walker & Rhoads LLP  
 123 South Broad Street  
 Avenue of the Arts  
 Philadelphia, PA 19109

**JOHN MELKO**, dec'd.  
 Late of the City of Chester, Delaware County, PA.  
 Extr.: William B. Remorenko, 287 Willow Dell Lane, Leola, PA 17540.  
**DANA M. BRESLIN, ATTY.**  
 3305 Edgmont Avenue  
 Brookhaven, PA 19015

**JOHN MONAGHAN**, dec'd.  
 Late of the Township of Springfield, Delaware County, PA.  
 Extrs.: Debra L. Monaghan and John R. Monaghan c/o Kevin J. Ryan, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917.  
**KEVIN J. RYAN, ATTY.**  
 Ryan, Morton & Imms LLC  
 220 W. Gay Street  
 West Chester, PA 19380-2917

**JOANNA C. PEVERILL**, dec'd.  
 Late of the Township of Ridley, Delaware County, PA.  
 Extr.: Joy P. Murtha, 14346 Brookmere Drive, Centreville, VA 20120.  
**DANA M. BRESLIN, ATTY.**  
 3305 Edgmont Avenue  
 Brookhaven, PA 19015

**PHYLLIS L. SEIBEL**, dec'd.  
 Late of the Township of Concord, Delaware County, PA.  
 Extrs.: James A. Davis, III, 101 Lombard Street, Apt. 208W, San Francisco, CA 94111 and Daniel L. Davis, 5509 West 153<sup>rd</sup> Street, Overland Park, KS 66223.  
**LINDA M. ANDERSON, ATTY.**  
 Anderson Elder Law  
 206 Old State Road  
 Media, PA 19063

**WILLIAM P. SEIVERD**, dec'd.  
 Late of the Borough of Eddystone, Delaware County, PA.  
 Extr.: Jillene Davis.  
**ANDREW V. GUILFOIL, ATTY.**  
 41 East Front Street  
 Media, PA 19063

**JOHN E. SEVEC**, dec'd.  
 Late of the Township of Nether Providence, Delaware County, PA.  
 Admrs.: Ann M. Sevec and Mark A. Sevec c/o D. Selaine Keaton, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063.  
**D. SELAINE KEATON, ATTY.**  
 21 W. Front Street  
 P.O. Box 1970  
 Media, PA 19063

**GILBERT STINITUS, JR. a/k/a GILBERT C. STINITIS, JR. a/k/a GILBERT C. STINITUS and GILBERT STINITUS**, dec'd.  
 Late of the Borough of Sharon Hill, Delaware County, PA.  
 Admx.: Constance Taylor c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Avenue, Prospect Park, PA 19076.  
**DAWN GETTY SUTPHIN, ATTY.**  
 852 Eleventh Avenue  
 Propect Park, PA 19076

**ROBERT J. WETZ, SR. a/k/a ROBERT WETZ and ROBERT J. WETZ**, dec'd.  
 Late of the Township of Marple, Delaware County, PA.  
 Extr.: Carole A. Masso c/o Charles E. McKee, Esquire, 1100 Township Line Road, Havertown, PA 19083.  
**CHARLES E. MCKEE, ATTY.**  
 Donohue, McKee & Mattson, Ltd.  
 1100 Township Line Road  
 Havertown, PA 19083

**LESTER L. WINNETTE a/k/a LESTER WINNETTE, dec'd.**

Late of the Borough of Sharon Hill, Delaware County, PA.

Extrs.: Claude M. Williams and Catherine Ann Rusinko (Named in Will as Cathy Rusinko) c/o John A. Gagliardi, Esquire, 101 East Evans Street, Suite A, West Chester, PA 19380-2600.

JOHN A. GAGLIARDI, ATTY.

Wetzel Gagliardi & Fetter LLC  
101 East Evans Street

Suite A

Walnut Building

West Chester, PA 19380-2600

**THIRD AND FINAL PUBLICATION**

**JOSEPHINE MARY BLOHM, dec'd.**

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

Extr.: Kathryn C. Blohm c/o Gary Stewart Sefflin, Esquire, 30 West Third Street, Media, PA 19063.

GARY STEWART SEFFLIN, ATTY.

30 West Third Street

Media, PA 19063

**HELEN V. BOLGER, dec'd.**

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

Extr.: Susan P. Nye (Named in Will as Susan Nye) c/o Carol R. Livingood, Esquire, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191.

CAROL R. LIVINGOOD, ATTY.

Davis Bennett Spiess & Livingood LLC  
130 West Lancaster Avenue

P.O. Box 191

Wayne, PA 19087-0191

**MARTHA W. DALE, dec'd.**

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

Extr.: John L. Dale c/o F. Harry Spiess, Jr., Esquire, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191.

F. HARRY SPIESS, JR., ATTY.

Davis Bennett Spiess & Livingood LLC  
130 West Lancaster Avenue

P.O. Box 191

Wayne, PA 19087-0191

**CHARLES F. DYSART a/k/a**

**CHARLES F. DYSART, JR. and CHARLES DYSART, dec'd.**

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

Admx.: Mary Ellen Dysart c/o Richard S. Clarkson, Jr., Esquire, 1112

MacDade Boulevard, P.O. Box 158, Woodlyn, PA 19094.

RICHARD S. CLARKSON, JR., ATTY.

1112 MacDade Boulevard

P.O. Box 158

Woodlyn, PA 19094

**JOAN H. ENNIS a/k/a JOAN**

**HENRIETTA ENNIS, dec'd.**

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

Extr.: Mary R. Ennis a/k/a Mary Rebecca Ennis, 612 Massachusetts Avenue, Aldan, PA 19018.

JOSEPH J. PIZONKA, ATTY.

Pizonka, Reilley, Bello &

McGrory, P.C.

144 East DeKalb Pike

Suite 300

King of Prussia, PA 19406

**KATHERINE T. FARRELL, dec'd.**

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

Extr.: Martilias Farrell, 155 Drexel Avenue, Lansdowne, PA 19050.

LINDA M. ANDERSON, ATTY.

Anderson Elder Law

206 Old State Road

Media, PA 19063

**JOHN R. FELICE a/k/a JOHN**

**ROBERT FELICE and JOHN**

**FELICE, dec'd.**

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

Extrs.: Robert M. Felice and Mary C. Pizzano c/o Dana M. Breslin, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015.

DANA M. BRESLIN, ATTY.

3305 Edgmont Avenue

Brookhaven, PA 19015

**EUGENE W. HINKLE, dec'd.**

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

Extr.: Matthew Polignone c/o W. Donald Sparks, Esquire, 344 W. Front Street, Media, PA 19063.

W. DONALD SPARKS, ATTY.

Eckell, Sparks, Levy, Auerbach, Monte,

Sloane, Matthews & Auslander, P.C.

344 W. Front Street

P.O. Box 319

Media, PA 19063

**CONSTANCE F. LAGERMAN, dec'd.**

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

Extr.: Richard J. Lagerman, 73

Brennan Drive, Bryn Mawr, PA 19010.

ROBERT B. SHOEMAKER, JR.,  
ATTY.  
1800 East Lancaster Avenue  
Paoli, PA 19301

**MARGARET LEWIS a/k/a**

**MARGARET P. LEWIS and  
MARGARET M. LEWIS, dec'd.**  
Late of the City of Chester, Delaware  
County, PA.  
Extr.: John Joseph Lewis, Jr. c/o  
Timothy J. Gorbey, Esquire, 110 West  
Front Street, Media, PA 19063.  
**TIMOTHY J. GORBEBY, ATTY.**  
110 West Front Street  
Media, PA 19063

**MOIRA K. MacLELLAN, dec'd.**  
Late of the Township of Upper  
Providence, Delaware County, PA.  
Extr.: Mark T. MacLellan, 2218  
Winpost Lane, Apex, NC 27502.  
**ROBERT F. PAPPANO, ATTY.**  
Pappano & Breslin  
3305 Edgmont Avenue  
Brookhaven, PA 19015

**STEPHEN E. MARKOWITZ, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Stephanie M. Markowitz c/o  
Susan Deane Hunter, Esquire, 985 Old  
Eagle School Road, Suite 516, Wayne,  
PA 19087.  
**SUSAN DEANE HUNTER, ATTY.**  
Reardon & Associates, LLC  
985 Old Eagle School Road  
Suite 516  
Wayne, PA 19087

**ROBERT J. McCARTHY, dec'd.**  
Late of the Borough of Media,  
Delaware County, PA.  
Admx.: Erin P. Weissenburger c/o  
Joseph Kosierowski, Esquire, 400  
Broad Street, Milford, PA 18337.  
**JOSEPH KOSIEROWSKI, ATTY.**  
400 Broad Street  
Milford, PA 18337

**MARJORIE L. McGUIGAN, dec'd.**  
Late of the Borough of Darby,  
Delaware County, PA.  
Extr.: William H. Mitman, Jr., Esquire,  
111 South Church Street, West  
Chester, PA 19382.  
**WILLIAM H. MITMAN, JR., ATTY.**  
111 South Church Street  
West Chester, PA 19382

**RICHARD A. MONTGOMERY, dec'd.**  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: William D. Montgomery c/o  
Robert M. Firkser, Esquire, 333 West  
Baltimore Avenue, P.O. Box 606,  
Media, PA 19063.  
**ROBERT M. FIRKSER, ATTY.**  
333 West Baltimore Avenue  
P.O. Box 606  
Media, PA 19063

**DOROTHY A. NETHERWOOD a/k/a  
DOROTHY NETHERWOOD, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Extr.: Richard J. Embery, 300  
Huntingdon Pike, Rockledge, PA  
19046.

**RICHARD J. EMBERY, ATTY.**  
Embery, Outterson & Fuges  
300 Huntingdon Pike  
Rockledge, PA 19046

**THOMAS J. NICOLARDI, dec'd.**  
Late of the City of Chester, Delaware  
County, PA.  
Extr.: Alice V. Miazza c/o Joseph E.  
Lastowka, Jr., Esquire, The Madison  
Building, 108 Chesley Drive, Media,  
PA 19063-1712.  
**JOSEPH E. LASTOWKA, JR., ATTY.**  
Abbott Lastowka & Overholt LLP  
Attorneys and Counsellors at Law  
The Madison Building  
108 Chesley Drive  
Media, PA 19063-1712

**JOHN C. PETERS, JR. a/k/a JOHN C.  
PETERS, dec'd.**  
Late of the Borough of Swarthmore,  
Delaware County, PA.  
Extr.: Bernadette M. Fusco c/o Jeff L.  
Lewin, Esquire, 15 East Front Street,  
Media, PA 19063.  
**JEFF L. LEWIN, ATTY.**  
15 East Front Street  
Media, PA 19063

**ONYA HELENE SAFO, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Barry W. Van Rensler, 10 S.  
Plum Street, Media, PA 19063-8760.  
**BARRY W. VAN RENSLER, ATTY.**  
10 S. Plum Street  
P.O. Box 1760  
Media, PA 19063-8760



**CHESTON SIMMONS, dec'd.**

Late of the Township of Newtown,  
Delaware County, PA.  
Co-Extrs.: Cheston Simmons, Jr. and  
Pamela McKeon c/o David M. Frees,  
III, Esquire, 120 Gay Street, P.O. Box  
289, Phoenixville, PA 19460.  
DAVID M. FREES, III, ATTY.  
Unruh, Turner, Burke & Frees, P.C.  
120 Gay Street  
P.O. Box 289  
Phoenixville, PA 19460

**DANIEL PAUL STRONG a/k/a**

**DANIEL P. STRONG, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Admx.: Eugenia J. Strong, 909  
Woodland Drive, Havertown, PA  
19083.

VINCENT P. DiFABIO, ATTY.  
Platt, DiGiorgio & DiFabio  
1800 East Lancaster Avenue  
Paoli, PA 19301

**RAYMOND B. TAYLOR a/k/a**

**RAYMOND BRUCE TALYOR, dec'd.**  
Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Hope M. Taylor c/o Barry W.  
Van Rensler, Esquire, 10 S. Plum  
Street, Media, PA 19063-8760.  
BARRY W. VAN RENSLER, ATTY.  
10 S. Plum Street  
P.O. Box 1760  
Media, PA 19063-8760

**RUTH E. WOOD, dec'd.**

Late of Delaware County, PA.  
Extx.: Susan W. Brouwers, 24  
Clearbrook Road, Newtown Square,  
PA 19073.  
VRAM NEDURIAN, JR., ATTY.  
P.O. Box 275  
Newtown Square, PA 19073-0275

**WALTER J. WRONOSKI, dec'd.**

Late of the Township of Haverford,  
Delaware County, PA.  
Extxs.: Joan L. Wronoski and Joyce  
S. Woodburn c/o Andrew J. Donaghy,  
Esquire, 17 West Third Street, P.O.  
Box 108, Media, PA 19063.  
ANDREW J. DONAGHY, ATTY.  
17 West Third Street  
P.O. Box 108  
Media, PA 19063

**CHARTER APPLICATION**

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

**PAAHS Consulting Corporation**

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

PAUL F. D'EMILIO, Solicitor  
905 West Sproul Road  
Suite 105  
Springfield, PA 19064

Nov. 30

**Voski Precious Metals & Rare Coins  
of Morton, Inc.**

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

TIMOTHY J. GORBEY, Solicitor  
110 West Front Street  
Media, PA 19063

Nov. 30

**CHARTER APPLICATION  
NON-PROFIT**

NOTICE IS HEREBY GIVEN THAT an  
application was made to the Department of  
State of the Commonwealth of Pennsylva-  
nia, 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 Com-  
monwealth of Pennsylvania.

The name of the corporation is

**Mainstreet Village Phase II  
Homeowners Association, Inc.**

The Articles of Incorporation have been  
(are to be) filed on: October 31, 2012.

The purpose or purposes for which it was  
organized are as follows: for the manage-  
ment of a homeowners association.

RYAN, EMORY & RYAN LLP, Solicitors  
Station Square 3  
Suite 105  
Paoli, PA 19301

Nov. 30

The name of the corporation is

**Mercy Physician Network**

The Articles of Incorporation have been (are to be) filed on: September 25, 2012.

The purpose or purposes for which it was organized are as follows: exclusively for charitable, scientific, and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, or the corresponding provisions of any future United States Internal Revenue Law (the "Code"), particularly to promote and support the provision of healthcare services through multi-specialty physician practices and other related healthcare affiliates. The corporation may engage in any other lawful activity in furtherance of the foregoing exempt purpose.

STEVENS & LEE, Solicitors  
620 Freedom Business Center  
Suite 200  
P.O. Box 62330  
King of Prussia, PA 19406

Nov. 30

**CLASSIFIED ADS**

**Office for Rent**

Attractive office in a beautifully restored prestigious Victorian building 1/2 block from courthouse. Includes use of receptionist, conference room, WiFi, parking space, secretarial space and separate entrance. For more information or to view office, contact Eileen Powell of Black, Stranick & Cella at (610) 566-8500.

Nov. 16, 23, 30

**PARALEGAL**

Exp. PI paralegal wanted for sole practitioner in Del. Co. 3 years' experience req. Comp. salary. Knowledge of federal and state court rules and electronic filing req. Send resume to lawoffices19061@gmail.com.

Nov. 30; Dec. 7, 14

**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:

**Windsor Sheffield & Co., Inc.**

with its principal place of business at 4000 Town Center, 11<sup>th</sup> Floor, Southfield, MI 48075.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Michael J. Perrot, 489 Devon Park Drive, Wayne, PA 19087.

The application has been/will be filed on or after November 12, 2012.

JUDITH A. VILLARREAL, CAMS SVP,  
Solicitor  
General Counsel &  
Chief Compliance Officer  
CoreCap Investments  
4000 Town Center  
11<sup>th</sup> Floor  
Southfield, MI 48075

Nov. 30

**FOREIGN CORPORATION  
CERTIFICATE OF AUTHORITY**

**WNAV, Incorporated**, a corporation organized under the laws of the State of Minnesota has applied for a Certificate of Authority under the provisions of the Business Corporation Law of 1988. The address of its principal office under the laws of the jurisdiction in which it is incorporated is: 801 American Boulevard East, Suite 200, Bloomington, MN 55420 and the address of its proposed registered office in the Commonwealth is: 320 West Front Street, Media, PA 19063.

TIMOTHY A. BERGER, Solicitor  
320 West Front Street  
Media, PA 19063

Nov. 30



**SERVICE BY PUBLICATION**

**APPEAL HEARINGS**

The Board of Assessment Appeals, of the County of Delaware, will hold monthly meetings during 2013 at 2:00 p.m., E.T. in the boardroom of the Board of Assessment Appeals, ground floor of the Delaware County Government Center Building, Media, PA 19063.

The following is a list of dates when the board will hear interim property tax and catastrophic loss appeals.

- Friday, January 18, 2013
- Friday, February 15, 2013
- Friday, March 15, 2013
- Friday, April 19, 2013
- Friday, May 17, 2013
- Friday, June 21, 2013
- Friday, July 19, 2013
- Friday, August 16, 2013
- Friday, September 20, 2013
- Friday, October 18, 2013
- \*Friday, November 8, 2013
- Friday, December 6, 2013

During the months of August, September and October, hearings for annual property tax relief appeals will be held on dates and times published in the Board of Assessment Appeals after August 1, 2013. Hearing will be held in the boardroom, ground floor, Government Center Building, 201 West Front Street, Media, PA 19063.

\*On Friday, November 8, 2013 at 3:00 p.m. a special meeting will be held for the Board of Assessment Appeals to consider the adoption of the 2014 Tax Assessment Appeal results. The special meeting will be held in the boardroom, ground floor, Government Center Building, 201 West Front Street, Media, PA 19063.

Assessment Appeals Board  
John B. Ryan, Jr., Chairman  
Robert J. Tyler, Vice Chairman  
Jeffrey L. Rudolph, Sr., Member

Nov. 30

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 12-5923

PHH MORTGAGE CORPORATION,  
Plaintiff  
vs.

KAREN ADKINSON-GILLIAM, IN HER  
CAPACITY AS ADMINISTRATRIX  
OF THE ESTATE OF KALEENA S.  
GILLIAM

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER KALEENA S. GILLIAM,  
DECEASED, Defendants

**NOTICE**

TO: Unknown Heirs, Successors As-  
signs, and All Persons, Firms  
or Associations Claiming Right,  
Title or Interest From or Under  
Kaleena S. Gilliam, Deceased

You are hereby notified that on July 12, 2012, Plaintiff, PHH MORTGAGE CORPORATION, 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. 12-5923. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 237 ASHBY ROAD, UPPER DARBY, PA 19082-4013 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. 30

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF LANCASTER COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 2012-0915

IN RE: BABY BOY KOZIOL, A Minor

TERMINATION OF PARENTAL  
RIGHTS OF JENNIFER KOZIOL

TO: Jennifer Koziol

You are hereby notified that a Petition to Confirm Consent & Involuntary Termination of Parental Rights has been filed against you, asking the Court to terminate all rights you have to your child, BABY BOY KOZIOL, having been born March 25, 2012. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 6 (Orphans' Courtroom), on the Third Floor of the Lancaster County Courthouse, situate at 50 North Duke Street, Lancaster, Pennsylvania, said hearing to be held on Thursday, December 13, 2012 at 10:00 o'clock a.m. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without your being present.

You are also notified that following the hearing to consider ending your rights to your child, an adoption hearing may be held, as a result of which the Court may decree that an adoption take place whereby your child shall be adopted by another and all parental rights with respect to the child shall be placed in another.

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

Court Administrator  
Court Administrator's Office  
Lancaster County Courthouse  
50 North Duke Street  
Lancaster, PA 17602  
Telephone No. (717) 299-8041

Nov. 23, 30

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
January TERM, 2012; NO. 01134

Tamicka Benson and Lisa Stevens and  
James Hall

vs.

Durham School Services

vs.

Faith Harris

TYPE OF CLAIM: Motor Vehicle Accident

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

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

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

JOHN P. SHEA, ESQUIRE  
1617 J.F.K. Blvd.  
Ste. 1200  
Philadelphia, PA 19103

Nov. 23, 30

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
O.C. #0123 OF 2011

**NOTICE OF HEARING**

TO: Joshua Tucker

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed by Children and Youth Services of Delaware County seeking the termination of the parental rights of Joshua Tucker, parent of Geniveeve T., DOB 11/25/2008.

A Hearing with respect to said Petition is scheduled for Monday, December 3, 2012, before the Honorable Judge Nathaniel C. Nichols and will be held at 9:00 a.m. at the Delaware County Courthouse, Media, Pennsylvania. You have a right to appear at said Hearing and contest the Petition for Termination and if you fail to do so your parental rights may be terminated. In addition, you are advised that you may have an option for an enforceable voluntary agreement for continuing contact following the adoption of your child between the adoptive parent and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court.

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

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

Nov. 23, 30

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
O.C. #0034 OF 2012

**NOTICE OF HEARING**

TO: Joshua Tucker

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed by Children and Youth Services of Delaware County seeking the termination of the parental rights of Joshua Tucker, parent of Gabrielah N., DOB 3/7/2011.

A Hearing with respect to said Petition is scheduled for Monday, December 3, 2012, before the Honorable Judge Nathaniel C. Nichols and will be held at 9:00 a.m. at the Delaware County Courthouse, Media, Pennsylvania. You have a right to appear at said Hearing and contest the Petition for Termination and if you fail to do so your parental rights may be terminated. In addition, you are advised that you may have an option for an enforceable voluntary agreement for continuing contact following the adoption of your child between the adoptive parent and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court.

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

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

Nov. 23, 30

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT  
NO. 2011-625

Arthur Cooley Estate  
An incapacitated person  
Real Estate & Personal Property

Saturday, December 1<sup>st</sup>, 9:00 A.M., 236  
Powhattan Street and 241 Powhattan  
Street, Tincum Township, Delaware County,  
PA. Two Bedroom, 2 Bath, Detached  
Garage. Terms 10% Down. Inspection:  
Wednesday, Nov. 21<sup>st</sup> 4 to 6 P.M.

Ron Rhoads Auctioneer  
383 Ben Franklin Hwy. W.  
Douglassville, PA 19518  
(610) 385-4818  
Au002045L  
www.echant.com

Nov. 16, 23, 30

**SERVICE BY PUBLICATION**

RECEIVER'S SALE  
UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF  
PENNSYLVANIA  
DOCKET # 2:12-cv-01053-MSG

Wherein, U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, N.A., as successor by merger to LaSalle Bank National Association, as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-CIBC15 is the plaintiff and Dutton Mill Center, LLC is the defendant.

**Execution for Sale of Premises**

By virtue of the Order dated October 15, 2012, CBRE, Inc., the Court-appointed Receiver in this matter, shall expose for sale by public venue and sell to the highest bidder on December 18, 2012, at 11:00 A.M., prevailing time, at 152 Pennell Road, Aston Township, Delaware County, Pennsylvania, that is to say:

The property (the "Property") to be sold is located in Aston Township, Delaware County, PA.

Commonly known as: 152 Pennell Road, Aston Township, Delaware County, Pennsylvania.

Parcel ID—02-00-01472-00 and 02-00-01472-01.

Claims must be filed at the offices of Dinsmore & Shohl, LLP, 1200 Liberty Ridge Drive, Suite 310, Wayne, PA 19087, Attn.: Richard A. O'Halloran (610-408-6020) before the sale date. Claims to the proceeds from the sale, if any, must be made with the offices of Dinsmore & Shohl, LLP, to the attention of Richard A. O'Halloran before distribution. A schedule of distribution will be filed with the Court by the Court-appointed Receiver, no later than thirty (30) days from the date of the passing of the deed to the Property to the successful bidder, unless plaintiff is the successful bidder. If the plaintiff is the successful bidder, no schedule of distribution will be filed.

This concise description does not constitute a legal description of the real estate. A full legal description can be found at the offices of Dinsmore & Shohl, LLP.

Approximate amount due Plaintiff on the execution as of February 1, 2012: \$9,521,135.04, with continuing interest and costs thereafter.

Court-appointed Receiver makes no representations expressed or implied as to the existence or validity of any liens and encumbrances on the property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Property will be divested as a result of the Sale unless lienholders or claimants take appropriate steps to protect their rights.

20% of amount bid will be required as a non-refundable deposit at time of Sale, in cash, Certified Check, or Official Bank Check, balance to be paid within 30 days of Sale. Plaintiff will not be required to post a deposit or tender cash on any credit bid it makes. Additional terms and conditions to be announced on the date of the sale.

Court-appointed Receiver hereby reserves the right to adjourn this Sale without further notice or publication.

For questions, contact Richard A. O'Halloran, Esquire at (610) 408-6020, richard.ohalloran@dinsmore.com.

DINSMORE & SHOHL LLP  
Attorney(s)  
(610) 408-6020

Nov. 16, 23, 30; Dec. 7

**JUDGMENT NOTICES**

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

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

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

**Accuracy of the entries  
is not guaranteed**

- Hardy, Rochelle J; Citimortgage Inc; 05/30/12; \$.00
- Hargrove, Brenda; Ameriquest Mortgage Securities Inc; 02/17/12; \$.00
- Hargrove, Brenda; Deutsche Bank National Trust Comp /TR; 02/17/12; \$.00
- Hargrove, Inez; Commonwealth Department of Revenue; 04/30/12; \$.00
- Hargrove, Ralston; Commonwealth Department of Revenue; 04/30/12; \$.00
- Harkin, Edward C; Internal Revenue Service; 01/27/12; \$.00
- Harkins, John W; Cmwth Unemployment Comp Fund; 05/31/12; \$.00
- Harkness, Andrea; Upper Darby Township; 03/19/12; \$.00
- Harkness, Andrea; Upper Darby Township; 03/19/12; \$.00
- Harkness, Andrea; Upper Darby Township; 03/19/12; \$.00
- Harkness, Andrea; Upper Darby Township; 03/19/12; \$.00
- Harkness, Craig; Upper Darby Township; 03/19/12; \$.00
- Harkness, Craig; Upper Darby Township; 03/19/12; \$.00
- Harkness, Craig; Upper Darby Township; 03/19/12; \$.00
- Harkness, Craig; Upper Darby Township; 03/19/12; \$.00
- Harlan, Kenneth Milt /III; Probation Dept of Delaware County; 01/30/12; \$1,544.50
- Harlan, Robert; Probation Dept of Delaware County; 03/07/12; \$5,540.50
- Harleysville Savings Bank /GRN; Capital One Bank; 01/11/12; \$.00
- Harleysville Savings Bank /GRN; Capital One Bank; 04/16/12; \$.00
- Harmer, Andrew J; Delcora; 04/02/12; \$298.79
- Harmer, Andrew J; Delcora; 04/02/12; \$143.41
- Harmer, Brian; Portfolio Recovery Associates LLC; 02/14/12; \$.00
- Harmon, Clinton Charlton; Delcora; 04/02/12; \$125.40
- Harmon, Linda L; Yeaddon Borough; 04/20/12; \$.00
- Harmon, Van L; Unifund CCR Partners / ASG; 01/11/12; \$3,703.92
- Harmon, Van L; Providian National Bank; 01/11/12; \$3,703.92
- Harms, Monica J; Nether Providence Township; 01/03/12; \$.00
- Harnett, Ashley; Peterson, Charles; 01/30/12; \$.00
- Harnett, Ashley; Erie Insurance Company /SUB; 01/30/12; \$.00
- Harper, Delmire; Probation Dept of Delaware County; 03/05/12; \$1,111.00
- Harper, Iverson E; Case Investments Inc; 01/12/12; \$.00
- Harper, James D; Parkside Borough; 02/17/12; \$305.78
- Harper, Jamir; Delaware County Juvenile Court; 02/27/12; \$35.00
- Harper, John Kasheef; Probation Dept of Delaware County; 04/18/12; \$2,204.55
- Harper, Marlene L /AGT; Anderson Elder Law; 01/05/12; \$.00
- Harper, Marvin L; Capital One Bank (USA) NA; 04/17/12; \$1,556.77
- Harper, Wesley; Concord Country Club; 04/25/12; \$4,770.32
- Harper, William S; Discover Bank; 02/16/12; \$.00
- Harragan, Shawn Michael; Probation Dept of Delaware County; 05/01/12; \$3,906.50
- Harrah's Atlantic City Oper Co LLC /DBA; Quinn-Smith, Helen; 02/10/12; \$.00
- Harrah's Resort Atlantic City; Quinn-Smith, Helen; 02/10/12; \$.00
- Harrahs Chester Casino & Racetrack; Fitzgerald, Frazier; 04/17/12; \$.00
- Harrahs Chester Downs Mgt Co LLC; Fitzgerald, Frazier; 04/17/12; \$.00
- Harrell, Corey M; Probation Dept of Delaware County; 01/12/12; \$776.50



- Harrell, Erin D; Colonial Credit Corporation /ASG; 03/06/12; \$.00
- Harrell, Erin D; Glass Mountain /ASG; 03/06/12; \$.00
- Harrell, Erin D; Metris Direct Merchants; 03/06/12; \$.00
- Harrell, James; Ability Recovery Services LLC; 05/14/12; \$12,153.30
- Harrell, James; Portfolio Recovery Associates LLC; 05/14/12; \$11,182.53
- Harrell, Nathaniel V; Toyota Motor Credit Corporation; 03/22/12; \$.00
- Harris, Amy; Discover Bank; 05/01/12; \$.00
- Harris, Anthony; Probation Dept of Delaware County; 02/04/12; \$4,211.50
- Harris, Barbara M; Delcora; 04/02/12; \$229.04
- Harris, Christina; Bank of America NA /SSR; 01/17/12; \$160,925.54
- Harris, Christina; US Bank NA /SSR; 01/17/12; \$160,925.54
- Harris, Christina; LaSalleBank NA /TR; 01/17/12; \$160,925.54
- Harris, Clifford E /JR; Yeadon Borough; 04/09/12; \$.00
- Harris, Craig; Bank of America NA /SSR; 01/17/12; \$160,925.54
- Harris, Craig; LaSalleBank NA /TR; 01/17/12; \$160,925.54
- Harris, Craig; US Bank NA /SSR; 01/17/12; \$160,925.54
- Harris, Cubia D /III; Commonwealth Unemployment Compensat; 03/01/12; \$4,385.23
- Harris, Darryl R; Commonwealth Department of Revenue; 03/29/12; \$1,239.99
- Harris, Diana; Probation Dept of Delaware County; 05/16/12; \$691.50
- Harris, Diana Lynn; Probation Dept of Delaware County; 05/18/12; \$5,932.50
- Harris, Diane A; Probation Dept of Delaware County; 03/30/12; \$2,563.50
- Harris, Elzenia N; Probation Dept of Delaware County; 02/27/12; \$6,122.75
- Harris, Eugene; Delcora; 04/04/12; \$.00
- Harris, Gregory Eugene; Drexelbrook Associates LP; 03/06/12; \$6,334.84
- Harris, Jada; Capital One Bank; 02/23/12; \$.00
- Harris, Jada; Capital One Bank; 03/14/12; \$.00
- Harris, Jalaal A; Commonwealth Unemployment Compensat; 03/19/12; \$10,670.83
- Harris, Janine D; Delcora; 04/02/12; \$135.47
- Harris, John; Delcora; 04/02/12; \$233.16
- Harris, Joseph E; Delcora; 04/04/12; \$.00
- Harris, Kyra Marie; Delcora; 04/04/12; \$.00
- Harris, Kyra Marie; Delcora; 04/04/12; \$.00
- Harris, Larry Stephens; Probation Dept of Delaware County; 03/22/12; \$2,117.50
- Harris, Louis W /JR; Probation Dept of Delaware County; 04/26/12; \$940.50
- Harris, Louis W /JR; Probation Dept of Delaware County; 04/26/12; \$1,015.50
- Harris, Mary; GE Money Bank; 03/23/12; \$1,902.23
- Harris, Mary L; Discover Bank; 02/23/12; \$10,572.96
- Harris, Mary L; Discover Bank; 03/30/12; \$.00
- Harris, Michael J; Probation Dept of Delaware County; 01/18/12; \$5,027.50
- Harris, Olius; Delcora; 04/02/12; \$334.37
- Harris, Orland M; Delcora; 04/02/12; \$122.05
- Harris, Richard; Delaware County Juvenile Court; 04/16/12; \$300.00
- Harris, Richard Tee; Probation Dept of Delaware County; 04/17/12; \$1,700.50
- Harris, Ronnie; Probation Dept of Delaware County; 02/18/12; \$2,961.50
- Harris, Roosevelt; Probation Dept of Delaware County; 02/16/12; \$1,219.50
- Harris, Sharon G; Yeadon Borough; 04/09/12; \$.00
- Harris, Sheri L; Wells Fargo Bank NA; 04/26/12; \$42,123.33
- Harris, Sheri L; Wells Fargo Bank NA; 05/21/12; \$.00
- Harris, Stephanie A; Commonwealth Department of Revenue; 03/29/12; \$1,239.99
- Harris, Talema; Upper Darby Township; 01/25/12; \$.00
- Harris, Talema; Upper Darby Township; 01/25/12; \$.00
- Harrison, Chandra A; Providian Financial Corp; 02/13/12; \$.00
- Harrison, Chandra A; Sherman Acquisition /ASG; 02/13/12; \$.00
- Harrison, Chandra A; LVNV Funding LLC /ASG; 02/13/12; \$.00
- Harrison, Dolores; LVNV Funding LLC; 01/30/12; \$3,162.22
- Harrison, Dolores; Nationstar Mortgage LLC; 05/15/12; \$126,531.28



Harrison, Dorsey; Delaware County Juvenile Court; 02/28/12; \$30.00	Harvey, Eric; Probation Dept of Delaware County; 05/04/12; \$1,155.00
Harrison, James P; Delcora; 04/02/12; \$323.57	Harvey, India Alaya; Probation Dept of Delaware County; 03/14/12; \$1,017.50
Harrison, Wesley Allen; Probation Dept of Delaware County; 04/19/12; \$1,680.50	Harvey, India Alaya; Probation Dept of Delaware County; 03/14/12; \$623.50
Harrity, Scott; Upper Darby Township; 03/19/12; \$.00	Harvey, Kevin; GE Capital Retail Bank; 03/05/12; \$4,207.27
Hart, Kevin J; Discover Bank; 02/28/12; \$.00	Harvey, Norman L; Probation Dept of Delaware County; 01/30/12; \$892.50
Hart, Thomas R; Discover Bank; 02/24/12; \$.00	Harwell, Patricia M; Collingdale Borough; 01/18/12; \$.00
Hartford Accident & Indemnity Co; Bremer, Charles; 03/05/12; \$.00 Dismissed	Harwell, Patricia M; Collingdale Borough; 01/18/12; \$.00
Hartford Accident & Indemnity Co; Liberty Mutual Insurance Co; 03/05/12; \$.00 Dismissed	Haschak, Brandon Michael; Probation Dept of Delaware County; 04/10/12; \$1,670.50
Hartie, Petene N; Capital One Bank; 01/18/12; \$.00	Haschak, Brandon Michael; Probation Dept of Delaware County; 04/11/12; \$3,796.50
Hartnett, Robert J; Capital One Bank (USA); 02/27/12; \$2,448.67	Haschak, Brandon Michael; Probation Dept of Delaware County; 04/11/12; \$1,729.53
Hartsock, Steven N; Commonwealth Unemployment Compensat; 03/19/12; \$3,130.89	Haselidis, Nikos; DB Servicing Corporation /AGT; 03/12/12; \$14,652.34
Harvey, Celestine M; LVNV Funding LLC; 05/18/12; \$.00	Haselidis, Nikos; Discover Bank; 03/12/12; \$14,652.34
Harvey, Derek H /ADM; Registered Holders; 02/21/12; \$100,604.25	Hassan, Linda; Commonwealth Department of Revenue; 01/31/12; \$959.49
Harvey, Derek H /ADM; Bank of New York Mellon /SSR; 02/21/12; \$100,604.25	Hassano, Carina L; Probation Dept of Delaware County; 01/17/12; \$2,444.50
Harvey, Derek H /ADM; JPMorgan Chase Bank /TR; 02/21/12; \$100,604.25	Hassano, Carina L; Probation Dept of Delaware County; 04/05/12; \$.00
Harvey, Edmund F /JR; Nomura Home Equity Loan Inc; 02/08/12; \$.00	Hastings, Diane L; Capital One Bank; 02/16/12; \$.00
Harvey, Edmund F /JR; Certificate Holders; 02/08/12; \$.00	Hastings, Joan; Commonwealth Pennsylvania; 05/30/12; \$.00
Harvey, Edmund F /JR; HSBC Bank USA NA /TR; 02/08/12; \$.00	Hatcher, Mora N; Bank of America; 04/27/12; \$11,774.54
Harvey, Edmund F /JR; HSBC Bank USA NA /TR; 05/18/12; \$.00	Hatcher, Mora N; FIA Card Services NA; 04/27/12; \$11,774.54
Harvey, Edmund F /JR; Certificate Holders; 05/18/12; \$.00	Hatcher, Mora N; Cavalry SPV I LLC /ASG; 04/27/12; \$11,774.54
Harvey, Edmund F /JR; Nomura Home Equity Loan Inc; 05/18/12; \$.00	Hatfield, Bernice; Delcora; 04/02/12; \$362.82
Harvey, Edmund F /JR; Certificate Holders; 05/18/12; \$.00	Hattersley, Bruce Alfred; Springfield Township; 04/11/12; \$66.86
Harvey, Edmund F /JR; Nomura Home Equity Loan Inc; 05/18/12; \$.00	Hattersly, Bruce Alfred; Springfield Township; 04/11/12; \$220.00
Harvey, Edmund F /JR; HSBC Bank USA NA /TR; 05/18/12; \$.00	Hattersly, Shane; New Century Bank /DBA; 01/09/12; \$3,800.78
Harvey, Edward; Probation Dept of Delaware County; 02/15/12; \$2,166.50	Hattersly, Shane; Customers Bank; 01/09/12; \$3,800.78
Harvey, Edward; Probation Dept of Delaware County; 02/15/12; \$2,386.50	Hattersly, Shane; New Century Bank /DBA; 03/22/12; \$.00
	Hattersly, Shane; Customers Bank; 03/22/12; \$.00

Hatton, DeAngelo Horce; Probation Dept of Delaware County; 03/09/12; \$1,453.64  
 Hatton, DeAngelo Horris; Probation Dept of Delaware County; 03/07/12; \$2,045.00  
 Hatziefstathiou, Patricia; LVNV Funding LLC; 02/15/12; \$4,495.87  
 Hauck, Antionette; Probation Dept of Delaware County; 02/16/12; \$4,581.50  
 Haug, Brian; Probation Dept of Delaware County; 04/04/12; \$937.50  
 Hauser, William E /IND/PRS; Commonwealth Department of Revenue; 04/09/12; \$789.02  
 Havnoonian, Frank; Cmwlth Dept of Revenue; 04/09/12; \$0.00  
 Havnoonian, Frank; Cmwlth Dept of Revenue; 04/09/12; \$0.00  
 Havoc Construction LLC; Torrado Construction Co Inc; 02/01/12; \$70,805.82  
 Havoc Construction LLC; Torrado Construction Co Inc; 02/03/12; \$0.00  
 Havoc Construction LLC; Torrado Construction Co Inc; 02/03/12; \$0.00  
 Hawa, Khalil Abuel; Colwyn Borough; 04/18/12; \$1,803.12  
 Hawk Mountain Luxury Homes Inc; Blue Valley Drywall; 03/05/12; \$0.00  
 Hawk, Galen D; Springfield Township; 04/11/12; \$220.00  
 Hawk, Galen D; Springfield Township; 04/11/12; \$592.79  
 Hawkins Trust, Karen; Delcora; 04/02/12; \$153.61  
 Hawkins, Dorothy; Darby Borough; 05/31/12; \$0.00  
 Hawkins, Jerry; Darby Borough; 05/31/12; \$0.00  
 Hawkins, Jerry; Darby Borough; 05/31/12; \$0.00  
 Hawkins, Jerry; Darby Borough; 05/31/12; \$0.00  
 Hawkins, John; Commonwealth Pennsylvania; 04/18/12; \$15,000.00  
 Hawkins, John W /JR; BAC Home Loans Servicing LP; 03/09/12; \$214,813.78  
 Hawkins, Karen; Michael FX Gillin and Associates PC; 01/09/12; \$768.63  
 Hawkins, Kimberly; Morton Borough; 05/11/12; \$307.52  
 Hawkins, Kimberly; Morton Borough; 05/31/12; \$986.98  
 Hawkins, Michelle /AKA; BAC Home Loans Servicing LP; 03/09/12; \$214,813.78

Hawkins, Michelle L; BAC Home Loans Servicing LP; 03/09/12; \$214,813.78  
 Hawkins, Nadine; Probation Dept of Delaware County; 05/01/12; \$1,407.50  
 Hawkins, Nicole; Southwest Delaware Cty Municipal; 03/16/12; \$2,521.50  
 Hawkins, Roberta; Washington Mutual Bank; 03/01/12; \$0.00  
 Hawkins, Roberta; JMMMMPC Company / ASG; 03/01/12; \$0.00  
 Hawn, Michelle Lynn; Probation Dept of Delaware County; 05/09/12; \$9,099.01  
 Hawn, Michelle Lynn; Probation Dept of Delaware County; 05/10/12; \$1,265.50  
 Hawn, Michelle Lynn; Probation Dept of Delaware County; 05/10/12; \$1,265.50  
 Hawn, Michelle Lynn; Probation Dept of Delaware County; 05/10/12; \$1,265.50  
 Hay, Robert J; GMAC Mortgage LLC; 03/15/12; \$132,523.39  
 Hay, Robert J; GMAC Mortgage LLC; 04/20/12; \$0.00  
 Hay, Robert John; Probation Dept of Delaware County; 03/21/12; \$761.50  
 Hayash, Anthony J; First National Bank Omaha 4885; 05/21/12; \$8,860.74  
 Haycock, Marshall; LVNV Funding LLC / ASG; 04/09/12; \$0.00  
 Haycock, Marshall A; Marple Woods Condominium Assoc; 03/07/12; \$0.00  
 Hayes, Brenda; Probation Dept of Delaware County; 03/26/12; \$2,551.50  
 Hayes, Bruce; Asset Acceptance; 02/08/12; \$0.00  
 Hayes, Corey; JPMorgan Chase Bank NA; 03/12/12; \$0.00  
 Hayes, Corey; Delcora; 04/02/12; \$414.13  
 Hayes, Frank; Probation Dept of Delaware County; 05/18/12; \$1,449.75  
 Hayes, Timothy J; Internal Revenue Service; 04/10/12; \$10,386.34  
 Haygood, Vashti; Borough of Yeadon; 02/17/12; \$0.00  
 Haygood, Victor R; Borough of Yeadon; 02/17/12; \$0.00  
 Hayles, Naomi; Delcora; 04/02/12; \$135.47  
 Haynes, Jeremy D; Probation Dept of Delaware County; 02/22/12; \$2,006.50  
 Haynes, Kamaria S; Commonwealth Unemployment Compensat; 03/01/12; \$4,645.58  
 Haynes, Pamela; Delcora; 04/02/12; \$134.93  
 Haynie, Daniel; Progressive Insurance Company /SUB; 02/08/12; \$11,479.60

Haynie, Daniel; Drymon, Heather; 02/08/12; \$11,479.60

Hayward, Quentin; Probation Dept of Delaware County; 05/08/12; \$3,090.75

Haywood, Trina; Midland Funding LLC; 03/19/12; \$12,608.00

HCR Manorcare; Ash, John; 05/01/12; \$.00

HCR Manorcare; Ash, Canice; 05/01/12; \$.00

He, Qian; Commonwealth Department of Revenue; 01/31/12; \$1,649.89

Healthcare Admin Partners LLC; Internal Revenue Service; 01/04/12; \$614,671.77

Healthcare Administrative Partners; Internal Revenue Service; 02/27/12; \$556,532.19

Healthcare Advocates Inc; Commonwealth Department of Revenue; 02/14/12; \$.00

Healthcare Advocates Inc; Commonwealth Department of Revenue; 03/16/12; \$.00

Healy, Linda; Capital One Bank (USA)NA; 05/24/12; \$1,942.78

Heard, Lawrence M /JR; Yeadon Borough; 01/23/12; \$.00

Hearn, Michael; Delcora; 04/02/12; \$152.60

Heath, Jeffrey Todd; Delcora; 04/02/12; \$257.36

Heath, Jeffrey T /AKA; PHH Mortgage Corporation; 05/18/12; \$83,639.72

Heath, Jeffrey Todd; PHH Mortgage Corporation; 05/18/12; \$83,639.72

Heath, Michael R; Bank of America NA; 02/02/12; \$89,930.50

Heath, Michael R; Collective Bank; 02/02/12; \$89,930.50

Heath, Michael R; Fleet National Bank / FKA; 02/02/12; \$89,930.50

Heavlow, Lynne E; LVNV Funding LLC; 05/14/12; \$3,430.51

Hecker, Shea; Laffey, Lorna; 02/16/12; \$57.07

Hefferan, Jeanette C; Lansdowne Borough; 04/03/12; \$.00

Hefferan, John L; Lansdowne Borough; 04/03/12; \$.00

Hefferan, Joseph F; Commonwealth Department of Revenue; 01/31/12; \$1,944.01

Hefferan, Tracey; Commonwealth Department of Revenue; 01/31/12; \$1,944.01

Hefferson, Lisa L; Nationstar Mortgage LLC; 05/25/12; \$121,888.09

Heffron, David L /JR; CACH LLC; 04/27/12; \$.00

Hefton, Brent; Michalkiewicz, Kelly; 05/31/12; \$.00

Hefton, Brent; Carney, Tiffanie/MNR; 05/31/12; \$.00

Hefton, Harry; Michalkiewicz, Kelly; 05/31/12; \$.00

Hefton, Harry; Carney, Tiffanie/MNR; 05/31/12; \$.00

Height, Jannise; Internal Revenue Service; 04/16/12; \$.00

Heil-Dolamtz, Pearl; Portfolio Recovery Associates LLC; 01/12/12; \$1,997.08

Heintz, Henry; Probation Dept of Delaware County; 02/28/12; \$1,361.50

Heintz, Henry /JR; Probation Dept of Delaware County; 02/28/12; \$1,353.50

Heirs of James Charles Baron; PSTC Employees Federal Credit Union; 04/13/12; \$.00

Heirs, Admin, Executors and Assigns; Steve Fitzgerald LLP; 03/23/12; \$.00; Final Judgment

Heisey, Dale; Irons, George; 03/12/12; \$.00

Heisler Fine Arts; Gallery PA Arts Conservatory; 04/12/12; \$.00

Heisler Fine Arts; PA Art & Antiques Conservatory Inc /DBA; 04/12/12; \$.00

Heisler, Barry /IND/DBA; PA Art & Antiques Conservatory Inc /DBA; 04/12/12; \$.00

Heisler, Barry /IND/DBA; Gallery PA Arts Conservatory; 04/12/12; \$.00

Heisler, Christine Rose; Probation Dept of Delaware County; 05/11/12; \$3,817.50

Heisserman, Douglas; PNC Bank National Association; 03/29/12; \$240,985.04

Heistand, Michael R; DB Servicing Corporation /AGT; 02/23/12; \$7,124.79

Heistand, Michael R; Discover Bank; 02/23/12; \$7,124.79

Heistand, Michael R; Discover Bank; 05/01/12; \$.00

Heistand, Michael R; DB Servicing Corporation /AGT; 05/01/12; \$.00

Heistand, William A /JR; Citibank NA; 03/16/12; \$2,705.48

Heit, David; Delcora; 04/02/12; \$225.78

Helali, Brahim; Duffy, Colleen; 03/12/12; \$.00

Helens Housekeeping Plus Inc; CmwltH Unemployment Comp Fund; 01/09/12; \$.00

Heller, John; LVNV Funding LLC; 03/28/12; \$1,243.00

- Helms, John R /IND/PRS; Commonwealth Department of Revenue; 01/31/12; \$5,180.65
- Helsel, Scott A; Probation Dept of Delaware County; 04/20/12; \$1,561.50
- Hemcher, Daniel J; Commonwealth Department of Revenue; 01/31/12; \$35,893.78
- Hemmati, Jon; Ettlne Foods Corporation; 05/24/12; \$.00
- Hemmert, James; Probation Dept of Delaware County; 05/17/12; \$1,442.50
- Hemmert, James Joseph; Probation Dept of Delaware County; 02/16/12; \$1,381.50
- Hemphill, Carl /IND; Commonwealth Department of Revenue; 02/22/12; \$34,883.23
- Hemphill, Joseph /IND/PRS; Commonwealth Department of Revenue; 02/22/12; \$34,883.23
- Hemple, Michele M; Target National Bank; 03/02/12; \$.00
- Hendershot, Sean Justin; Probation Dept of Delaware County; 04/30/12; \$5,519.58
- Henderson Jr, Louis W; Probation Dept of Delaware County; 05/03/12; \$2,066.50
- Henderson, Darlene; Yeadon Borough; 04/25/12; \$1,384.94
- Henderson, Darron Mitchell; Probation Dept of Delaware County; 02/18/12; \$1,581.83
- Henderson, Jennifer; Probation Dept of Delaware County; 05/16/12; \$1,092.50
- Henderson, Renata M; Commonwealth Department of Revenue; 05/21/12; \$.00
- Henderson, Sakina; Yeadon Borough; 02/09/12; \$.00
- Henderson, Sakina; Yeadon Borough; 02/09/12; \$.00
- Hendley, Charisse Kamil; Probation Dept of Delaware County; 04/02/12; \$1,132.00
- Hendrick, Paul; Chase Bank USA NA; 04/16/12; \$.00
- Hendrick, Paul; Midland Funding LLC / ASG; 04/16/12; \$.00
- Hendrick, Paul W; Capital One Bank (USA); 01/03/12; \$2,989.86
- Hendricks, Crystal; Citibank NA; 02/21/12; \$13,841.83
- Hendricks, Edna S; Yeadon Borough; 04/03/12; \$.00
- Hendricks, Hubert; Commonwealth Department of Revenue; 03/05/12; \$1,973.04
- Hendricks, Rosalyn; Commonwealth Department of Revenue; 03/05/12; \$1,973.04
- Hengs Thai & Heng Lee /IND; True World Foods Inc; 01/05/12; \$.00
- Hengs Thai & Heng Lee /IND; True World Foods Inc; 04/09/12; \$.00
- Henigan, Patrick T /SR; Cmwlth Dept of Revenue; 05/21/12; \$.00
- Henley, Bobby C; Ridley Township; 05/04/12; \$.00
- Henley, Bobby C; Ridley Township; 05/04/12; \$.00
- Henley, Mary Ann; Ridley Township; 05/04/12; \$.00
- Henley, Mary Ann; Ridley Township; 05/04/12; \$.00
- Henn, Ryan Timothy; Commonwealth Pennsylvania; 04/18/12; \$20,000.00
- Hennessy, Laurie; GMAC Mortgage LLC; 04/03/12; \$402,185.32
- Hennessy, Laurie; GMAC Mortgage LLC; 04/23/12; \$.00
- Hennessy, Laurie A; Citibank NA; 04/02/12; \$13,059.37
- Hennessy, Patrick; GMAC Mortgage LLC; 04/03/12; \$402,185.32
- Hennessy, Patrick; GMAC Mortgage LLC; 04/23/12; \$.00
- Hennessy, Timothy; Probation Dept of Delaware County; 02/18/12; \$1,179.50
- Henry, Breona Christine; Probation Dept of Delaware County; 03/29/12; \$1,132.50
- Henry, Byron K; Delcora; 04/02/12; \$104.60
- Henry, David; Commonwealth Department of Revenue; 03/16/12; \$.00
- Henry, Joshua Steven; Probation Dept of Delaware County; 04/25/12; \$5,204.50
- Henry, Lucas; Corey, James J; 03/13/12; \$.00
- Henry, Martin T; Springfield Township; 04/11/12; \$220.00
- Henry, Martin T; Springfield Township; 04/11/12; \$114.07
- Henry, Michael A; Bethel Twp Delaware Cty Sewer Auth; 04/04/12; \$3,335.41
- Henry, Patricia A; Delcora; 04/02/12; \$123.98
- Henry, Patricia M; Bethel Twp Delaware Cty Sewer Auth; 04/04/12; \$3,335.41
- Henry, Ryan; FIA Card Services NA; 04/02/12; \$.00
- Henson, Adrian; Delcora; 04/02/12; \$415.32
- Henson, Kevin Rashad; Probation Dept of Delaware County; 02/02/12; \$908.50
- Henton, Lorraine E; LVNV Funding; 03/26/12; \$1,034.05

Henton, Lorraine E; LVNV Funding; 03/26/12; \$1,034.05	Heron, Kelly A etal; Fremont Home Loan Trust; 02/22/12; \$ .00
Henzel, Jeremy; Delcora; 04/02/12; \$101.60	Heron, Phil; Houghton, Joseph; 04/25/12; \$ .00
Heowener, Frank; Darby Borough; 05/30/12; \$ .00	Herring, Alvin R; Probation Dept of Delaware County; 05/21/12; \$1,525.50
Hepburn, Nadine; Cmwth Dept of Revenue; 02/22/12; \$ .00	Herring, Anthony L; Toyota Motor Credit Corporation; 05/07/12; \$2,646.16
Hepfer, William; LVNV Funding LLC; 03/13/12; \$829.73	Herring, Debora; American Home Mortgage Serv Inc; 02/21/12; \$ .00
Herbert, Aaron A; Erie Insurance Exchange /SUB; 03/09/12; \$ .00	Herring, Walter P; Upper Darby Township; 03/19/12; \$ .00
Herbert, Aaron A; Salladino, Lisa; 03/09/12; \$ .00	Herschel, Theodore; Probation Dept of Delaware County; 05/08/12; \$1,475.50
Herbert, Aaron A; Salladino, Joseph; 03/09/12; \$ .00	Hersh, Dennis D; Wells Fargo Bank NA; 05/09/12; \$300,312.94
Herbster, Susan L; Palmer & Gray LLP; 01/10/12; \$ .00	Hersh, Dennis D; Wells Fargo Bank NA; 05/21/12; \$ .00
Herdelin, Erik; Springfield Township; 04/11/12; \$220.00	Hersker, Marie E; Internal Revenue Service; 04/16/12; \$ .00
Herdelin, Erik; Springfield Township; 04/11/12; \$395.04	Hertler, Adrienne; Natale, Michael; 02/10/12; \$ .00
Herdelin, Robert /JR; Springfield Township; 04/11/12; \$220.00	Hertler, Walter; Natale, Michael; 02/10/12; \$ .00
Herdelin, Robert /JR; Springfield Township; 04/11/12; \$395.04	Hertz, William E; Cmwth Dept of Revenue; 01/06/12; \$ .00
Herman, Lee; Landis, Joseph; 03/15/12; \$417.00	Hess, Doris D /EST; Wells Fargo Bank NA; 03/01/12; \$172,942.36
Herman, Lee M /ESQ; Cmwth Unemployment Comp Fund; 04/12/12; \$ .00	Hess, Doris D /EST; Wells Fargo Bank NA; 03/19/12; \$ .00
Herms, Mark F /JR; Probation Dept of Delaware County; 01/23/12; \$19,239.60	Hess, Paul W /EXR; Wells Fargo Bank NA; 03/01/12; \$172,942.36
Hernandez, Crystal; Delaware County Juvenile Court; 05/23/12; \$100.00	Hess, Paul W /EXR; Wells Fargo Bank NA; 03/19/12; \$ .00
Hernandez, Gustabo; Delcora; 04/02/12; \$255.48	Hess, William /III; Commonwealth Department of Revenue; 01/31/12; \$615.33
Hernandez, Jose; Probation Dept of Delaware County; 01/27/12; \$1,066.50	Heuerman, Christine K; Cavalry Portfolio Services, LLC /ASG; 05/14/12; \$ .00
Hernandez, Lisa; Wells Fargo Bank NA; 04/30/12; \$77,672.53	Hewes, Dennis; Norwood Borough; 04/19/12; \$ .00
Hernandez, Lisa; Wells Fargo Bank NA; 05/21/12; \$ .00	Hewes, Dennis; Norwood Borough; 04/19/12; \$ .00
Hernandez, Lisa M /AKA; Wells Fargo Bank NA; 04/30/12; \$77,672.53	Hewitt, Edward J; BAC Home Loans Servicing LP; 01/20/12; \$151,406.26
Hernandez, Lisa M /AKA; Wells Fargo Bank NA; 05/21/12; \$ .00	Hewitt, Edward J; BAC Home Loans Servicing LP; 05/03/12; \$164,369.85
Hernandez, Vince /AKA; Wells Fargo Bank NA; 04/30/12; \$77,672.53	Hewitt, Maureen; Citimortgage Inc; 03/28/12; \$ .00
Hernandez, Vince /AKA; Wells Fargo Bank NA; 05/21/12; \$ .00	Hewitt, Maureen; ABN AMRO Mortgage Group Inc; 03/28/12; \$ .00
Hernandez, Vincent; Delcora; 04/02/12; \$144.54	Hewitt, Maureen J /AKA; Citimortgage Inc; 03/28/12; \$ .00
Heron, Kelly A Etal; HSBC Bank USA NA /TR; 02/22/12; \$ .00	Hewitt, Maureen J /AKA; ABN AMRO Mortgage Group Inc; 03/28/12; \$ .00



- Hewlett Terrell, Tangerine B; Lansdowne Borough; 03/16/12; \$.00
- Hewlett Terrell, Tangerine B /ADX; Lansdowne Borough; 03/16/12; \$.00
- Hexter, Mark; Probation Dept of Delaware County; 01/24/12; \$991.50
- Heyburn Plumbing & Heating Inc; Commonwealth Department of Revenue; 04/25/12; \$2,597.93
- Heyburn, Christopher; Nether Providence Township; 04/03/12; \$.00
- Heyburn, John; Delcora; 04/02/12; \$132.48
- Heyburn, John; Delcora; 04/02/12; \$267.54
- Heyburn, John; Delcora; 04/02/12; \$338.79
- Heyburn, John E; Commerce Bank/Pennsylvania NA; 02/23/12; \$.00
- Heyburn, John E; TD Bank NA /SSR; 02/23/12; \$.00
- Heyburn, John E; Commerce Bank NA /SSR; 02/23/12; \$.00
- Heyburn, John E; JPMorgan Chase Bank NA; 03/28/12; \$.00
- Heydeman, Mark G /SR; Wells Fargo Bank NA; 02/13/12; \$104,023.06
- Heydeman, Nanette R; Wells Fargo Bank NA; 02/13/12; \$104,023.06
- Heydt, Christa M; American Express Centurion Bank; 02/13/12; \$.00
- Heyward, Adrienne C; Discover Bank; 05/10/12; \$.00
- Heyward, Robert; Township of Darby; 02/28/12; \$.00
- Heyward, Robert; Township of Darby; 02/28/12; \$.00
- Hi-Lite Electrical Contractors Inc; Internal Revenue Service; 02/27/12; \$86,113.91
- Hibberd Donald H Inc; Commonwealth Department of Revenue; 05/21/12; \$3,917.50
- Hibberd, Brian R; Discover Bank /AGT; 03/12/12; \$2,494.19
- Hibberd, Brian R; Db Servicing Corporation; 03/12/12; \$2,494.19
- Hibberd, Donald H; Commonwealth Department of Revenue; 04/25/12; \$12,103.38
- Hice, Phifer; Delcora; 04/02/12; \$100.63
- Hickenbottom, Helen; Citimortgage Inc; 04/16/12; \$.00
- Hickenbottom, Helen; ABN AMRO Mortgage Group Inc; 04/16/12; \$.00
- Hickman, Michael V; Cavalry Portfolio Servics LLC /ASG; 03/13/12; \$.00
- Hickman, Michael V; Hilco Receivables LLC /ASG; 03/13/12; \$.00
- Hickman, Michael V; Bank of America; 03/13/12; \$.00
- Hickman, Michael V; Cavalry SPV I LLC /ASG; 03/13/12; \$.00
- Hickman, Michael V; Unifund CCR Partners; 03/13/12; \$.00
- Hickman, Raymond L; Capital One Bank USA NA; 05/30/12; \$5,000.00
- Hicks, Christine; Bank of America NA/SSR; 05/17/12; \$245,129.90
- Hicks, Christine; BAC Home Loans Servicing LP /FKA; 05/17/12; \$245,129.90
- Hicks, Christine; Countrywide Home Loans Servicing LP; 05/17/12; \$245,129.90
- Hicks, Deborah; LVNV Funding LLC; 05/10/12; \$.00
- Hicks, Frank; Delcora; 04/02/12; \$126.28
- Hicks, Symantha Lynn; Probation Dept of Delaware County; 03/15/12; \$3,067.50
- Higgins, Elizabeth; LVNV Funding LLC; 04/11/12; \$2,070.57
- Higgins, Mickal; Probation Dept of Delaware County; 03/29/12; \$676.50
- Higgins, Mickal; Probation Dept of Delaware County; 03/29/12; \$3,473.50
- Higgins, Scott D; Delcora; 04/02/12; \$157.08
- Hightower, Robin; Commonwealth Department of Revenue; 05/21/12; \$296.40
- Hildebrand, Young; Aston Township; 03/29/12; \$651.01
- Hilderbrand, Young; Bank of New York /TR; 04/26/12; \$188,602.88
- Hilderbrand, Young; Bank of New York Mellon /FKA; 04/26/12; \$188,602.88
- Hilderbrand, Young; Certificateholders of the CWABS Inc; 04/26/12; \$188,602.88
- Hilderbrand, Young; Bank of New York Mellon /FKA; 05/21/12; \$.00
- Hilderbrand, Young; Bank of New York /TR; 05/21/12; \$.00
- Hilderbrand, Young; Certificateholders of the CWABS Inc; 05/21/12; \$.00
- Hill, Bessie /DCD/EST; Yeadon Borough; 05/25/12; \$773.01
- Hill, Brian Keith; Probation Dept of Delaware County; 01/23/12; \$1,332.50
- Hill, C Wayne; Wells Fargo Bank NA; 04/26/12; \$127,874.88
- Hill, C Wayne; Wells Fargo Bank NA; 05/21/12; \$.00
- Hill, Charles E; Pinnacle Credit Services LLC; 02/21/12; \$3,670.60
- Hill, Daniel; Luongos Towing; 05/24/12; \$.00



Hill, Dave; Internal Revenue Service; 04/20/12; \$85,509.43	Hill, William D; CmwltH of PA Department of Revenue; 05/21/12; \$.00
Hill, David A; Upper Darby Township; 05/16/12; \$.00	Hilliard, Wayne Douglas; Probation Dept of Delaware County; 03/15/12; \$2,367.50
Hill, David A; Upper Darby Township; 05/16/12; \$.00	Hilton, Diana; Bank of America NA /SSR; 05/22/12; \$.00
Hill, David A; Upper Darby Township; 05/16/12; \$.00	Hilton, Diana; LaSalleBank NA /TR; 05/22/12; \$.00
Hill, David A; Upper Darby Township; 05/16/12; \$.00	Himes, James; PHH Mortgage Corporation; 04/13/12; \$.00
Hill, Debra; Delcora; 02/09/12; \$.00	Himes, James J /AKA; PHH Mortgage Corporation; 04/13/12; \$.00
Hill, Deidre; Midland Funding LLC; 03/05/12; \$5,079.52	Himmons, Mylisa R; CmwltH Dept of Revenue; 03/05/12; \$.00
Hill, Dennis P; Probation Dept of Delaware County; 01/23/12; \$1,070.58	Himmons, Nathaniel A; CmwltH Dept of Revenue; 03/05/12; \$.00
Hill, James /IND/PRS; Commonwealth Department of Revenue; 01/31/12; \$44,194.79	Hinchliffe, James A; Delcora; 04/02/12; \$280.72
Hill, James /IND/PRS; Commonwealth Department of Revenue; 04/09/12; \$1,761.77	Hinde, Diana L; Internal Revenue Service; 03/02/12; \$7,906.63
Hill, Janee Natasha; Probation Dept of Delaware County; 04/27/12; \$1,082.50	Hinde, Mark; American Express Centurion Bank; 04/27/12; \$.00
Hill, Julia Irene; Yeadon Borough; 05/25/12; \$773.01	Hinderhofer, Gary; Probation Dept of Delaware County; 01/25/12; \$2,901.50
Hill, Pernell; Commonwealth Unemployment Compensat; 04/20/12; \$7,898.01	Hinds, Dashawn; Probation Dept of Delaware County; 03/15/12; \$1,875.50
Hill, Philomena P; Upper Darby Township; 05/16/12; \$.00	Hines, Geoffrey E; Commonwealth Department of Revenue; 05/21/12; \$.00
Hill, Philomena P; Upper Darby Township; 05/16/12; \$.00	Hines, Heather; Portfolio Recovery Associates LLC; 05/24/12; \$2,402.38
Hill, Philomena P; Upper Darby Township; 05/16/12; \$.00	Hines, Robert A /JR; Citibank South Dakota NA; 03/12/12; \$.00
Hill, Philomena P; Upper Darby Township; 05/16/12; \$.00	Hines, Tiffany; Probation Dept of Delaware County; 04/02/12; \$1,580.50
Hill, Ray Allen; Probation Dept of Delaware County; 02/03/12; \$727.50	Hinkelman, Michael Robert; Probation Dept of Delaware County; 03/20/12; \$597.50
Hill, Raymond; Probation Dept of Delaware County; 02/06/12; \$2,752.50	Hinkle, Ann Marie; Springfield Twp; 04/11/12; \$220.00
Hill, Sheila I; Capital One Bank; 01/18/12; \$.00	Hinkle, Ann Marie; Springfield Township; 04/11/12; \$424.49
Hill, Stephen J; Lansdowne Borough; 02/15/12; \$1,034.71	Hinson, Delores T; Upper Darby Township; 04/16/12; \$.00
Hill, Stephen J; Lansdowne Borough; 03/16/12; \$.00	Hinson, Delores T; Upper Darby Township; 04/16/12; \$.00
Hill, Tom; Scully Weldning Supply Company; 01/30/12; \$537.49	Hinson, Troy L; Bally Total Fitness; 02/21/12; \$.00
Hill, Tyleah; Commonwealth Department of Revenue; 01/31/12; \$1,863.26	Hinson, Troy L; Asset Acceptance LLC / ASG; 02/21/12; \$.00
Hill, Valerie M; Discover Bank; 01/10/12; \$.00	Hinton, Daniel; Arrow Financial Services LLC; 05/29/12; \$.00
Hill, Valerie M; Discover Bank; 05/03/12; \$.00	Hinton, Douglas; Internal Revenue Service; 02/10/12; \$8,571.26

- Hinton, Douglas M; Internal Revenue Service; 02/10/12; \$321.16
- Hinton, Latanya; Metro Public Adjustment Inc; 03/12/12; \$3,510.44
- Hinton, Ralph D; Yeadon Borough; 04/13/12; \$.00
- Hinton, Robert M; Yeadon Borough; 04/13/12; \$.00
- Hinton, Tracey; Internal Revenue Service; 02/10/12; \$8,571.26
- Hionas, Nicholas Sam; Probation Dept of Delaware County; 01/20/12; \$3,168.50
- Hionides, Maria; Wells Fargo Bank NA; 01/23/12; \$.00
- Hionides, Maria; Wells Fargo Bank NA; 02/17/12; \$.00
- Hionis, Leo P; Harvest Credit Management Vii LLC /ASG; 05/09/12; \$3,881.77
- Hionis, Leo P; Barclays; 05/09/12; \$3,881.77
- Hirsh, Jay; Commonwealth Department of Revenue; 04/09/12; \$.00
- Hixon, Dan; Citibank NA; 04/05/12; \$.00
- HJ Heinz Company; Mummert, Gregory; 02/21/12; \$.00
- HJ Heinz Company LP /IND/DBA; Mummert, Gregory; 02/21/12; \$.00
- Hladish, Allen J; Internal Revenue Service; 03/23/12; \$13,714.52
- HMC Inc /FKA; Loughlin, Linda; 02/10/12; \$.00
- HMC Inc /FKA; Loughlin, Edward; 02/10/12; \$.00
- HMC Inc /FKA; Great Northern Insurance Company; 02/10/12; \$.00
- HMC Inc /FKA; Hoffman, Alan; 02/10/12; \$.00
- HMC Inc /FKA; Hoffman, Judy; 02/10/12; \$.00
- HMC Inc /FKA; Great Northern Insurance Co /ASO; 02/10/12; \$.00
- HMC Inc /FKA; Great Northern Insurance Company; 02/10/12; \$.00
- HMC Inc /FKA; Haller, Robert; 02/10/12; \$.00
- HMC Inc /FKA; Haller, Vicki; 02/10/12; \$.00
- HMC Inc /FKA; Great Northern Insurance Company; 02/10/12; \$.00
- HMC Inc /FKA; Roeder, John; 02/10/12; \$.00
- HMC Inc /FKA; Great Northern Insurance Company; 02/10/12; \$.00
- HMC Inc /FKA; Vankirk, Francis; 02/10/12; \$.00
- Ho-Sang, Novelette; American Home Mortgage Investment; 01/20/12; \$.00
- Ho-Sang, Paul; Bank of New York /TR; 01/20/12; \$.00
- Ho-Sang, Paul; American Home Mortgage Investment; 01/20/12; \$.00
- Ho, Dieu; Citibank NA; 01/30/12; \$2,855.82
- Ho, Dieu; Citibank NA; 05/04/12; \$.00
- Ho, Dieu T; Discover Bank; 01/03/12; \$.00
- Ho, Mui; Portfolio Recovery Associates LLC; 05/22/12; \$15,279.01
- Hoag, Roxanne; Nether Providence Township; 01/17/12; \$583.40
- Hoang, T; Discover Bank; 02/01/12; \$7,750.42
- Hoang, T; Discover Bank; 05/01/12; \$.00
- Hoang, Thu T; FIA Card Services NA; 03/05/12; \$.00
- Hobson, Jennifer; Lecompte-Bradley, Jeanne; 02/21/12; \$.00
- Hobson, Lynn M; Commonwealth Department of Revenue; 01/05/12; \$.00
- Hobyak, Michael S; Commonwealth Department of Revenue; 01/05/12; \$.00
- Hobyak, Michael Scott; Rycuja LLC; 04/05/12; \$.00
- Hobyak, Michael Scott; Hobyak, Lisa Paige Helmkamp /IND; 04/05/12; \$.00
- Hockett, Marcus; Probation Dept of Delaware County; 02/14/12; \$1,727.00
- Hodge, Edna; Wells Fargo Bank NA; 02/22/12; \$.00
- Hodge, Lashae C; Commonwealth Financial Systems Inc; 03/05/12; \$3,047.92
- Hodge, Lashae C; Commonwealth Financial Systems Inc; 04/18/12; \$.00
- Hodges, Chavon; Colonial Savings FA; 03/26/12; \$104,106.98
- Hodges, Chavon; Colonial Savings FA; 05/21/12; \$.00
- Hodges, Deneen; CACH LLC; 04/27/12; \$.00
- Hodges, Elizabeth W; Citibank NA; 02/29/12; \$2,011.71
- Hodnett, Patricia; Delcora; 04/02/12; \$113.27
- Hoff, Johan M; Commonwealth Department of Revenue; 04/09/12; \$.00
- Hoff, Samantha L; Commonwealth Department of Revenue; 04/09/12; \$.00
- Hoffman Turner & Associates Inc; Internal Revenue Service; 05/02/12; \$515.38
- Hoffman, Christopher; Discover Bank; 05/01/12; \$.00
- Hoffman, Doris; Delcora; 04/02/12; \$177.39

- Hoffman, George L Etal; Hoffman, Donna L; 05/14/12; \$19,500.00
- Hoffman, James; Dempsey, Robert; 04/12/12; \$.00
- Hoffman, William J; Delcora; 04/02/12; \$165.16
- Hoffman, William Paul; Probation Dept of Delaware County; 01/17/12; \$1,042.90
- Hogan, Timothy; Probation Dept of Delaware County; 01/12/12; \$1,051.50
- Hogg, Chris; Internal Revenue Service; 05/18/12; \$13,138.51
- Hoing, Elizabeth A; Springfield Twp; 04/11/12; \$220.00
- Hoing, Elizabeth A; Springfield Township; 04/11/12; \$335.20
- Holden, Addie H /DCD/EST; Yeadon Borough; 02/01/12; \$1,189.54
- Holden, Andrew R; Delcora; 02/09/12; \$.00
- Holden, Andrew R; Delcora; 02/09/12; \$.00
- Holden, Andrew R; Sun East Federal Credit Union; 04/09/12; \$11,880.53
- Holdsworth, Brian; Delcora; 04/02/12; \$822.84
- Holefelder, Jane M; LVNV Funding LLC; 03/01/12; \$.00
- Hollabaugh, Jason; LVNV Funding LLC; 01/03/12; \$1,886.26
- Holland, Adrienne L; BB&T Credit Services Inc; 03/27/12; \$105,594.23
- Holland, Adrienne L; BB&T Credit Services Inc; 05/29/12; \$.00
- Holland, Antonio Liluvava; Probation Dept of Delaware County; 03/08/12; \$994.50
- Holland, Antonio Lluavar; Probation Dept of Delaware County; 03/08/12; \$979.50
- Holland, Christopher John; Probation Dept of Delaware County; 05/02/12; \$712.50
- Holland, Craig; Upper Darby Twp; 05/16/12; \$.00
- Holland, Craig D; Upper Darby Twp; 01/25/12; \$.00
- Holland, Jeremiah; Delaware County Juvenile Court; 02/21/12; \$578.16
- Holland, John; Delcora; 04/02/12; \$242.79
- Holland, Maria; Cronin, Dennis /MD; 04/16/12; \$.00
- Holland, Sean; Probation Dept of Delaware County; 03/22/12; \$1,006.50
- Holley, Amanda; LVNV Funding LLC; 01/23/12; \$1,438.29
- Holliday, Charles Moyce; Probation Dept of Delaware County; 05/09/12; \$.00
- Holliday, John H; Portfolio Recovery Associates LLC; 03/13/12; \$1,463.41
- Holliday, John H; Portfolio Recovery Associates LLC; 04/16/12; \$.00
- Hollins, Rasheen; Probation Dept of Delaware County; 04/26/12; \$967.50
- Hollis, Dominique; Probation Dept of Delaware County; 01/10/12; \$1,638.50
- Hollis, Frederick; Delcora; 04/04/12; \$.00
- Hollis, Frederick; Delcora; 04/04/12; \$.00
- Hollis, Frederick; Delcora; 04/04/12; \$.00
- Hollis, Jamar Andrew; Probation Dept of Delaware County; 04/04/12; \$1,259.00
- Holloway, Patricia; Progressive Insurance Company /SUB; 01/17/12; \$2,870.16
- Holloway, Patricia; Moore, Mazie; 01/17/12; \$2,870.16
- Holmes, etux Robert; Haverford Twp; 02/22/12; \$.00
- Holmes, Frank R; Automatic Coin Vending Co; 03/22/12; \$19,851.30
- Holmes, Frank R; Ronald P Lee Inc /TA; 03/22/12; \$19,851.30
- Holmes, Frank R; Ronald P Lee Inc /TA; 03/22/12; \$.00
- Holmes, Frank R; Automatic Coin Vending Co; 03/22/12; \$.00
- Holmes, James S; Yeadon Borough; 02/17/12; \$.00
- Holmes, John; Delcora; 04/02/12; \$284.00
- Holmes, Johnathan Anthony; Probation Dept of Delaware County; 04/10/12; \$4,966.50
- Holmes, Kaisha K; Advantage Assets II Inc; 02/13/12; \$5,539.04
- Holmes, Linda; Yeadon Borough; 03/06/12; \$514.73
- Holmes, Maggie; Delcora; 04/02/12; \$357.64
- Holmes, Nathaniel; Yeadon Borough; 03/06/12; \$514.73
- Holmes, Paula L; Citibank NA; 04/16/12; \$.00
- Holmes, Robert; Havertown Township; 02/22/12; \$.00
- Holmes, Robert; Haverford Twp; 02/22/12; \$.00
- Holmes, Robert; Haverford Twp; 02/22/12; \$.00
- Holmes, Robert; Haverford Twp; 02/22/12; \$.00
- Holmes, Robert; Haverford Township; 02/22/12; \$.00

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

**December 21, 2012  
11:00 A.M. Prevailing Time**

**BOROUGH**

- Brookhaven 53, 130
- Chester Heights 126, 145
- Clifton Heights 178
- Collingdale 8, 39, 49, 75, 99, 159
- Colwyn 36, 38
- Darby 9, 22, 55, 70, 79, 100, 102, 136, 154, 160, 173
- East Lansdowne 81, 104
- Eddystone 51
- Folcroft 63, 67, 77, 121, 151, 180, 182
- Glenolden 19, 27, 103, 125
- Lansdowne 2, 42, 116, 131, 148, 169
- Norwood 3, 18, 41, 52, 59, 61, 94, 177
- Parkside 134
- Prospect Park 153
- Sharon Hill 13, 37, 71, 98, 101
- Trainer 91
- Upland 7, 74
- Yeadon 26, 57, 72, 114, 150, 163

**CITY**

- Chester 21, 25, 40, 85, 88, 92, 93, 124, 147, 157

**TOWNSHIP**

- Aston 10, 30, 34, 44, 66, 84, 87, 139
- Bethel 162
- Chadds Ford 96
- Concord 174
- Darby 45, 50, 80, 135, 141, 144, 158
- Edgmont 46
- Haverford 47, 76, 83, 146, 161, 170
- Lower Chichester 64, 123,
- Marple 105, 106, 113, 119, 128, 165
- Middletown 12, 60, 118, 133
- Newtown 28, 58, 90, 115
- Nether Providence 143, 181
- Radnor 89
- Ridley 6, 24, 62, 73, 95, 107, 120, 171
- Springfield 15, 129, 137, 168
- Thornbury 14, 155
- Upper Chichester 20, 32, 69, 86, 110, 112, 149
- Upper Darby 1, 4, 17, 23, 29, 31, 33, 35, 43, 48, 54, 56, 65, 78, 82, 97, 108, 109, 117, 122, 132, 138, 140, 142, 152, 156, 166, 167, 172, 175, 176, 179
- Upper Providence 11, 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. 010120 1. 2011**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 226 Hampden Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kenyatta Taylor.

Hand Money \$8,371.58

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 16595 2. 2009**

**MORTGAGE FORECLOSURE**

Property in the Borough of Lansdowne, County of Delaware, and State of Pennsylvania on the middle line of Stewart Avenue.

Front: IRR Depth: IRR

BEING Premises: 44 West Stewart Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Bruce Boyle and Marilyn Anne Taylor.

Hand Money \$15,167.64

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 7985 3. 2009**

**MORTGAGE FORECLOSURE**

Property in the Borough of Norwood, County of Delaware, State of Pennsylvania on the intersection of the Northeasterly side of McKinley Avenue and the Northwesterly side of Elmwood Avenue.

Front: IRR Depth: IRR

BEING Premises: 17 Elmwood Avenue, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Patricia C. Marinaro.

Hand Money \$27,089.69

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4794 4. 2012**

**MORTGAGE FORECLOSURE**

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

BEGINNING at a point of curve on the Northwesterly side of Vernon Road (40 feet wide) 450.09 feet Northeastwardly from the Northeasterly side of Drexel Avenue (40 feet wide); thence extending North 24 degrees 04 minutes West, 140.92 feet to a point; thence extending Northwardly 61 degrees 27 minutes East, 25.08 feet to a point; thence extending South 24 degrees 04 minutes East, 139.64 feet to a point in said side of Vernon Road; thence extending along the same on a curve to the right in a general Southwesterly direction having a radius of 98.13 feet, the arc distance of 25.28 feet to the first mentioned point and place of beginning.

BEING known as No. 4009 Vernon Road, Drexel Hill, PA.

TOGETHER with the free and common use, right, liberty and privilege of any driveway now laid out, the use of which this property is entitled to in common with the tenants, owners, and occupiers of the other lots abutting thereon and entitled to the use thereof.

PARCEL NUMBER 16-13-03305-00.

BEING the same premises which Doris Small Hughes, widow, granted and conveyed unto Doris Small Hughes, William Hughes and Deborah H. Hughes, his wife, one half to Doris Small Hughes and one half to William Hughes and Deborah Hughes as Tenants by the entireties. As between Doris Small Hughes and the entireties tenancy, as tenants in common, by Deed dated January 20, 1992 and recorded February 7, 1992 in Delaware County Record Book 918, page 2070.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: William Hughes and Deborah Hughes and the Estate of Doris Small Hughes, deceased and all known and unknown heirs, successors and assigns, representatives, devisees and all persons, firms or associations claiming right, title or interest from or under Doris Small Hughes, deceased.

Hand Money \$17,015.10

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

**JOSEPH F. McGINN, Sheriff**

**No. 9761                      6.                      2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania bounded and described according to a plan of Lot for Alnat Development Co. made by H. Gilroy Damon Associates Inc. dated July 10, 1970 and revised September 2, 1970, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Grant Avenue (50 feet wide) a corner of Lot No. 3 at the distance of 127.65 feet measured South 65 degrees, 6 minutes West from the Southwesterly side of Morris Avenue (50 feet wide); thence extending along the said side of Grant Avenue South 65 degrees, 6 minutes West 26 feet to a point, a corner of Lot No. 2; thence extending along the same North 24 degrees, 54 minutes West partly through a party wall and crossing a 15 feet wide drainage easement 146.53 feet to a point in line of 1 and of M. Kastmerck; thence extending along the same North 65 degrees, 7 minutes East 26 feet to a point in line of Lot No. 3; thence extending along the same and recrossing said 15 feet wide drainage easement and partly along a driveway South 24 degrees, 54 minutes East 146.51 feet to the place of beginning.

BEING LOT NO. 2

Having erected thereon a dwelling known as 1139 Grant Avenue, Woodlyn, PA 19094.

Tax ID Parcel No. 38-02-01000-01.

BEING the same premises which Cheryl A. Garraty by Deed dated 12/09/08 and recorded 12/24/08 in the Recorder of Deeds Office in Delaware County, Pennsylvania, Instrument No. 2008086212, granted and conveyed Arthur S. McHenry, III and Amanda McHenry.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Arthur S. McHenry, III and Amanda McHenry.

Hand Money \$191,629.72

Louis P. Vitti, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 5150                      7.                      2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvement thereon erected, Situate in the Borough of Upland, County of Delaware and State of Pennsylvania, bounded and described according to a Plan of Lots of Operation 119 B, made for "Garden Hills, Inc." by Damon and Foster, Civil Engineers of Sharon Hill, Pennsylvania, dated May 18, 1951, and last revised June 13, 1951, and which plan is recorded at Media in the Office for the Recording of Deeds, etc., in and for the County and State aforesaid on June 20, 1951, in Plan File Case No. 8, page 20 and more particularly described as follows:

BEGINNING at a point on the Northwesterly side of Mulberry Street (fifty feet wide) at the distance of three hundred eighty-one feet measured Southwestwardly along the said side of Mulberry Street from a point of curve, which point of curve is measured on a radius round corner whose radius is twenty feet, the arc distance of thirty-one feet and forty-two one-hundredths feet from a point of tangent on the Southwesterly side of Twelfth Street (forty feet wide); thence extending along the said side of Mulberry Street, South twenty-three degrees, forty-five minutes thirty seconds West, thirty-three feet to a point; thence extending North sixty-six degrees, fourteen minutes, thirty seconds West, partly passing through a party wall separating these premises from premises adjoining to the Southwest, one hundred twenty-six feet and eighteen one hundredths feet to a point; thence extending North twenty-nine degrees East, thirteen feet and fourteen one hundredths feet to a point; thence extending South sixty-six degrees, fourteen minutes, thirty seconds East, one hundred twenty-three feet and fifteen one hundredths feet to the first mentioned point and place of beginning.



BEING Lot No. 10, Block "B" on the above mentioned plan and also known as 1112 Mulberry Street, Upland, PA 19015.

Parcel No. 47-00-00354-00.

BEING the same premises which Robert D. Burke by Deed dated 7/31/2009 and recorded 8/11/2009 in the Recorder's Office of Delaware County, Pennsylvania, Deed Book Volume 4605, page 1122, Instrument No. 2009053953, granted and conveyed unto Joy A. Watson.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Joy A. Watson.

Hand Money \$128,670.60

Louis P. Vitti, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 556 8. 2012**

**MORTGAGE FORECLOSURE**

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

SITUATE on the Southwest side of Cherry Street (as laid out 50 feet wide) at the distance of 70 feet Northwestwardly from the Northwest side of the Darby and Chester Turnpike in the Borough of Collingdale, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on the said Cherry Street 20 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles with the said Cherry Street 115 feet to the Northeast side of Staley Avenue (as laid out 50 feet wide).

CONTAINING

Folio No. 11-00-00427-00.

Property: 8 Cherry Street, Collingdale, PA 19023-1919.

BEING the same premises which George Piasecki and Edward Miller, by Deed dated October 23, 2009 and recorded November 10, 2009 in and for Delaware County, Pennsylvania, in Deed Book Volume 04653, page 1716, granted and conveyed unto Tenneh C. Taweh, as sole owner.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Tenneh C. Taweh, as sole owner.

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

Jaime R. Ackerman, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 007640 9. 2011**

**MORTGAGE FORECLOSURE**

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

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

BEING the same premises which Ayobami L. Ojo granted and conveyed unto Esther Ogundiran, as sole owner, by Deed dated February 8, 2008 and recorded on February 20, 2008 in the Office of the Recorder of Deeds of Delaware County, Commonwealth of Pennsylvania in Book 4301, page 2131.

PARCEL/FOLIO No. 14-00-0961-00.

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Esther Ogundiran.

Hand Money \$2,000.00

Craig Oppenheimer, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 1756            10.            2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Aston, County of Delaware, State of Pennsylvania, bounded and described according to a plan of Green Ridge made by Bavis & Wray, Civil Engineers, Lansdowne, PA dated 6/2/1947 revised 6/16/1947 and recorded in Plan Case 6 page 21 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Florence Street (50 feet wide) which point is measured along the arc of a circle curving to the left having a radius of 175 feet the arc distance of 11.79 feet, which point is measured North 49 degrees 29 minutes 30 seconds West 851.06 feet along the said side of Florence Street from a point of curve which point is measured along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 31.74 feet from a point on the Northeasterly side of Scarlet Avenue (60 feet wide); thence from said beginning point along the Northwesterly side of Florence Street along the arc of a circle curving to the left having a radius of 175 feet the arc distance of 70.49 feet to a point; thence extending South 67 degrees 26 minutes 47 seconds West 124.34 feet to a point; thence extending South 01 degree 01 minute 12 seconds West 27.89 feet to a point; thence extending South 44 degrees 22 minutes 07 seconds East 108.81 feet to a point on the Northwesterly side of Florence Street the first mentioned point and place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mark Haney and Joanne K. Haney.

Hand Money \$8,606.26

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 3021            11.            2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Providence, County of Delaware and Commonwealth of Pennsylvania and described according to a Plan of Rose Tree, Section 2, made by G.D. Houtman and Son, Civil Engineers, Media, Pennsylvania on 9/14/1955, and last revised 1/3/1956 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Paxon Hollow Road (50 feet wide) measured the seven following courses and distances from a point of curve on the Southwesterly side of Paddock Lane (50 feet wide) measured the seven following courses and distances from a point of curve on the Southwesterly side of Paddock Lane (50 feet wide): (1) from said point of curve along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 37.09 feet to a point of reverse curve on the Southeasterly side of Paxon Hollow Road; thence extending along same (2) along the arc of a circle curving to the right having a radius of 550 feet the arc distance of 56.87 feet to a point of tangent; thence crossing the bed of said road (3) North 62 degrees 40 minutes West, 50 feet to a point on the Westerly side of Paxon Hollow Road; thence extending along same (4) South 27 degrees 20 minutes West, 201.67 feet to a point of curve; (5) along the arc of a circle curving to the left having a radius of 200 feet the arc distance of 138.58 feet to a point of tangent; (6) South 12 degrees 22 minutes East, 100 feet to a point of curve; (7) along the arc of a circle curving to the right having a radius of 200 feet the arc distance of 154.16 feet to the point and place of beginning; thence extending from said beginning point and along the Northwesterly side of Paxon Hollow Road the two following courses and distances: (1) along the arc of a circle curving to the right having a radius of 200 feet the arc distance of 160 feet to a point of tangent; (2) South 77 degrees 38 minutes West, 70 feet to a point; thence extending North 42 degrees 53 minutes West, 469.84 feet to a point in the title line in the bed of Kennell Road (as shown on said plan); thence extending through the bed of Kennell Road North 47 degrees 28 minutes East, 100 feet to a point; thence extending South 55 degrees 12 minutes East, 537.72 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 9 on said Plan and House No. 161 Paxon Hollow Road.

BEING Folio No. 35-00-01270-00.

BEING the same premises that John Koson and Diana S. Wheeler, Co-Executors of the Estate of Stella E. VanWyk, deceased, by Deed dated 8/18/2005 and recorded 9/7/2005 in the County of Delaware (in Book 3588 page 1514) granted and conveyed unto Flora Dunn, his/her heirs and assigns, in fee.

Parcel No. 35-00-01270-00.

Location of Property: 161 Paxon Hollow Road, Media, 19063.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Flora Dunn.

Real Debt: \$405,202.37

Hand Money \$405,202.37

Federman & Associates, LLC, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 001080            12.            2011**

**MORTGAGE FORECLOSURE**

Property in the Township of Middletown, County of Delaware, Commonwealth of PA on the Southerly side of the P.R. and W Railroad from the Middletown Road.

Front: IRR Depth: IRR

BEING Premises: 28 Elwyn Avenue, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: James G. Wolfenden and Stacie L. Wolfenden.

Hand Money \$18,351.21

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3917            13.            2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Sharon Hill, County of Delaware, State of Pennsylvania on the said Coats Street.

Front: IRR Depth: IRR

BEING Premises: 1010 Coates Street, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Gwendolyn M. Mack.

Hand Money \$16,008.20

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3318 14. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected SITUATE in the Township of Thornbury, County of Delaware and Commonwealth of Pennsylvania bounded and described according to a Plan prepared by NePo Associates, Inc., of West Chester, PA Plan titled "Cherry Farm" dated February 26, 2001 last revised May 16, 2002 and recorded in Plan Volume 23 page 121 and last revised March 16, 2004 and recorded a plan Volume 25 page 491 as follows, to wit:

BEGINNING at a point on the South side of Old Barn Drive, said point also marking a corner of Lot No. 125 on said Plan; thence extending from said point of beginning South 7 degrees 43 minutes 33 seconds West along Lot No. 125, 128.70 feet to a point; thence extending North 82 degrees 14 minutes 17 seconds West 30.00 feet to a point, said point being a corner of Lot No. 127; thence extending along same North 7 degrees 43 minutes 33 seconds East 127.12 feet to a point on the aforesaid South side of Old Barn Drive, thence extending along same the two following courses and distances: (1) extending on a line curving to the right having a radius of 250.00 feet the arc distance of .02 feet to a point of tangency on the aforesaid South side of Old Barn Drive, (2) extending along same South 85 degrees 14 minutes 42 seconds East 30.03 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 125 on said Plan.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph R. Tucker and Eva V. Tucker a/k/a Eva Lagace.

Hand Money \$57,373.98

Patrick J. Wesner, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 6887 15. 2008**

**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 Commonwealth of Pennsylvania and described according to a plan of Lots called "Beatty Hills" made for S. Franklin Pancoast by Damon and Foster, Civil Engineers under date of 10th day of November, 1952 and last revised the 31st day of December 1953 as follows:

BEGINNING at a point on the Easterly side of Collins Drive (55 feet wide) at a point of reserve at the Southeast end a 25 feet radius that connects the said side of Collins Drive with the Southeasterly side of State Road (120 feet wide) thence from said point of beginning and extending along said side of Collins Drive on the arc of a circle curving to the right leaving a radius of 336.45 feet to the arc distance of 97.65 feet to a point; thence leaving the said side of Collins Drive and extending South 35 degrees 26 minutes 15 second East 133.12 feet to a point; thence North 15 degrees 14 minutes 42 seconds East 189.04 feet to the Southeasterly side of State Road; thence along the same on the arc of a circle curving to the right having a radius of 2924.93 feet the arc distance of 175.97 feet to a point of reverse curve; thence along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 38.83 feet to the first mentioned point and place of beginning.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marjorie Pierre Toussaint.

Hand Money \$37,504.63

Patrick J. Wesner, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 00392 17. 2012**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania on the Southeasterly side of Westwood Lane.

Front: IRR Depth: IRR

BEING Premises: 730 Westwood Lane, Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Eric J. Deal.

Hand Money \$20,272.68

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5063 18. 2012**

**MORTGAGE FORECLOSURE**

406 Brebant Avenue  
Norwood, PA 19074

Property in the Borough of Norwood, County of Delaware, Commonwealth of Pennsylvania, Situate on the Southeasterly side of Brebant Avenue at the distance of one hundred fifty-three and fifty-eight one hundredths feet measured Southwestwardly from the Southwesterly corner of said Brebant Avenue (40 feet wide) and Ridley Avenue (50 feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James W. Horne, Kelly Horne.

Hand Money \$14,752.19

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 00058 19. 2011**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 21-00-02030-00.

BEING known as: 4 Stuart Avenue, Glenolden, Pennsylvania 19036.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Frank R. Krobath and Kimberly A. Krobath.

Hand Money \$24,970.74

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

**JOSEPH F. McGINN, Sheriff**

**No. 15522 20. 2010**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 245 Meetinghouse Road, Upper Chichester, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rick Orlando.

Hand Money \$22,670.48

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 10122 21. 2011**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Westwardly along 6th Street.

Front: IRR Depth: IRR

BEING Premises: 3002 West 6th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Colleen Tyler a/k/a Colleen Myers.

Hand Money \$2,192.60

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 14921 22. 2009**

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware, State of Pennsylvania on the Westerly side of 6th Street.

Front: IRR Depth: IRR

BEING Premises: 98 South 6th Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Keith Bell.

Hand Money \$8,523.13

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6714 23. 2010**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 1127 Roosevelt Drive Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Loretta Newmiller.

Hand Money \$21,034.76

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2010 24. 2012**

**MORTGAGE FORECLOSURE**

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

Beginning at a point on the Southwest-erly side of Derwood Drive.

BEING Folio No. 38-02-00625-00.

BEING known as: 217 Derwood Drive, Woodlyn, Pennsylvania 19094.



IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Annamarie Bobon.

Hand Money \$6,232.59

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

**JOSEPH F. McGINN, Sheriff**

**No. 03745 25. 2012**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Southerly side of 9th Street.

Front: IRR Depth: IRR

BEING Premises: 3011 West 9th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Heather Rykard-Teachey a/k/a Heather Rykard-Teachey.

Hand Money \$2,540.21

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 00496 26. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware, State of Pennsylvania on the in front or breadth on the said West Cobbs Creek Parkway.

Front: IRR Depth: IRR

BEING Premises: 706 West Cobbs Creek Parkway, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Shahidah Sabree.

Hand Money \$16,561.17

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5441 27. 2012**

**MORTGAGE FORECLOSURE**

Property Address: 100 East Glenolden Avenue, Unit D-4, Glenolden, Delaware County, Pennsylvania 19036.

ALL THAT CERTAIN Unit in the property known, named and identified as Contemporary Village located in Glenolden Borough, Delaware County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. Section 3101 et seq., by the recording in the County of Delaware Department of Records of a Declaration dated April 18, 1984 and recorded on August 1, 1984 in Volume 176 page 619, as amended by First Amendment to Declaration dated January 3, 1985 and recorded January 27, 1986 in Volume 213 page 1811 as further amended by Seconds Amendment to Declaration dated April, 1985 and recorded, April 1985 in Volume 305 page 1720 being and designated a Unit No. D-4 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING Folio Number: 21-00-00899-39.

BEING known as: 100 East Glenolden Avenue D-4, Glenolden, Delaware County, Pennsylvania 19036.

TOGETHER with the right and use of said alley in common with the owners of other land abutting thereon and entitled to the use thereof.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Florence D. Pyle.

Hand Money \$2,875.48

Richard M. Heller, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 003135 28. 2012**

**MORTGAGE FORECLOSURE**

Property in the Township of Newtown, County of Delaware, State of Pennsylvania, beginning at a point of tangent on the Southeasterly side of Foxhill Lane.

BEING Folio No. 30-00-00670-00.

BEING KNOWN AS: 4020 Fox Hill Lane, Newtown Square, Pennsylvania 19073.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Francis Carmichael.

Hand Money \$48,902.03

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

**JOSEPH F. McGINN, Sheriff**

**No. 5018 29. 2012**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, State of Pennsylvania, beginning at a point on the Southeasterly side of Rosemont Avenue.

BEING Folio No. 16-11-01464-01.

BEING KNOWN AS: 4120 Rosemont Avenue, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Chin Pae Kim and Shun Cha Shon.

Hand Money \$16,570.97

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

**JOSEPH F. McGINN, Sheriff**

**No. 5108 30. 2012**

**MORTGAGE FORECLOSURE**

Property in the Township of Aston, County of Delaware, Commonwealth of PA. Beginning at a point on the Northwesterly side of Bonsall Avenue.

BEING Folio No. 02-00-00074-00.

BEING known as: 103 Bonsall Avenue, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Thomas E. Brennan and Christine A. Brennan.

Hand Money \$25,003.89

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

**JOSEPH F. McGINN, Sheriff**

**No. 5111 31. 2012**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 16-02-00526-00.

BEING KNOWN AS: 7048 Clover Lane, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: P. Erik Pogwist and Kathleen P. Pogwist.

Hand Money \$4,994.16

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

**JOSEPH F. McGINN, Sheriff**

**No. 10505 32. 2009**

**MORTGAGE FORECLOSURE**

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

BEING known as: 234 Meetinghouse Road, Upper Chichester, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kevin L. Stillman and Danna Stillman.

Hand Money \$18,438.06

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

**JOSEPH F. McGINN, Sheriff**

**No. 9650 33. 2011**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, State of Pennsylvania, beginning at a point on the Northwestern side of Clinton Road.

BEING Folio No. 16-04-00477-00.

BEING KNOWN AS: 7227 Clinton Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Denise Ford.

Hand Money \$10,712.01

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

**JOSEPH F. McGINN, Sheriff**

**No. 542 34. 2012**

**MORTGAGE FORECLOSURE**

Property being in the Township of Aston, County of Delaware and State of Pennsylvania. Beginning at a point on the Southeasterly side of Lee Lane.

BEING Folio No. 02-00-02898-00.

BEING known as: 2221 North Lee Lane, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Brenda Murphy.

Hand Money \$12,502.27

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

**JOSEPH F. McGINN, Sheriff**

**No. 14612 35. 2009**

**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:

BEGINNING at a point on the Southwest side of Wilson Drive at the distance of 125.40 feet Northwestward from the Northwest side of Marvine Avenue (40 feet wide); thence extending South 62 degrees, 26 minutes West 53.41 feet to a point; thence extending South 63 degrees, 41 minutes 24 seconds West, 53.69 feet to a point in the middle line of certain 13 feet wide driveway which extends Northwestward and Southeastward from the said Marvine Avenue to Dermond Avenue (40 feet wide); thence extending Northwestward along the middle line of the above described 13 feet wide driveway, 23.41 feet to a point; thence extending North 62 degrees, 25 minutes East, 106.95 feet to a point on the said Southwest side of Wilson Drive; thence extending Southeastward, along the said Southwest side of Wilson Drive, 24.60 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway, as and for a driveway and passageway 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.

CONTAINING

FOLIO: 16-08-02880-00.

PROPERTY: 1110 Wilson Drive, Havertown, PA 19083.

BEING the same premises which Mark A. Campbell, by Deed dated February 27, 2006 and recorded March 9, 2006 in and for Delaware County, Pennsylvania, in Deed Book Volume 3747, page 1206, granted and conveyed unto David W. Weems.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: David W. Weems.

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

Ashleigh L. Marin, Attorney

**JOSEPH F. MCGINN, Sheriff**

**No. 01009 36. 2011**

**MORTGAGE FORECLOSURE**

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

BEGINNING at a point on the Westerly side of Second Street, 203 feet 2 inches, Northward from the Northerly side of Spruce Street, a corner of lands of Hannah Morgan Young, thence by the same North 79 degrees 49 minutes West 100 feet to a point in the Easterly side of Pear Street; thence along same, North 10 degrees 11 minutes East 29.72 feet to a point; thence lands of James Agnew, a widower; thence by same, South 79 degrees 46 minutes East 99.49 feet to a point; and thence South 54 degrees 35 minutes East 56 feet to a point in the Westerly side of Second Street; thence along the same, South 10 degrees 11 minutes West 29.40 feet to the place or beginning.

CONTAINING

Folio No. 12-00-00430-00.

Property: 208 South 2nd Street, Darby, PA 19023.

BEING the same premises which John L. Sims, by Deed dated June 29, 2007 and recorded July 18, 2007 in and for Delaware County, Pennsylvania, in Deed Book Volume 04155, page 0823, granted and conveyed unto Michael Olanrewaju and Robin Olanrewaju.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Michael Olanrewaju and Robin Olanrewaju.

Hand Money \$2,000.00 or 10% judgment amount

Ashleigh L. Marin, Esquire, Attorney

**JOSEPH F. MCGINN, Sheriff**

**No. 3916 37. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Sharon Hill, County of Delaware, State of Pennsylvania on the Southeasterly side of North Felton Avenue.

Front: IRR Depth: IRR

BEING Premises: 216 Felton Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nicole Lewis.

Hand Money \$13,172.45

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5283 38. 2012**

**MORTGAGE FORECLOSURE**

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

BEGINNING at a point on the Northwest side of Second Street at a distance of two hundred eighteen and eleven one hundredths feet Northeastward from the Northwest corner of Ellis and Second Street.

CONTAINING in front along the Northwest side of said Second Street Northeastward sixteen and five tenths feet and extending in depth Northwest between parallel line at right angles one hundred feet to fifteen feet wide street called Pear Street. The Northwest and Southwest line through a party wall bounded on the Northeast by land now or late of Provident Trust Company of Philadelphia and William F. McCoy, trustee and bounded on the Southwest by land now or late of Frank P. McGurek.

Having erected thereon a dwelling known as 434 South Street, Darby, PA 19023.

UNDER AND SUBJECT to certain restriction as of record.

Parcel No. 12000045100

BEING the same premises which Olabode Ajasa and Olubunmi Ajasa by the Deed dated 7/23/02 and recorded on 09/17/02 in the Recorder of Deeds Office of Delaware County, Pennsylvania in Deed Book Volume 2529 page 923 granted and conveying unto Bessy Dennis.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Bessy Dennis.

Hand Money \$56,315.49

Louis P. Vitti, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 815 39. 2012**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 11-00-00305-03.

BEING known as: 910 Beechwood Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Toni Marie Parker.

Hand Money \$12,635.85

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

**JOSEPH F. McGINN, Sheriff**



**No. 2860 40. 2010**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 49-01-02945-00.

BEING known as: 2116 Upland Street, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Crystal N. Maisonet aka Crystal Nadine Masionet.

Hand Money \$6,272.20

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

**JOSEPH F. McGINN, Sheriff**

**No. 2578 41. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Norwood, County of Delaware and State of Pennsylvania, and described according to a plan thereof known as "Norwood Park", said plan made by Damon and Foster, Civil Engineers, dated the 14th day of January A.D., 1942 and last revised the 15th day of October A.D., 1942 said plan being recorded in the Office for the Recording of Deeds, in and for the County of Delaware, at Media, Pennsylvania, in Plan Case No. 6, page 20 &c., as follows, to wit:

BEGINNING at a point on the North-easterly side of Park Avenue (fifty feet wide), said point being measured by the three following courses and distances from a point of curve on the Northwesterly side of Tasker Avenue (fifty feet wide); (1) leaving Tasker Avenue on the arc of a circle to the right having a radius of fifteen feet the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent on the Northeasterly side of Park Avenue; (2) North fifty-four degrees forty-four minutes twenty seconds West measured along the said side of Park Avenue fifty-seven and fifty one-hundredths feet to a point of curve in the same; (3) Northwestwardly measured still along the said side of Park Avenue on the arc of a circle curving to the left having a radius of three hundred fifty-five feet the arc distance of one hundred seventy-one and eighty-six one-hundredths feet to the point of beginning; thence extending from said point of beginning measured along the said side of Park Avenue the two following courses and distances: (1) Northwestwardly on the arc of a circle curving to the left having a radius of three hundred fifty-five feet the arc distance of twenty- eight and thirty-seven one-hundredths feet to a point of tangent in the same; and (2) North eighty-seven degrees three minutes twenty seconds West twenty two feet to a point; thence extending North two degrees fifty-six minutes forty seconds East one hundred ten feet to a point; thence extending South eighty-seven degrees three minutes twenty seconds East fifty-nine and twenty-four one-hundredths feet to a point; thence extending South seven degrees thirty-one minutes twenty-two seconds West one hundred eleven and forty-nine one hundred feet to the first mentioned point and place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Patrick Conway and Rachel C. Conway.

Hand Money \$10,807.84

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

No. 5429 42. 2012

MORTGAGE FORECLOSURE

Property being in the Borough of Lansdowne, County of Delaware, beginning at a point in line of land of Seeler Hoffman Estate.

Front: IRR Depth: IRR

Being Known as: 7 Scottdale Road, East Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Philip A. Yarosz.

Hand Money \$9,767.37

KML Law Group, Attorneys

JOSEPH F. McGINN, Sheriff

No. 4195 43. 2012

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, State of Pennsylvania, at a point in the Northeasterly side of Blythe Avenue.

BEING Folio No. 16-11-00491-00.

BEING KNOWN AS: 415 Blythe Avenue, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residence.

SOLD AS THE PROPERTY OF: Richard C. Borio.

Hand Money \$16,184.71

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

JOSEPH F. McGINN, Sheriff

No. 1606 44. 2011

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Aston, County of Delaware, State of Pennsylvania, and bounded and described according to a plan of Lots for Andrew Mozino, made by H. Gilroy Damon Associates, Inc., dated April 17, 1972 and revised May 19, 1972, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Caroline Drive (50 feet wide) measured the (3) following courses and distances from a point of curve on the Southwesterly side of Erb Drive (50 feet wide) viz: (1) along the arc of a circle curving to the left, having a radius of 25 feet, the distance of 39.27 feet to a point of tangent on the Southeasterly side of Caroline Drive; (2) South 15 degrees 52 minutes West along the same 295 feet to a point of tangent and; (3) along the arc of a circle curving to the left having a radius at 140 feet, the distance of 66.67 feet to a point of beginning; thence along Lot No. 40 North 74 degrees, 2 minutes, 20 seconds East, 250.02 feet to a point in line of Lot No. 33; thence along the same South 58 degrees 36 minutes East, 43.85 feet to a point, a corner of Lots 34 and 36; thence along Lot 36, 37 and 38, South 56 degrees, 4 minutes, 15 seconds West 266.79 feet to a point on the Northeasterly side of Caroline Drive; thence along the same, North 33 degrees, 55 minutes, 43 seconds West 63.40 feet to a point of curve and still along the same, along the arc of a circle curving to the right, having a radius of 140 feet, the distance of 55 feet to the place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Audrey L. Golder.

Hand Money \$29,158.29

Gregory Javardian, Esquire, Attorney

JOSEPH F. McGINN, Sheriff

**No. 06914 45. 2010**

**MORTGAGE FORECLOSURE**

Property in the Township of Darby, County of Delaware, State of Pennsylvania on the Northerly side of Orange Street.

Front: IRR Depth: IRR

BEING Premises: 1110 Orange Avenue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Lehman H. Gallagher and Joseph Lipski.

Hand Money \$7,105.69

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3142 46. 2012**

**MORTGAGE FORECLOSURE**

Property in the Township of Edgmont, County of Delaware, Commonwealth of PA on the title line in the bed of Wilson Avenue.

Front: IRR Depth: IRR

BEING Premises: 1073 Wilson Avenue, Glen Mills, PA 19342.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Fred Onorato and Thomas Phelan.

Hand Money \$69,750.60

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2668 47. 2012**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 28 Sycamore Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joseph Michael Denning, as Executor of the Estate of George A. Denning, Jr., deceased.

Hand Money \$22,784.82

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 002304 48. 2012**

**MORTGAGE FORECLOSURE**

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

SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania being a portion of a certain plan of lots recorded Deed Book 404 page 624.

BEGINNING at a point on the Northwest side of Delco Road (40 feet wide); thence extending along the said Sunshine Road in front or breadth North 49 degrees 45 minutes 20 seconds East 30.59 feet to a point; thence North 54 degrees 40 minutes 40 seconds West 92.93 feet to a point on the Southeasterly side of a 10 feet wide alley; thence along said side of alley South 49 degrees 45 minutes 20 seconds West 7.45 feet to a point; thence South 40 (erroneously cited as 4 on current deed) degrees 14 minutes 40 seconds East and passing through the center of a party wall between the dwelling erected on this lot and the one adjoining on the Southwest 90 feet to the place of beginning.

BEING house number 74 Sunshine Road.

Property I.D. No. 16-06-01141-00.

BEING the same premises which R. Thakir Mayfield granted and conveyed unto Shahida Mayfield (relative) dated January 13, 2007 and recorded May 18, 2007 in Delaware County Record Book 4103, page 712.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: R. Thakir Mayfield (mortgagor) and Shahida Mayfield a/k/a C. Shahida Mayfield (real owner).

Hand Money \$8,736.73

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

**JOSEPH F. McGINN, Sheriff**

**No. 4414 49. 2012**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$87,416.42

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

Front: 40 feet Depth: 109 feet

BEING Premises: 602 Hibberd Avenue a/k/a 602 Hibbard Avenue, Collingdale, PA 19023.

Folio Number: 11-00-01003-01

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John J. Cleary and Janet L. Cleary.

Hand Money \$8,741.64

Christopher A. DeNardo, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 008658 50. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Township of Darby, County of Delaware, and State of Pennsylvania, bounded and described according to a plan for Jack H. Blumenfeld & Co., by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, on 8-5-1960, as follows:

SITUATE on the Southeasterly side of Academy Avenue (of variable width) at the distance of 164.64 feet measured South 67 degrees 40 minutes West along the same from its intersection from the center line of Cooke Avenue (50 feet wide) (vacated).

CONTAINING in front or breadth on the said Southeasterly side of Academy Avenue 16 feet measured South 67 degrees 40 minutes West and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Academy Avenue on a course South 22 degrees 20 minutes East 105 feet the Northeasterly and Southeasterly lines thereof passing through the party walls between theses premises and crossing a certain 15 feet wide driveway which extends Northeastwardly and thence Northwestwardly into Academy Avenue, aforesaid and Southwestwardly, thence Northwestwardly into Academy Avenue, aforesaid.

BEING lot No. 9 as shown on said plan, and house No. 1034 Academy Avenue.

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 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.

TAX ID - 15-00-00005-22.

For information purposes only - property a/k/a 1034 Academy Avenue, Glenolden, PA 19036.

TITLE to said premises is vested in Nanette C. Warrington-Guillen, by Deed from Oscar Eduardo Garita Guillen, Trustee, dated 3/9/2005 and recorded 4/6/2005, in Book 3453, page 280.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Nanette Warrington-Guillen.

Hand Money \$9,433.71

Parker McCay, P.A., Attorneys

**JOSEPH F. MCGINN, Sheriff**

**No. 00443 51. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Eddystone, County of Delaware and State of Pennsylvania, described according to a survey made by Damon and Foster, Civil Engineers, Sharon Hill, PA on April 15, 1941 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ashland Avenue (60 feet wide) at the distance of 372.8 feet Northwestwardly from the Northwest side of Seventh Avenue (50 feet wide).

Containing in front or breadth on the said Ashland Avenue 18 feet and extending Southwestwardly between parallel lines at right angles with the said side of Ashland Avenue 135 feet crossing the bed of a 15 feet wide driveway which extends Northwestwardly from Seventh Avenue parallel with Ashland wide driveway which extends Northeastwardly into Ashland Avenue.

Tax ID Parcel No. 18-00-00070-00.

For information purposes only - property a/k/a 742 Ashland Avenue, Crum Lynne, PA 19022.

Title to said premises is vested in Joe Calderon and Susan Magee by Deed from Gregory S. Tribbett dated 5/19/2006 and recorded 5/25/2006 in Book 3810, page 245.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joe Calderon and Susan Magee.

Hand Money \$12,341.41

Parker McCay, P.A., Attorneys

**JOSEPH F. MCGINN, Sheriff**

**No. 2577 52. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Norwood, County of Delaware and State of Pennsylvania; and described according to a plan thereof known as "Norwood Park", said Plan made by Damon and Foster, Civil Engineers, dated the 14th day of January A.D., 1942 and last revised the 15th day of October A.D., 1942 said Plan being recorded in the Office for the Recording of Deeds, in and for the County of Delaware, at Media, Pennsylvania, in Plan Case No. 6, page 20 &c., as follows, to wit:



BEGINNING at a point on the North-easterly side of Park Avenue (fifty feet wide) said point being measured by the three following courses and distances from a point of curve on the Northwesterly side of Tasker Avenue (fifty feet wide); (1) leaving Tasker Avenue on the arc of a circle to the right having a radius of fifteen feet the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent on the Northeasterly side of Park Avenue; (2) North fifty-four degrees forty-four minutes twenty seconds West measured along the said side of Park Avenue fifty-seven and fifty one-hundredths feet to a point of curve in the same; (3) Northwestwardly measured still along the said side of Park Avenue on the arc of a circle curving to the left having a radius of three hundred fifty-five feet the arc distance of one hundred seventy-one and eighty-six one-hundredths feet to the point of beginning; thence extending from said point of beginning measured along the said side of Park Avenue the two following courses and distances: (1)Northwestwardly on the arc of a circle curving to the left having radius of three hundred fifty-five feet the arc distance of twenty-eight and thirty-seven one-hundredth feet to a point of tangent in the same; and (2) North eighty-seven degrees three minutes twenty seconds West twenty-two feet to a point; thence extending North two degrees fifty-six minute forty seconds East one hundred ten feet to a point; thence extending South eighty-seven degrees three minutes twenty seconds East fifty-nine and twenty-four one-hundredths feet to a point; thence extending South seven degrees thirty-one minutes twenty-two seconds West one hundred eleven and forty-nine one-hundredths feet to the first mentioned point and place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Patrick Conway and Rachel C. Conway.

Hand Money \$8,101.21

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 3727 53. 2012**

**MORTGAGE FORECLOSURE**

Property being in the Borough of Brookhaven, County of Delaware and State of Pennsylvania, at the property known, named and identified in the Declaration Plan referred to herein as Hilltop Number 114.

BEING Folio No. 05-000062584.

BEING known as: 5200 Hilltop Drive, HH-16, Unit 520, Brookhaven Borough, Pennsylvania. 19015.

IMPROVEMENTS CONSIST OF: Condominium.

SOLD AS THE PROPERTY OF: Mikhail Vaynerman.

Hand Money \$10,751.89

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

**JOSEPH F. McGINN, Sheriff**

**No. 7214 54. 2011**

**MORTGAGE FORECLOSURE**

110 Harvin Road  
Upper Darby, PA 19082

In the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania. Situate on the Westerly side of the center line of Harvin Road (40 feet wide) at the distance of 145 feet Northward from the center line of Lenox Road (40 feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Marc Tregear.

Hand Money \$12,463.76

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

No. 3437 55. 2012

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate on the Southwesterly side of Main Street at the distance of 106.02 feet Southeastwardly from the Southwesterly side of Thirteenth Street, in the Borough of Darby, County of Delaware and State of PA.

CONTAINING in front or breadth on the said Main Street 24.98 feet and exceeding of that width in length or depth Southwesterly between parallel lines at right angles to the said Main Street 127.5 feet.

HAVING erected thereon a dwelling known as 1212 Main Street, Darby, PA 19023.

PARCEL No. 14-00-01951-00.

BEING the same premises which Joseph J. Kelso, Jr. by Deed dated 2/28/2000 and recorded 3/30/2000 in the Recorder's Office of Delaware County Pennsylvania, Deed Book Volume 1996, page 1773, Instrument No. 2000019686, granted and conveyed unto George J. Davis, III as tenant by the entirety, his heirs and assigns.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: George J. Davis, III.

Hand Money \$58,547.12

Louis P. Vitti, Attorney

**JOSEPH F. McGINN, Sheriff**

No. 5248 56. 2012

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Damon and Foster, Civil Engineers for James J. Andrien, dated May 17, 1926 as follows, to wit:

BEGINNING at a point on the Easterly side of Madison Avenue (40 feet wide) at the distance of 256 feet South 20 degrees 3 minutes 20 seconds West from the Southwesterly side of Lathrop Road (40 feet wide); thence extending South 69 degrees 56 minutes 40 seconds East through the middle of a party wall 100 feet to the middle line of a proposed 10 feet wide driveway (leading Southward into a proposed 15 feet wide driveway which leads Eastward into 79th Street and Westward into Madison Avenue); thence South 20 degrees 3 minutes 20 seconds West along the middle of said 10 feet wide driveway 17.72 feet to a point on the Northerly side of said proposed 15 feet wide driveway and thence extending along same North 83 degrees 30 minutes 40 seconds West 102.87 feet to a point on the Easterly side of Madison Avenue; and thence along the same North 20 degrees 3 minutes 20 seconds East 41.85 feet to the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveways as and for driveways, passageways and watercourses at all times, hereafter, forever.

Having erected thereon a dwelling known as 113 North Madison Avenue, Upper Darby, PA 19082.

TAX ID No. 16-06-00691-00.

BEING the same premises which Bernard J. Erl by Deed 09/29/06 and recorded 10/4/06 in the Recorder of Deeds Office in Delaware County, Pennsylvania in Instrument No. 2006092996, granted and conveyed unto Matthew Panaccio.

Sold as the property 113 North Madison Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Matthew Panaccio.

Hand Money \$131,467.17

Louis P. Vitti, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 4699 57. 2011**

**MORTGAGE FORECLOSURE**

Property being in the Borough of Yeadon, County of Delaware and State of Pennsylvania, Situate on the Southeasterly side of Whitby Avenue.

BEING Folio No. 48-00-03196-00.

BEING known as: 812 Whitby Avenue, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Myriam L. George and Afamdi Enechuku.

Hand Money \$13,747.68

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

**JOSEPH F. McGINN, Sheriff**

**No. 1497 58. 2012**

**MORTGAGE FORECLOSURE**

Property in the Township of Newtown, County of Delaware, State of Pennsylvania, being a Unit in Radnor Place Condominium

BEING Folio No. 30-00-02046-73.

BEING KNOWN AS: 1 Radnor Drive, Unit E-4, Newtown, Square, Pennsylvania 19073.

IMPROVEMENTS CONSIST OF: condominium.

SOLD AS THE PROPERTY OF: Angela Dipolo.

Hand Money \$12,755.88

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

**JOSEPH F. McGINN, Sheriff**

**No. 3179 59. 2012**

**MORTGAGE FORECLOSURE**

Property being in the Borough of Norwood, County of Delaware and State of Pennsylvania, beginning at a point on the Southwesterly side of South Love Lane.

BEING Folio No. 31-00-00727-00.

BEING known as: 115 South Love Lane, Norwood, Pennsylvania 19074.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Harry Lang, Executor to the Estate of Harry G. Lang, deceased mortgagor and real owner and Wendy M. Alarcon, Executrix to the Estate of Harry G. Lang, deceased mortgagor and real owner.

Hand Money \$12,641.17

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

**JOSEPH F. McGINN, Sheriff**

No. 5843 60. 2012

**MORTGAGE FORECLOSURE**

423 Lenni Road, Lenni, Middletown Township, Delaware County, PA

ALL THAT CERTAIN message, store house and lot or piece of ground, Situate at Lenni in the Township of Middletown, County of Delaware and State of Pennsylvania and described according to a Survey thereof made by the Philadelphia and Baltimore Central Railroad Company in April 1893, as follows:

BEGINNING at a stone in the middle of the public road leading from Lenni Station to Parkmount Mills and marked on said Plan as the Lima Road, thence along the middle of the said road South 70 degrees, 32 minutes West 70.06 feet to an iron spike in the middle of the said road a corner of the land recently conveyed to William E. McClay to the Philadelphia and Baltimore Central Railroad Company; thence by the same lands North 63 degrees 56 minutes West 144.42 feet to a stake and North 26 degrees 4 minutes East 50 feet to a stake on the South side of Lane 16 1/2 feet wide leading to the aforesaid public road; thence along the said side of the lane South 63 degrees 58 minutes East 170 feet to the place of beginning.

BEING UPI No. 27-00-01230-00.

BEING the same premises which George Lane and Joan Lane, husband and wife by Deeded dated May 31, 2001 and recorded in Medial, Delaware County in Volume 2190, page 1269, granted and conveyed unto John E. McAndrew.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John E. McAndrew.

Hand Money \$34,699.00

Heather Z. Kelly, Esquire, Attorney

**JOSEPH F. MCGINN, Sheriff**

No. 2300 61. 2012

**MORTGAGE FORECLOSURE**

Property in the Borough of Norwood, County of Delaware, State of Pennsylvania on the Northeasterly side of West Love Lane.

Front: IRR Depth: IRR

BEING Premises: 206 Love Lane, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: David Pomes.

Hand Money \$12,284.41

KML Law Group, P.C., Attorneys

**JOSEPH F. MCGINN, Sheriff**

No. 5497 62. 2012

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING premises: 551 Holmes Road, Morton, PA 19070.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Judith Marie Meehan.

Hand Money \$27,916.75

KML Law Group, P.C., Attorneys

**JOSEPH F. MCGINN, Sheriff**

**No. 00305 63. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware, State of Pennsylvania on the Northwestern side of Taylor Avenue.

Front: IRR Depth: IRR

BEING Premises: 1055 Taylor Drive, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: John E. Hansen and Lillian C. Milillo.

Hand Money \$6,477.92

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2919 64. 2012**

**MORTGAGE FORECLOSURE**

Property in the Township of Lower Chichester, County of Delaware, Commonwealth of PA on the Northeasterly side of Market Street (formerly Marcus Hook Road).

Front: IRR Depth: IRR

BEING Premises: 1525 Market Street, Marcus Hook, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael Byrne and Shannon Byrne.

Hand Money \$9,147.09

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 1845 65. 2006**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

Being Premises: 78 Houston Road, Lansdowne, PA 19050-1726.

IMPROVEMENTS CONSIST OF: a single family residential property.

SOLD AS THE PROPERTY OF: Eric Magee and Barbara Phillips.

Hand Money \$10,688.19

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6947 66. 2011**

**MORTGAGE FORECLOSURE**

40 Glenn Road  
Aston, PA 19014

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

Situate on the Westerly side of Glenn Road (50 feet wide) and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kevin McNicholas, Kimberly McNicholas, United States of America.

Hand Money \$31,781.14

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

No. 1963 67. 2011

**MORTGAGE FORECLOSURE**

1523 Bayard Avenue  
Folcroft, PA 19032

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

Situate on the Southeasterly side of Bayard Street at the distance of two hundred twenty-eight and seventy-five one hundredths feet (278.750') measured Northeastwardly from the Southeasterly corner of the said Bayard Street and Garfield Avenue.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Holly J. Weber, Thomas E. Weber, Sr.

Hand Money \$18,283.88

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

No. 10093 69. 2011

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Upper Chichester, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a conveyance plan of Boothwyn Acres, for Boothwyn Development Corp., made by Damon and Foster, Civil Engineers, Sharon Hill, PA on May 23, 1957 and last revised June 11, 1957, as follows, to wit:

BEGINNING at a point on the North-easterly side Broomall Street (fifty feet wide) at the distance of three hundred feet measured North thirty three degrees, thirty-six minutes, ten seconds West, along the same from its intersection with the Northwesterly side of Euclid Avenue (fifty feet wide) (both lines produced); extending thence from said beginning point and along the said Northeasterly side of Broomall Street North thirty-three degrees, thirty-six minutes, ten seconds West, seventy-five feet to a point; thence extending North fifty-six degrees, twenty-three degrees, thirty-six minutes ten seconds East, seventy-five feet to a point; thence extending South fifty-six degrees, twenty-three minutes, fifty seconds West, one hundred thirty-five feet to the first mentioned point and place of beginning.

BEING Lot Number 12, as shown on said Plan and premises No. 2207 Broomall Street.

BEING the same premises which East Broad Realty Corporation (Pennsylvania Corporation) by Indenture bearing date the 31st day of July A.D. 1957 and recorded in the Office of the Recorder of Deeds, in and for the County of Delaware, aforesaid, in Deed Book 1875, page 228, granted and conveyed unto Ralph M. Bickling Jr., in fee.

Under and subject to certain conditions and restriction now of record.

Title to said premises vested in Geraldine I. Bateman, unmarried by Deed from Geraldine I. Bateman, unmarried dated 03/12/03 and recorded on 04/01/03 in the Delaware County Recorder of Deeds in Instrument No. 2003039484.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Geraldine I. Bateman.

Hand Money \$17,484.03

Patrick J. Wesner, Attorney

**JOSEPH F. McGINN, Sheriff**



No. 5325 70. 2012

**MORTGAGE FORECLOSURE**

914 Cedar Avenue  
Darby, PA 19023

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

Situate on the Southwesterly corner of Marks Avenue and Cedar Avenue and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Amilcar G. Cesar.

Hand Money \$4,590.80

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

No. 5572 71. 2012

**MORTGAGE FORECLOSURE**

56 Clifton Avenue  
Sharon Hill, PA 19079

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

Situate on the Southwesterly side of Clifton Avenue (40 feet wide) at the distance of 503.13 feet and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Linnette Fletcher aka Lynette S. Fletcher aka Linette S. Fletcher.

Hand Money \$8,561.16

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

No. 14865 72. 2010

**MORTGAGE FORECLOSURE**

835 Yeadon Avenue  
Yeadon, PA 19050

Property in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania, Situate on the Northeasterly side of Yeadon Avenue at the distance of 146.97 feet Northwestwardly from Northwesterly side of Darnell Avenue.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Phillis Kinchen n/k/a Phillis Dupree.

Hand Money \$8,910.80

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

No. 6330 73. 2011

**MORTGAGE FORECLOSURE**

1316 Bullens Lane  
Woodlyn, PA 19094

In the Township of Ridley, County of Delaware and State of Pennsylvania.

Situate on the Southerly side of Bullen's Lane (41.5 feet wide) and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Donna M. Czechowicz.

Hand Money \$17,828.74

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

No. 2068 74. 2012

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Borough of Upland, County of Delaware and Commonwealth of Pennsylvania and described according to a survey and plan thereof made by Chester F. Baker, Registered Surveyor, of Chester, Pennsylvania, on June 30, 1942, as follows, to wit:

BEGINNING at a point in the Southeast-erly side of Church Street (20 feet wide) at the distance of 215.58 feet measured North 34 degrees, 23 minutes, 30 seconds East along the said side of Church Street from its intersection with the Northeasterly side of 7th Street and extending thence from the first above mentioned point and place of beginning along the Southeasterly side of Church Street, North 34 degrees, 23 minutes, 30 seconds East the distance of 36.72 feet to a point; thence leaving Church Street and extending through a brick party wall South 55 degrees, 02 minutes, 45 seconds East the distance of 99.99 feet to a point and extending South 33 degrees, 05 minutes, 48 seconds West the distance of 32.58 feet to a point in line of land now or late of David E. Lord and extending thence by the same along the center line of an 18 inch stone wall, North 57 degrees, 24 minutes, 30 seconds West the distance of 100.77 to a point in the Southeasterly side of Church Street, being the first mentioned point and place of beginning.

Folio No. 47-00-00110-00.

Title to said premises vested in Anna McCormack by Deed from Paul J. Milewski dated 02/25/05 and recorded on 03/08/05 in the Delaware County Recorder of Deeds in Book 3429, page 390.

IMPROVEMENTS CONSIST OF: resi-dential dwelling.

SOLD AS THE PROPERTY OF: Anna M. McCormack a/k/a Anna McCormack.

Hand Money \$8,588.52

Patrick J. Wesner, Attorney

**JOSEPH F. McGINN, Sheriff**

No. 8097 75. 2011

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVE-MENTS thereon erected, Situate in the Borough of Collingdale, County of Delaware and State of Pennsylvania, described in accordance with the plan of property for Alexander Homes, Inc., by Damon and Foster, on May 7, 1948, as follows, to wit:

BEGINNING at a point on the North-westerly side of Pitman Avenue (50.00 feet wide) at the distance of 249.90 feet measured Southwestwardly from the Southwesterly side of Collingdale Avenue (50.00 feet wide).

CONTAINING in front or breadth on the said Pitman Avenue 25.45 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Pitman Avenue crossing the bed of a certain proposed 15.00 feet wide driveway which extends Northeastwardly and Southwestwardly communicating at each end thereof with a certain proposed 15 feet wide driveway which extends Southeastwardly into Pit-man Avenue 100.00 feet.

BEING Lot No. 2 on the aforesaid Plan.

BEING known as 921 Pitman Avenue, Collingdale, PA 19023.

Title to said premises vested in Christine Murphy by Deed from Christine Murphy, widow dated 05/24/2006 and recorded on 06/06/2006 in the Delaware County Re-corder of Deeds in Book 03818, page 0376.

IMPROVEMENTS CONSIST OF: resi-dential dwelling.

SOLD AS THE PROPERTY OF: Megan Rodgers, Administratrix of the Estate of Christine Murphy, deceased mortgagor and real owner.

Hand Money \$13,741.54

Patrick J. Wesner, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 7581 76. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, and described in accordance with a plan of a portion of the Humphrey Tract, Ardmore, made by Over and Tingley, Civil Engineers, Havertown, PA dated 6/18/1949 and last revised 10/23/51 as follows, to wit:

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

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

BEING known as No. 761 Hathaway Lane.

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

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

IMPROVEMENTS CONSIST OF: residential dwelling.

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

Hand Money \$29,062.47

Patrick J. Wesner, Attorney

**JOSEPH F. MCGINN, Sheriff**

**No. 4345 77. 2012**

**MORTGAGE FORECLOSURE**

1895 Carter Road  
Folcroft, PA 19032

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

Situate on the Southwesterly side of Carter Road (50 feet wide) and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Shallah Hart, Albert Swindle, III.

Hand Money \$12,460.40

Udren Law Offices, P.C., Attorneys

**JOSEPH F. MCGINN, Sheriff**

**No. 2473 78. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania, bounded and described according to a plan of Walnut Hill Park, made for Warner Nest Corporation by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, July 28, 1941, as follows, to wit:

BEGINNING at a point on the Easterly side of Church Lane (50 feet wide) at the distance of 138.04 feet measured South 9 degrees 3 minutes 30 seconds West from a point of tangent which point of tangent is measured on a radius round corner whose radius is 20 feet the arc distance of 18.10 feet from a point of curve on the South-easterly side of Walnut Park Drive (40 feet wide); thence from said point of beginning and extending South 80 degrees 56 minutes 27 seconds East passing through the middle of a partition wall separating these premises adjoining to the North 75 feet to a polar in the middle line of a proposed 15 feet driveway which extends Northeastwardly into Walnut Park Drive; thence extending along the middle line of said 15 feet wide proposed driveway South 9 degrees 3 minutes 33 seconds West 18 feet to a point; thence extending North 80 degrees 56 minutes 27 seconds West passing through the middle of a partition wall separating these premises from premises adjoining to the South 75 feet to a point on the Easterly side of Church Lane; thence extending along the Easterly side of said Church Lane North 9 degrees 3 minutes 33 seconds East 18 feet to the first mentioned point and place of beginning.

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

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Neshar Ahmed.

Hand Money \$10,729.48

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 4180 79. 2012**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 14-00-00541-00.

BEING known as: 424 Darby Terrace, Darby, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: lot.

SOLD AS THE PROPERTY OF: Mashar Altuntas and Kameelah Evans.

Hand Money \$6,009.25

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

**JOSEPH F. McGINN, Sheriff**

**No. 5266 80. 2010**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Darby, County of Delaware and Commonwealth of Pennsylvania, described according to a Conveyance Plan of Section 1 made for Darby, Development Corporation by Damon and Foster, Civil Engineers, Sharon Hill, PA dated 9/28/1961, as follows:

BEGINNING at a point on the South-easterly side of Noblet Avenue (50 feet wide) at the distance of 26.15 feet measured North 68 degrees 30 minutes East along same from its intersection with the North-easterly side of Tribitt Avenue (60 feet wide) (both lines produced); thence extending from said beginning point along the said Southeasterly side of Noblet Avenue North 68 degrees 30 minutes East 68.95 feet to a point; thence extending South 24 degrees 4 minutes 30 seconds East 42.14 feet to a point; thence extending South 65 degrees 55 minutes 30 seconds West, partly through the party wall between these premises and the premises adjoining to the Southeast, 95 feet to a point on the Northeasterly side of Tribitt Avenue, aforesaid, thence extending along same North 24 degrees 4 minutes 30 seconds West 20.26 feet to a point of curve; thence extending along a line curving to the right having a radius of 25 feet, the arc distance of 40.39 feet to the first mentioned point and place of beginning.

BEING known as No. 132 on said Plan and House No. 1101 Tribitt Avenue.

BEING Folio No. 15-00-03814-65.

TITLE to said premises vested in Gontrand Hodges and Brenda Hodges, his wife by Deed from Charles D. McKinney, Executor of the Will of Jeanette McKinney, deceased dated 01/23/1998 and recorded on 02/04/1998 in the Delaware County Recorder of Deeds in Book 1677, page 1839.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Gontrand Hodges and Brenda Hodges.

Hand Money \$4,562.28

Patrick J. Wesner, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 003879 81. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of East Lansdowne, County of Delaware and State of Pennsylvania, bounded being known and designated as Lots 7 and 8 on a certain Plan of Lots of East Lansdowne, which Plan is recorded at Media, in the Office for the Recording of Deeds in and for the County of Delaware in Deed Book H No., 10 page 638 and designated as follows, to wit:

SITUATE on the Easterly side of Oak Avenue at the distance of 100 feet Southwardly from the Southerly side of Pembroke Avenue.

CONTAINING in front or breadth on the said Oak Avenue 50 feet and extending of that width in length or depth Eastwardly between parallel lines at right angles to the said Oak Avenue 114.24 feet more or less on the Northerly line thereof to the Westerly side of North Church Lane.

TAX ID 17-00-00619-00.

For information purposes only - property a/k/a 37 Oak Avenue, Lansdowne, PA 19050.

TITLE to said premises is vested in Dave Resto, a sole-owner by Deed from Marc Carpenter and Mitchell Chartock, dated 8/23/2005, recorded 9/16/2005 in Book 3598, page 1405.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dave Resto.

Hand Money \$14,368.29

Parker McCay, P.A., Attorneys

**JOSEPH F. McGINN, Sheriff**

No. 08314 82. 2011

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania, and described according to a plan thereof made for Knowles Construction Co. by Damon and Foster, Civil Engineers, Sharon Hill, PA dated May 15, 1947 and revised on July 30, 1948 as follows:

BEGINNING at a point on the North-easterly side of Anderson Avenue (40 feet wide) which point is at the distance of 346.66 feet measured South 29 degrees 55 minutes East along the said side of Anderson Avenue from its intersection with the Southeasterly side of School Lane (40 feet wide) extending thence from said beginning point North 60 degrees East partly through the bed of certain driveway laid out between these premises and premises adjoining on the Northwest 132.83 feet to a point; thence extending South 29 degrees 37 minutes East 26.67 feet to a point; thence extending South 60 degrees West partly through the party wall between these premises and the premises adjoining on the Southeast 132.61 feet to a point on the Northeasterly side of Anderson Avenue aforesaid and thence extending along the same North 29 degrees 55 minutes West 26.67 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Daniel Hanlon and Margaret L. Hanlon, a tenants by the entirety by Deed from Daniel Hanlon dated 08/15/96 and recorded on 08/23/96 in the Delaware County Recorder of Deeds in Book 01506, page 1175.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Daniel Hanlon and Margaret L. Hanlon.

Hand Money \$15,029.88

Patrick J. Wesner, Attorney

JOSEPH F. MCGINN, Sheriff

No. 6679 83. 2012

MORTGAGE FORECLOSURE

Property: 1369 Lawrence Road, Haverford Township, Delaware County, Pennsylvania 19083.

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, bounded and described according to a survey and plan thereof made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on September 29, 1950, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lawrence Road (forty feet wide) said point is at the distance of four hundred forty-four and sixty-six one-hundredths feet measured Northwestwardly along the title line in the bed of Lawrence Road from its intersection with the middle line of Eagle Road; thence along the title line in the bed of Lawrence Road the two following courses and distances: (1) North seventy degrees, fourteen minutes West thirty and seventy-two one-hundredths feet to a point; (2) North sixty-two degrees, twenty-six minutes West fifty-one and seven one-hundredths feet to a point; thence leaving Lawrence Road by other lands of Staats Oil Company of which this is a part, North thirteen degrees, fourteen minutes East two hundred ten and twenty-nine one-hundredths feet to a point in the bed of a driveway leading Eastwardly to Eagle Road, being also on the Southwest side of a proposed fifteen feet wide right of way; thence in the bed of said driveway and along the Southwest side of said proposed fifteen feet wide right of way and by land of Clarene L. Kuemmerle South seventy-eight degrees East eighteen minutes eighty and three one-hundredths feet to a point; thence South thirteen degrees, fourteen minutes West two hundred twenty-eight and fifty-seven one-hundredths feet to the place of beginning.

FOLIO NO. 22-01-00728-00.



BEING the same premises which John R. Taraborrelli and Christopher J. Taraborrelli, by Deed dated 07/04/03 and recorded 07/14/03 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 2847 page 1714, granted and conveyed unto Colm McNally.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Colm McNally.

Hand Money \$236,205.97

David E. Stern, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 121                      84.                      2010**

**MORTGAGE FORECLOSURE**

Property being in the Township of Aston, County of Delaware, beginning at a point on the Northeasterly side of Victoria Drive.

BEING Folio No. 02-00-02616-42.

Being Known as: 33 Victoria Drive, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Dennis M. Jones and Denise Jones.

Hand Money \$16,541.99

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

**JOSEPH F. McGINN, Sheriff**

**No. 2836                      85.                      2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN two story brick dwelling house and lot or piece of land, hereditaments and appurtenances, Situate in Chester City, City of Chester, County of Delaware, Commonwealth of Pennsylvania, situate in the West side of Hayes Street in the City of Chester, County of Delaware, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Hayes Street 111 feet 7 inches Northwardly from West 2nd Street.

CONTAINING in front on Hayes Street measured Northwardly 15 feet 4 1/2 inches and extending in depth Westwardly continuing the same width at right angles to said Hayes Street 63 feet more or less to an alley 4 feet in width in the rear thereof. The boundary line on the North and on the South in the middle of a party wall between the premises hereby conveyed and a like message immediately adjacent thereto on either side.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Moshe Silberstein.

Hand Money \$5,103.41

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 3091                      86.                      2010**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land Situate in the Township of Upper Chichester, County of Delaware and State of Pennsylvania, being known as Lot No. 3, Section E, as laid out on Plan of Twin Oaks Manor dated the 29th day of February A.D. 1928 and recorded in the Recorder of Deeds Office in and for the County of Delaware in Plan Case 3 page 14, bounded and described as follows:

BEGINNING at a point on the Southerly side of Dutton Street at the distance of 100 feet Westwardly from the Westerly side of Wolverson Avenue.

CONTAINING in front along the Southerly side of said Dutton Street Westwardly 50 feet and extending of that width in length or depth Southwardly 135 feet to lands now or late of Washington T. Young. Bounded on the East by lands now or late of Joseph F. Comer, et ux.

ALSO ALL THAT CERTAIN lot or piece of land situate in the Township of Upper Chichester, County of Delaware, Commonwealth of Pennsylvania, being known as the Westerly one-half of Lot No. 2, Section E, as laid out on plan of Twin Oaks Manor, dated February 29, 1928 and recorded at the Recorder of Deeds Office in and for Delaware County, Pennsylvania, in Plan Case No. 3 page 14, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Dutton Street at the distance of 75 feet measured Westwardly from the West side of Wolverson Avenue, containing in front along the Southerly side of said Dutton Street measured Westwardly 25 feet and extending of that width in length or depth Southwardly 135 feet to lands now or late of Washington T. Young, bounded on the Westerly side of lands of Benjamin M. Bomurski, as above described bounded on the Easterly side by lands now or late of Joseph F. Comer, et ux.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mark D. Urban and Theresa D. Urban.

Hand Money \$15,847.25

Gregory Javardian, Esquire, Attorney

**JOSEPH F. MCGINN, Sheriff**

**No. 2308 87. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Aston, County of Delaware, State of Pennsylvania, being known and designated as Lot No. 122 on plan of Lots of Green Ridge, Section "D" made by Damon and Foster, Sharon Hill, Pennsylvania, June 29, 1942 and revised July 31, 1942, as recorded at Media in the Office of Recorder of Deeds in Plan Case No. 5 page No. 19, particularly bounded and described as follows:

BEGINNING at a point on the Southeasterly side of Mildred Lane (50 feet wide), at the distance of 126.32 feet measured North 70 degrees 42 minutes 22 seconds East from a point of curve in line of Lot No. 125 on said plan; thence extending along the Southeasterly side of said Mildred Lane North 70 degrees 442 minutes 22 seconds East 50 feet to a point in line of Lot No. 121 on said Plan; thence extending along Lot No. 121 on said Plan South 19 degrees 17 minutes 38 seconds East 100 feet to a point in line of Lot No. 83 on said Plan, thence extending along Lot No. 83 and along Lot No. 84 on said plan, South 70 degrees 42 minutes 22 seconds West 50 feet to a point in line of Lot No. 123 on said Plan; thence extending along Lot No. 123 on said Plan, North 19 degrees 17 minutes 38 seconds West 100 feet to the Southeasterly side of Mildred Lane the point and place of beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anthony J. Dimeglio, II.

Hand Money \$17,707.38

Gregory Javardian, Esquire, Attorney

**JOSEPH F. MCGINN, Sheriff**

**No. 3140 88. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the IMPROVEMENTS thereon erected, situate on the Easterly side of Parker Street, at the distance of 144 feet Southwardly from the Southeasterly corner of the said Parker Street and Eleventh Street, in the Seventh Ward, in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth along the said Parker Street, 16 feet and extending of the width in length or depth Eastwardly between parallel lines at right angles to the said Parker Street 100 feet to a 3 feet wide alley.

TOGETHER with the right and use of the said 3 feet wide alley in common with the owners of the other lands abutting thereon.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Paul Njoku.

Hand Money \$4,447.78

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 15063 89. 2009**

**MORTGAGE FORECLOSURE**

Property in the Township of Radnor, County of Delaware, State of Pennsylvania on the Southwesterly side of Fawn Hill Road.

BEING Folio No. 36-05-03027-09.

BEING KNOWN AS: 767 Fawnhill Road, Radnor, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Benjamin S. Tehrani and Shanaz Tehrani.

Hand Money \$56,902.95

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

**JOSEPH F. McGINN, Sheriff**

**No. 001435 90. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN Unit being Unit 222, in the planned community property known, named and identified in the Declaration of Terrazza at Newtown Square, a Planned Community and the Plats and Plans attached thereto (Declaration), situate in the Township of Newtown, County of Delaware, Commonwealth of Pennsylvania and established pursuant to the provisions of the Pennsylvania Uniform Planned Community Act, 68 P.S. 5101 et seq., said Declaration dated June 30, 2008 and recorded on June 30, 2008 in the Office of the Recorder of Deeds of Delaware County, Pennsylvania in Book 04391, page 1467; as amended by Amendment to Declaration of Pland Community dated July 23rd, 2008 recorded July 31, 2008 in Book 4409 page 1082.

TITLE to said premises is vested in Sharon M. Jackson, an individual by Deed from Cornerstone Newtown Square Associates, L.P., a Pennsylvania Limited Partnership dated 09/00/08 and recorded on 09/10/08 in the Delaware County Recorder of Deeds in Book 04429, page 0923.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Maxwell Paul, Administrator of the Estate of Sharon M. Jackson, deceased Mortgagee and real owner.

Hand Money \$38,044.89

Patrick J. Wesner, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 5151 91. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lots or piece of land, with the buildings and improvement thereon erected, Situate in the Borough of Trainer, County of Delaware and State of Pennsylvania, being known as Lots No. 1 and 2 and a portion of Lot No. 3 in Block "E" as shown and described according to a Plan and Survey of Trainer Hills made by Chester Baker, Borough Engineer on February 2, 1929 recorded in the Recorder of Deeds Office at Media, Delaware County, Pennsylvania.

SITUATE on the Northeasterly corner of Chestnut Street and Tenth Street.

CONTAINING in front on the North-easterly side of Chestnut Street measured Northwestwardly 52 feet and extending of that width in length or depth Northeastwardly on the Northwestery line thereof 100 feet on the Southeasterly line thereof 100 feet.

Having erected thereon a dwelling known as 1003 Chestnut Street, Trainer, PA 19061.

BEING Folio No. 46-00-00082-00.

BEING the same premises which Sean M. O'Donnell by his deed dated 10/5/04 and recorded on 10/8/04 in the Recorder of Deeds Office of Delaware County, Pennsylvania in Deed Book Volume 3314, page 985 granting and conveyed unto Joel W. Prange and Justin A. Prange.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Joel W. Prange and Justin A. Prange.

Hand Money \$134,019.62

Louis P. Vitti, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 4197 92. 2012**

**MORTGAGE FORECLOSURE**

Property: 707 Highland Avenue, City of Chester, Delaware County, Pennsylvania 19013. Folio Number 49-11-01528-00.

IMPROVEMENTS CONSIST OF: multi family dwelling.

SOLD AS THE PROPERTY OF: Antoinette V. Noble.

Hand Money \$9,679.15

J. Timothy Arndt, III, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 4198 93. 2012**

**MORTGAGE FORECLOSURE**

Property: 2034 Edgmont Avenue, City of Chester, Delaware County, Pennsylvania 19013. Folio Number 49-01-01848-00.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Antoinette V. Noble.

Hand Money \$8,533.77

J. Timothy Arndt, III, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 2464 94. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Norwood, County of Delaware and State of Pennsylvania; described according to a survey and plan thereof made by Damon and Foster, Civil Engineers, dated February 24, 1938, as follows, to wit:

BEGINNING at a stone in the Southwest corner of Mohawk Avenue (60 feet wide) and Seneca Avenue (60 feet wide) said stone being in the Southerly extremity of a curve in the Westerly side of Seneca Avenue; thence along the Westerly side of Seneca Avenue along the arc of a circle (whose radius is 6.35 feet) in a clockwise direction, an arc distance of nine and twenty one-hundredths (9.21) feet to a point to compound curve; thence continuing along Seneca Avenue along the arc of a circle (whose radius is 42.54 feet) in a clockwise direction, an arc distance of thirty and sixty-six one-hundredths (30.66) feet to a point of reverse curve, continuing along the said side of Seneca Avenue along the arc of a circle (whose radius is 236.70 feet) in a counter clockwise direction an arc distance of one hundred and twenty one (121) feet to the side of a fifteen (15) feet wide alley, thence along the same South forty degrees nine minutes thirty seconds West (S 40 degrees 9 minutes 20 seconds W) seventeen and sixty-nine one-hundredths (17.69) feet to a point; thence North forty-nine degrees fifty minutes thirty seconds West (N 49 degrees 50 minutes 30 seconds W) one hundred and fifty (150 feet to a point in the Southerly side of Mohawk Avenue, thence along the same North fifty degrees nine minutes thirty seconds East (N 49 degrees 9 minutes 30 seconds E) fifty (50) feet to the first mentioned point and place of beginning.

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William H. Howells and Dolores M. Howells.

Hand Money \$19,444.97

Gregory Javardian, Esquire, Attorney

**JOSEPH F. MCGINN, Sheriff**

**No. 6018 95. 2001**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware and State of Pennsylvania, on the Westerly side of Holmes (formerly Amosland) Road.

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$13,688.10

KML Law Group, P.C., Attorneys

**JOSEPH F. MCGINN, Sheriff**

**No. 9793 96. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as "Painter's Crossing" a Condominium located on Baltimore Pike (U.S. Route No. 1), Chadds Ford Township, formerly known as Birmingham Township, Delaware County, Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.C. 196, by the Recording in the Office of the Recorder of Deeds for Delaware County, Pennsylvania of a Declaration of Condominium and Code of Regulations dated August 24, 1973 and recorded on August 24, 1973 in Deed Book 2480 page 297, an Amendment to the Code of Regulations dated April 10, 1981 and recorded April 13, 1981 in Deed Book 2780 page 292, and another Amendment to the Code of Regulations dated March 29, 2000 and recorded August 23, 2000 in Volume 2055 page 328; and an Amendment to the Declaration of Condominium dated April 13, 1981 and recorded October 4, 1989 in Volume 707 page 1222 and another Amendment to the Declaration of Condominium dated October 23, 1990 and recorded October 26, 1990 in Volume 800 page 1076, a Declaration Plan last revised July 12, 1973 and recorded August 24, 1973 in Condominium Drawer No. 1, being designated on said Declaration Plan as Unit No. 1605 as more fully described in such Declaration Plan and Declaration and Code of Regulations, together with the proportionate undivided interest in the common elements as the same may change from time to time.

AND the said Joseph A. Oliveri joins herein for the purpose of conveying his equitable interest under Item 4 of said will.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights agreements, conditions, exceptions, reservations and exclusions as contained and set forth in such Declaration, Declaration Plan and Code of Regulations and in the Rules referred to in such Code of Regulations.

UNDER AND SUBJECT to easements, rights granted to public utilities and other rights, covenants and restrictions of record.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph A. Oliveri.

Hand Money \$16,263.08

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 5411 97. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 14.25 Depth: 80

Being Premises: 7229 Glenthorne Road, Upper Darby, PA 19082-5108.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Wayne Kershner.

Hand Money \$6,120.78

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 00403 98. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 30 Depth: 100



BEING Premises: 313 Greenwood Road a/k/a 313 Greenwood Drive, Sharon Hill, PA 19079-1203.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Jean C. Maddox a/k/a Jean C. Grasy.

Hand Money \$8,743.74

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3625 99. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 100

BEING Premises: 1024 Spruce Street, Collingdale, PA 19023-3931.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Robert J. Altomari, Jr. and Angela R. Altomari.

Hand Money \$14,554.52

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4187 100. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 24 Depth: 118

BEING Premises: 1024 Tyler Avenue, Darby, PA 19023-1104.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Beatrice Hanson and Siaka Kabia.

Hand Money \$7,130.39

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4337 101. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 70

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

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Jack Janes.

Hand Money \$5,703.51

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 08327 102. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 90

BEING Premises: 629 Greenway Avenue, Darby, PA 19023-2320.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Sharon C. Pinnock, in her capacity as Administratrix of the Estate of Beverley L. Brewster, Enid Huggins, in her capacity as Heir of the Estate of Beverley L. Brewster and unknown heirs, successors, assigns, and all person, firms, or associations claiming right, title or interest from or under Beverley L. Brewster, deceased.

Hand Money \$2,000.00

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5464 103. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 75 Depth: 120

BEING Premises: 511 South Elmwood Avenue, Glenolden, PA 19036-2325.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Joseph Yaunches.

Hand Money \$17,022.97

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3119 104. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 120

BEING Premises: 247 Melrose Avenue, Lansdowne, PA 19050-2531.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Zakiyyah Muhammad.

Hand Money \$10,843.63

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 13678 105. 2010**

**MORTGAGE FORECLOSURE**

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

Square feet: 40000 Lot 1

Being Premises: 440 North Sproul Road, Broomall, PA 19008-2029.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Hilary Mason Cohen a/k/a Hilary E. Cohen and Michael L. Cohen a/k/a Michael Lewis Cohen a/k/a Michele Lynn Cohen.

Hand Money \$28,085.85

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 001739 106. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 74 Depth: 120

Being Premises: 400 South Central Boulevard, Broomall, PA 19008-4101.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John H. Good, Jr.

Hand Money \$21,785.37

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 004846 107. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 26 Depth: 100

BEING premises: 205 Lynn Road, Ridley Park, PA 19078-1329.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Megan Kilgore.

Hand Money \$15,274.77

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 12610 108. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 28 Depth: 100

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tariq Ansari.

Hand Money \$17,542.90

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 009062 109. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 53 Depth: 197

Being Premises: 1019 Lamb Road, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Deborah A. Vannorden a/k/a Deborah Ann Vannorden and William Erickson Vannorden, IV.

Hand Money \$8,016.13

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 9320 110. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 123

BEING Premises: 937 Thornton Road, Upper Chichester, PA 19061-3128.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ronald P. Stevenson and Pamela M. Kwiatkoski.

Hand Money \$21,058.18

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4309 112. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Upper Chichester, County of Delaware, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Planned Residential Development Plan for Creekside Village at Naaman's dated 5/31/2001 last revised 9/12/2002 and recorded in Plan Volume 23 page 321, as follows, to wit:

BEGINNING at a point on the North-easterly side of Dresner Circle (50 feet wide), a corner of Lot No. 55 on said Plan; thence extending along said lot, North 85 degrees 33 minutes 44 seconds East, 100 feet to a point in line of open space No. 4 on said plan; thence extending along same, South 4 degrees 26 minutes 16 seconds East, 28 feet to a point, a corner of Lot No. 57 on said plan; thence extending along said lot, South 85 degrees 33 minutes 44 seconds West, 100 feet to a point in the aforesaid Northeastly side of Dresner Circle; thence along same, North 4 degrees 26 minutes 16 seconds West, 28 feet to the first mentioned point and place of beginning.

CONTAINING 2,800 square feet 0.0643 acres of land, more or less.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Hardev Singh Kharod, Jagdish Kaur Kharod and Manpreet S. Kharod.

Hand Money \$22,968.83

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 8011 113. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 55 Depth: 114

Being Premises: 2405 North Greenhill Road, Broomall, PA 19008-2934.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert M. Copeland and Sandra A. Copeland a/k/a Sandra A. Wilson Copeland.

Hand Money \$30,600.02

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 8338 114. 2009**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Borough of Yeadon, County of Delaware and State of Pennsylvania; described according to a Plan of Lots prepared for Joseph J. Kelly by William Reeder, R.E. dated 2/15/1947, as follows, to wit:

BEGINNING at a point of intersection of the Northeasterly side of Arbor Road (50 feet wide) with the Southeasterly side of Parmley Avenue (50 feet wide); thence extending along said Southeasterly side of Parmley Road North 61 degrees 16 minutes 5 seconds East 76.10 feet to the center line of certain 12 feet wide driveway extending Northwestwardly into said Parmley Avenue and Southeastwardly into Darnell Avenue (50 feet wide); thence extending along center line of said driveway South 28 degrees 39 minutes 28 seconds East 35.94 feet to a point; thence extending South 61 degrees 20 minutes 32 seconds West and passing partly through the center of a party wall between these premises and the premises adjoining on the Southeast, 76.10 feet to a point on the said Northeasterly side of Arbor Road; thence extending along said Northeasterly side of Arbor Road, North 28 degrees 39 minutes 28 seconds West 35.84 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 7 on said plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Curtis Taylor and Paulette Taylor.

Hand Money \$13,714.08

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 5107 115. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 150

Being Premises: 43 Northwood Road, Newtown Square, PA 19073-4322.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kristin A. Barmes.

Hand Money \$29,544.15

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4011 116. 2012**

**MORTGAGE FORECLOSURE**

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

Description: 45 x 128 x IRR

Being Premises: 52 North Highland Avenue, Lansdowne, PA 19050-2069.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dana A. Coffin and Cheryl L. Coffin.

Hand Money \$27,973.38

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 12737 117. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 100

Being Premises: 7213 Wayne Avenue, Upper Darby, PA 19082-2008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Matthew I. Cohen and Paula M. Cohen a/k/a Paula Cohen f/k/a Paula M. Crawford.

Hand Money \$22,822.08

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 9321 118. 2011**

**MORTGAGE FORECLOSURE**

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

1,040 sf LOT 215

BEING Premises: 215 Black Hawk Court, Media, PA 19063-5526.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Theresa M. Benz.

Hand Money \$9,847.12

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4914 119. 2012**

**MORTGAGE FORECLOSURE**

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

BEGINNING at a point in a curve on the Southeasterly side of Garden (East) Road (50 feet wide) at the distance of 306.05 feet measured Northeastwardly along the said of Garden (East) Road from its intersection with the original title line of the Chester Pike (or the ultimate width of 120 feet); thence from the beginning point and extending along the said Southeasterly side of Garden (East) Road on the arc of a circle curving left with the radius of 100 feet, the arc distance of 50 feet to a point; thence leaving Garden (East) Road and extending North 80 degrees 33 minutes 12 seconds East 125 feet to a point; thence extending South 9 degrees 26 minutes 48 seconds East 122.92 feet to a point; thence extending North 70 degrees 47 minutes 55 seconds West 156.39 feet to the first mentioned point and place of Beginning.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kimberly Nowacky.

Hand Money \$25,351.20

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 2397 120. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 28.5 Depth: 120

BEING premises: 346 Cedar Avenue Holmes, PA 19043-1205.

IMPROVEMENTS CONSIST OF: residential property.



SOLD AS THE PROPERTY OF: Anthony L. Nestor.

Hand Money \$11,152.55

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3399 121. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Folcroft, County of Delaware and State of Pennsylvania, bounded and described according to a survey and plan made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated March 3, 1951 and last revised June 1, 1951, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Llanwellyn Avenue (40 feet wide) which point is measured South 65 degrees 42 minutes West 239.71 feet from a point which is measured North 24 degrees 17 minutes 30 seconds West crossing the bed of Llanwellyn Avenue, 40 feet from a point on the Southeasterly side of Llanwellyn Avenue, which point is measured North 65 degrees 42 minutes East 77.41 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet from a point on the Northeasterly side of Folcroft Avenue (40 feet wide); thence extending North 24 degrees 18 minutes West partly passing through the party wall between these premises and the premises adjoining on the Northeast and crossing the bed of a certain 12 feet wide driveway which extends Northeast; thence Southeast into Llanwellyn Avenue and Southwest; thence Southeast into Llanwellyn Avenue 113.26 feet to a point; thence extending South 66 degrees 10 minutes 56 seconds West 16 feet to a point; thence extending South 24 degrees 18 minutes East recrossing the bed of aforesaid driveway and party passing through the party wall between this premises and the premises adjoining on the Southwest, 113.38 feet to a point on the Northwesterly side of Llanwellyn Avenue;

thence extending along the Northwesterly side of Llanwellyn Avenue, North 65 degrees 42 minutes East 16 feet to the first mentioned point and place of beginning.

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine Carver.

Hand Money \$10,942.69

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 2044 122. 2011**

**MORTGAGE FORECLOSURE**

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

Dimensions: 326 x 113 x 122 x 90

Being Premises: 2413 Devon Lane, Drexel Hill, PA 19026-1001.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Denise M. Buchanan and Mark R. Sarkisian.

Hand Money \$26,977.70

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 14340 123. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 19 Depth: 86

BEING Premises: 1444 Summit Street, Marcus Hook, PA 19061-4335.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Rebecca Gavrish.

Hand Money \$11,833.62

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 10452 124. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 100

BEING Premises: 2516 West 2nd Street, Chester, PA 19013-2341.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Andre C. McCoy.

Hand Money \$3,108.88

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4769 125. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 145

BEING Premises: 26 North Wells Avenue, Glenolden, PA 19036-1304.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Michael D. Kern and Colleen A. Kern.

Hand Money \$14,455.70

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 1924 126. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 110

BEING Premises: 63 Bishop Drive, Aston, PA 19014-1304.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kenneth C. Pino, Jr. and Denise A. Pino.

Hand Money \$20,531.80

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 1927 128. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate on the Northeasterly side of Cynwyd Avenue at the distance of 225, feet, Northwestwardly, from the Northwesterly side of Broomall Avenue, in Broomall, Pennsylvania, in the Township of Marple in the County of Delaware in the Commonwealth of Pennsylvania, being Lot 128 on the Plan of Broomall Park, surveyed by Milton R. Yerkes, Civil Engineer and recorded at Media, Pennsylvania in Plan Book Y-9 page 622, bounded and described as follows, to wit:

CONTAINING in front or breadth on the said Cynwyd Avenue, 25 feet and extending of that width in length or depth, Northeastwardly between parallel lines at right angles to said Cynwyd Avenue, 150 feet.

BEING known as Lot 128, as shown on the above mentioned plan.

ALSO, ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate on the Northeasterly side of Cynwyd Avenue at the distance of 250 feet, Northwestwardly from the Northwesterly side of Broomall Avenue, in Broomall, Pennsylvania in the Township of Marple, in the County of Delaware in the Commonwealth of Pennsylvania, being Lot 128 on the Plan of Broomall Park, recorded at Media in Plan Book Y-9 page 622, bounded and described, as follows, to wit:

CONTAINING in front or breadth on the said Cynwyd Avenue, 25 feet, and extending of that width in length or depth, Northeastwardly between parallel lines at right angles to said Cynwyd Avenue, 150 feet.

BEING known as Lot 129, as shown on the above mentioned plan.

UNDER AND SUBJECT rights, restrictions, etc., as may now appear of record.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$7,987.16

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 8914 129. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 80 Depth: 125

Being Prem: 425 Doe Run Lane, Springfield, PA 19064-1103.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert T. Monastra a/k/a Robert Monastra and Christine F. Monastra.

Hand Money \$15,704.37

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 9711 130. 2011**

**MORTGAGE FORECLOSURE**

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

Folio Number 05-00-00331-00 Area: 5,670 square feet

Folio Number 05-00-00332-00

Front: 45 Depth: 155

BEING Premises: 317 East Dutton Mill Road, Brookhaven, PA 19015-1108.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel Trivarelli and Angela J. Trivarelli.

Hand Money \$21,340.69

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 002254 131. 2011**

**MORTGAGE FORECLOSURE**

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

Description: 40 x 150 x Irr Lot 6

Being Premises: 157 North Wycombe Avenue, Lansdowne, PA 19050-1624.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ricky R. Harris.

Hand Money \$15,988.13

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2955 132. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 100

Being Premises: 948 Foss Avenue, Upper Darby Township, PA 19026-2519.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeanne Mitchell a/k/a Jeanne Corea and Jason Corea.

Hand Money \$24,617.99

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 8186 133. 2011**

**MORTGAGE FORECLOSURE**

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

Description: 640 square feet LOT 260

BEING Premises: 260 Old Quarry Court, Media, PA 19063-5530.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kristin E. Snyder.

Hand Money \$19,762.55

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 003942 135. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 91

BEING Premises: 1604 Clifton Avenue, Sharon Hill, PA 19079-2436.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Crystal L. Davis and Eddie C. Glenn.

Hand Money \$7,475.41

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 7607 136. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 125

BEING Premises: 115 Fern Street, Darby, PA 19023-0000.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Shawn C. Thorne a/k/a Shawn Thorne.

Hand Money \$9,830.81

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6328 137. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 55 Depth: 110

Being Prem: 215 Avon Road, Springfield, PA 19064-3223.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Carol Chaplik, in her capacity as heir of Evelyn E. Schicora a/k/a Evelyn E. Street, deceased and unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Evelyn E. Schicora a/k/a Evelyn E. Street, deceased.

Hand Money \$22,923.03

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4278 138. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 30.05 Depth: 100

Being Premises: 4200 Rosemont Avenue, Drexel Hill, PA 19026-5238.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph A. Davis a/k/a Joseph Arthur Davis and Christine M. Davis a/k/a Christine Marie Davis.

Hand Money \$19,532.35

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4818 139. 2012**

**MORTGAGE FORECLOSURE**

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

Dimensions: 93 x 123 x 91 x 98

BEING Premises: 2449 Weir Road, Aston, PA 19014-1601.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Georgeann Watkins and Daniel A. Watkins.

Hand Money \$26,858.77

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3872 140. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 16.25 Depth: 116.29

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine D. Wilson.

Hand Money \$13,768.37

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4976 141. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 70

BEING Premises: 902 Barker Road, Sharon Hill, PA 19079-1803.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Sabin Fillis and Claudia Fillis.

Hand Money \$3,917.77

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 9315 142. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 54 Depth: 105

Being Premises: 926 Brook Avenue f/k/a, 358 Brook Avenue, Secane, PA 19018-3611.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Brian K. Brady and Kathleen M. Brady a/k/a Kathleen M. Carey Brady.

Hand Money \$11,221.08

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**



**No. 698 143. 2012**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 700 Avondale Road, Apartment 3L, Wallingford, PA 19086-6658.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph F. Kupprion and Marguerite W. Kupprion.

Hand Money \$11,844.33

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2808 144. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 28 Depth: 100

BEING Premises: 601 Felton Avenue, Sharon Hill, PA 19079-2309.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Henry Jackson.

Hand Money \$10,332.12

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5241 145. 2012**

**MORTGAGE FORECLOSURE**

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

Description: Unit 340

BEING Premises: 340 Danbury Court, Glen Mills, PA 19342-2041.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dante Grassi and Beatrice Grassi.

Hand Money \$18,419.27

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 001415 146. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 140

Being Premises: 35 Nancy Drive, Haver-town, PA 19083-3101.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Glen Taylor and Kirsten Hempel-Taylor.

Hand Money \$30,626.42

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 004771 147. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 15 Depth: 83

BEING Premises: 1119 Chestnut Street, Chester, PA 19013-6303.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John E. Heyburn.

Hand Money \$4,243.53

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. MCGINN, Sheriff**

**No. 4443 148. 2012**

**MORTGAGE FORECLOSURE**

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

Description: 27 x 105 x IRR

Being Premises: 145 Windsor Avenue, Lansdowne, PA 19050-1424.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sherisse Laud-Hammond and Kyle D. Allen.

Hand Money \$18,759.73

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. MCGINN, Sheriff**

**No. 5332 149. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 75 Depth: 150

BEING Premises: 2215 Briarcliff Avenue, Upper Chichester, PA 19061-3848.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joanne Guzze and David J. Lauro.

Hand Money \$27,765.78

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. MCGINN, Sheriff**

**No. 13416 150. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 22 Depth: 100

BEING Premises: 1006 Serrill Avenue, Yeadon, PA 19050-3810

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Almet S. Palmer a/k/a Almet Palmer and Nina R. Palmer.

Hand Money \$14,469.35

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. MCGINN, Sheriff**

**No. 12037 151. 2007**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 431 Willows Avenue, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Mohsin H. Mahmud and Elizabeth Martinez.

Hand Money \$11,229.67

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 10279 152. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 28.5 Depth: 100

Being Premises: 1032 Cobbs Street, Drexel Hill, PA 19026-1804.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lee M. Strofe.

Hand Money \$16,306.45

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3435 153. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 92.91

Being Prem: 1615 Washington Avenue, Prospect Park, PA 19076-1034.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph L. Marucci a/k/a Joseph Marucci.

Hand Money \$10,970.52

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 9908 154. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 78

BEING Premises: 244 Spring Valley Road, Darby, PA 19023-1420.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Marian K. Tamba.

Hand Money \$8,184.90

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 000342 155. 2008**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvement thereon erected, Situate in the Township of Thornbury, County of Delaware and State of Pennsylvania, and described according to a Plan of property of Robert Balderston, said plan made by G.D. Houtman and Son, Civil Engineers, dated September 10, 1958 and last revised March 6, 1961 as follows, to wit:

BEGINNING at a point on the South-easterly side of Orchard Lane (50 feet wide) said point being measured by the following two courses and distances from a point of curve on the Northeasterly side of Broomall Lane (50 feet wide) (1) leaving Broomall Lane on the arc of a circle, curving to the right, having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southeasterly side of Orchard Lane and (2) North 67 degrees 30 minutes East along the said side of Orchard Lane 306.70 feet to the point of beginning; thence extending from said point of beginning North 67 degrees 30 minutes East along the said side of Orchard Lane 293.60 feet to a point a corner of Lot No. 8; thence extending along Lot No. 8 South 22 degrees 30 minutes East 294.67 feet to a point; thence extending South 66 degrees 39 minutes West 293.63 feet to a point a corner of Lot No. 10; thence extending along Lot No. 10 North 22 degrees 30 minutes West 299.03 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above mentioned plan.

BEING the same premises which Benjamin B. Derry by Deed dated October 10, 2006 and recorded October 19, 2006 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 3935, page 2239 granted and conveyed unto Alicia Derry & Frederick Derry, in fee.

Commonly known as 10 Orchard Lane.

Tax Parcel Number 44-00-00258-08.

IMPROVEMENTS CONSIST OF: detached, one story single family residential dwelling.

SOLD AS THE PROPERTY OF: Alicia M. Derry and Fredrick E. Derry.

Hand Money \$45,049.09

Barbara A. Fein, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 4935 156. 2012**

**MORTGAGE FORECLOSURE**

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

SITUATE in Drexel Hill Gardens, Township of Upper Darby, County of Delaware and State of Pennsylvania, described in accordance with a survey and plan thereof made by Over & Tingley, Civil Engineers, of Upper Darby, PA, dated September 29, 1942, and revised March 2, 1944, bounded and described, as follows, to wit:

SITUATE on the Southeasterly side of Plumstead Avenue (50 feet wide) at the distance of 233 feet, 1 inch South 62 degrees 24 minutes West from the center line of Burmont Road (50 feet wide); thence extending South 27 degrees 36 minutes East crossing a certain 12 feet wide driveway (which said 12 feet wide driveway extends Northeastwardly from Bridge Street and communicates with a certain 15 feet wide driveway which extends Northwestwardly into Plumstead Avenue and communicates with another 12 feet wide driveway which extends Northeastwardly from Bridge Street), 125 feet to a point; thence extending South 62 degrees 24 minutes West 18 feet, 2 inches to a point; thence extending North 27 degrees 36 minutes West, recrossing the first above mentioned 12 feet wide driveway, 125 feet to a point in the South-easterly side of Plumstead Avenue, thence extending along the said side of Plumstead Avenue North 62 degrees 24 minutes East 18 feet, 2 inches to the first mentioned point and place of beginning.

BEING commonly known as 3820 Plumstead Avenue.

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

BEING the same premises which Brian M. Friez, by Deed dated January 31, 2007 and recorded on February 6, 2007, in Delaware County Record Book 4022, at page 2070 granted and conveyed to Randi A. Potts.

TAX Parcel Number 16-13-02768-00.

IMPROVEMENTS CONSIST OF: attached, two story, single family, residential dwelling.

SOLD AS THE PROPERTY OF: Randi A. Potts.

Hand Money \$11,722.67

Barbara A. Fein, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 006494 157. 2010**

**MORTGAGE FORECLOSURE**

603 East 21st Street  
Chester, PA 19013

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

Situate on the Southeasterly side oftenty-first Street at the distance of 27.42 feet Northeastwardly from the Southeasterly corner of the said Twenty-first Street and Hyatt Street.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Tonya Lawrence and Wilfred Lawrence.

Hand Money \$9,073.70

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 006406 158. 2010**

**MORTGAGE FORECLOSURE**

43 North Garfield Avenue  
Glenolden, PA 19036

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

Situate on the Southwesterly side of Garfield Avenue (50 feet wide) at the distance of 76.71 feet and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Victor Lewis-El and Angela Lewis-El.

Hand Money \$19,862.05

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4656 159. 2009**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware, State of Pennsylvania, containing in front along the Northeasterly side of Wayne Avenue.

BEING Folio No. 11-00-02859-00.

BEING known as: 125 Wayne Avenue, Collingdale, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Latanya Robinson and Carl L. Pierce, III.

Hand Money \$6,534.07

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

**JOSEPH F. McGINN, Sheriff**

**No. 5055 160. 2012**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 14-00-03607-00.

BEING known as: 115 Verlenden Avenue, Darby, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Courtney M. Kimp.

Hand Money \$4,872.75

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

**JOSEPH F. McGINN, Sheriff**

**No. 9967 161. 2011**

**MORTGAGE FORECLOSURE**

216 North Manoa Road (Haverford Township) Havertown, PA 19083-3503

In the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania.

Situate on the and at the point at the intersection of the Northwesterly side of Manoa Road (50 feet wide) and the Southwesterly side of Sycamore Road (40 feet wide) and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under John O. Wilson, deceased, James William Brennan, John O. Wilson, deceased, United States of America.

Hand Money \$41,285.12

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6376 162. 2012**

**MORTGAGE FORECLOSURE**

1023 Kirk Road Boothwyn, PA 19061

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

Situate on the and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Doreen E. Paylor a/k/a Doreen Paylor, John W. Paylor a/k/a John Paylor a/k/a John William Paylor.

Hand Money \$23,826.51

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**



**No. 9460 163. 2011**

**MORTGAGE FORECLOSURE**

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

Description: 546 sq ft Bld 29 Unit 271

BEING Premises: 840 Guenther Avenue, Apartment 271, Yeadon, PA 19050-3559.

IMPROVEMENTS CONSIST OF: Condominium.

SOLD AS THE PROPERTY OF: Mildred L. Hankins.

Hand Money \$2,609.38

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3439 164. 2012**

**MORTGAGE FORECLOSURE**

2 Springton Lake Road  
Media, PA 19063

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

Situate on the and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Janet Batchelor a/k/a Janet G. Batchelor.

Hand Money \$25,469.54

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4139 165. 2012**

**MORTGAGE FORECLOSURE**

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

Square feet: 7610

Being Premises: 27 James Road, Broomall, PA 19008-1409.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: George Antonogiannis and Androniki Antonogiannis.

Hand Money \$8,834.04

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 15394 166. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 30 Depth: 125

Being Premises: 2436 Eldon Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Francis Michael Kerns, in his capacity as Administrator and heir of the Estate of Patricia L. McNulty, Suzanne Kerns, in her capacity as heir of Patricia L. McNulty, deceased, Kathleen Denisha in her capacity a heir of Patricia L. McNulty, deceased and unknown heirs, successors, assigns and all person, firms or associations claiming right, title or interest from or under Patricia L. McNulty, deceased.

Hand Money \$11,392.46

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2081 167. 2012**

**MORTGAGE FORECLOSURE**

828 Stanbridge Road  
(Upper Darby, Township)  
Drexel Hill, PA 19026

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

Situate on the Southwesterly side of Stanbridge Road at the distance of 288.96 feet measured Northwestwardly along the Southwesterly side of Stanbridge Road and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Cynthia Ippolito, Michael A. Ippolito.

Hand Money \$20,873.47

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 003498 168. 2010**

**MORTGAGE FORECLOSURE**

227 Parham Road  
Springfield, PA 19064

In the Township of Springfield, County of Delaware and State of Pennsylvania.

Situate on the Northeasterly side of Parham Road at the distance of 331.42 feet from and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sandra R. Hilliard.

Hand Money \$24,531.64

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 009176 169. 2010**

**MORTGAGE FORECLOSURE**

424 Cypress Street  
Yeadon, PA 19050

In the Borough of Lansdowne, County of Delaware and Commonwealth of Pennsylvania.

Situate on the Southwesterly side of Cypress Street at the distance of two hundred ten feet Northwestwardly from Northwest-erly side of Myra Avenue.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rufus Stokes.

Hand Money \$5,654.17

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4185 170. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 88 Depth: 86

Being Premises: 1501 Steel Road, Haver-town, PA 19083-4816.

IMPROVEMENTS CONSIST OF: resi-dential property.

SOLD AS THE PROPERTY OF: Eileen F. Guest.

Hand Money \$22,834.44

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 13972 171. 2007**

**MORTGAGE FORECLOSURE**

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

Size: 6,181 sf Lot 2

Being Prem: 1104 Jefferson Avenue, Woodlyn, PA 19094-1710.

IMPROVEMENTS CONSIST OF: resi-dential property.

SOLD AS THE PROPERTY OF: San-dra L. McGrath-Shields, a/k/a Sandra L. Shields-McGrath and Shaun R. Shields.

Hand Money \$23,563.07

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4111 172. 2011**

**MORTGAGE FORECLOSURE**

4136 Rosemont Avenue  
Township of Upper Darby  
Drexel Hill, PA 19026

In the Township of Upper Darby, County of Delaware and Commonwealth of Penn-sylvania and having an irregular lot.

IMPROVEMENTS CONSIST OF: resi-dential dwelling.

SOLD AS THE PROPERTY OF: Linda Yula, Michael A. Yula.

Hand Money \$14,833.05

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 11757 173. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 40 Depth: 129.71

BEING Premises: 1125 Main Street, Darby, PA 19023-1404.

IMPROVEMENTS CONSIST OF: Resi-dential Property.

SOLD AS THE PROPERTY OF: William Parks, Jr. a/k/a William Parks, Michelle S. Cain a/k/a Michelle Cain-Parks in her ca-pacity as heir of Arthur J. Vaughn, deceased and unknown heirs, successors, assigns, and all person, firms or associations claim-ing right, title or interest from or under Arthur J. Vaughn, deceased.

Hand Money \$9,936.07

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 1894 174. 2011**

**MORTGAGE FORECLOSURE**

115 Equestrian Place  
Concord Township  
Glen Mills, PA 19342

Property in the Township of Concord,  
County of Delaware and State of Penn-  
sylvania.

Situate and having an irregular lot.

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Paul  
A. Basile.

Hand Money \$28,933.35

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 005623 175. 2010**

**MORTGAGE FORECLOSURE**

54 South Keystone Avenue  
Upper Darby, PA 19082

In the Township of Upper Darby, County  
of Delaware and Commonwealth of Penn-  
sylvania and having an irregular lot.

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Gerda  
D. Dorsainvil.

Hand Money \$22,200.66

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4856 176. 2012**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Dar-  
by, County of Delaware, Commonwealth of  
Pennsylvania.

Front: 25 Depth: 98

Being Premises: 502 Spruce Avenue,  
Upper Darby, PA 19082-2120.

IMPROVEMENTS CONSIST OF: resi-  
dential property.

SOLD AS THE PROPERTY OF: Pao Lor  
ak/a Poa Ge Lor a/k/a Pao Ge Lor Yang and  
Diem Tran a/k/a Diem Ngoc Tran.

Hand Money \$2,000.00

Phelan, Hallinan and Schmiege, LLP,  
Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 8996 177. 2011**

**MORTGAGE FORECLOSURE**

514 Essex Road  
Norwood, PA 19074

Property in the Borough of Norwood,  
County of Delaware, Commonwealth of  
Pennsylvania, Situate on the Southwesterly  
side of Essex Road (50 feet wide) and having  
an irregular lot.

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Mary  
E. Carra, William T. Krug.

Hand Money \$12,833.42

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 004325 178. 2010**

**MORTGAGE FORECLOSURE**

316 South Church Street  
Clifton Heights, PA 19018

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

Situate on the Southwesterly side of Church Street (40 feet wide) and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: David S. Hoy, Jr.

Hand Money \$14,744.44

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5987 179. 2012**

**MORTGAGE FORECLOSURE**

857 Windermere Avenue  
Drexel Hill, PA 19026

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

Situate on the Northeasterly side of Windermere Avenue (40 feet wide) and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: William F. Thomas.

Hand Money \$14,405.80

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 1954 180. 2012**

**MORTGAGE FORECLOSURE**

1076 Taylor Drive  
Folcroft, PA 19032

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

Situate on the Southeasterly side of Taylor Drive and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jack Janes a/k/a Jack L. Janes.

Hand Money \$8,434.96

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6612 181. 2012**

**MORTGAGE FORECLOSURE**

618 Wilder Road  
Wallingford, PA 19086

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

Situate on the Southeast side of Wilder Road (50 feet wide) and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James A. Bender, Patricia J. Bender.

Hand Money \$39,341.90

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 11073      182.      2010**

**MORTGAGE FORECLOSURE**

1156 Taylor Drive  
Folcroft, PA 19032

Property in the Borough of Folcroft,  
County of Delaware and State of Penn-  
sylvania.

Situate on the Southeasterly side of  
Taylor Drive and having an irregular lot.

IMPROVEMENTS CONSIST OF: resi-  
dential dwelling.

SOLD AS THE PROPERTY OF: Charles  
Saller.

Hand Money \$12,861.40

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

Nov. 30; Dec. 7, 14



## Commonwealth of Pennsylvania v. Abdul Jamar Macon

### *Criminal – PCRA Appeal – Deadline for Filing Petition – Exceptions to Deadline – Due Diligence*

To be eligible for relief pursuant to the Post Conviction Relief Act (PCRA), a petitioner is required to file his petition within one year of the date the judgment of sentence becomes final, or invoke one of three exceptions to this requirement. 42 Pa.C.S. § 9545(b)(1). See *Commonwealth v. Rienzi*, 573 Pa. 503, 827 A.2d 369 (2003). Those time requirements are jurisdictional in nature. *Rienzi* at 371. Specifically, for a petition to be accepted as timely after one year from the date the judgment of sentence is final, the petition must allege and the petitioner must prove that:

- (i) The failure to raise the claim previously was the result of interference by government officials with the presentation of the claim in violation of the Constitution of the United States;
- (ii) The facts upon which the claim is predicated were unknown to the petitioner and could not have been ascertained by the exercise of due diligence; or
- (iii) The right asserted is a constitutional right that was recognized by the Supreme Court of the United States or the Supreme Court of Pennsylvania after the time period provided in this section and has been held by that court to apply retroactively.

42 Pa.C.S. § 9545(b)(1)(i-iii). Judgment becomes final at the conclusion of a direct review, including discretionary review by the Supreme Court of the United States and the Supreme Court of Pennsylvania, or at the expiration of time for seeking review. 42 Pa.C.S. § 9545(b)(3). Thus, the court cannot address the merits of particular issues that have been raised in untimely PCRA petitions.

In accordance with 42 Pa.C.S. § 9545(b)(1)(ii), a petitioner is excepted from the time requirements of the Post-Conviction Relief Act if the facts upon which the claim is predicated were unknown to the petitioner and *could not have been ascertained by the exercise of due diligence*. (Emphasis added).

If the reviewing court finds that the Attorney did not inform the Appellant of the status of his appeal, 42 Pa.C.S. § 9545(b)(1)(ii) requires a petitioner to exercise more effort in ascertaining facts that would excuse him from filing a timely PCRA petition.

The Court held:

Defendant contends that the PCRA court erred in dismissing the Appellant's Petition for Reinstatement of his Direct Appeal Rights, *nunc pro tunc*, for lack of jurisdiction. For the reasons set forth below, the PCRA court's ruling should be affirmed.

On February 9<sup>th</sup>, 1996, after a jury trial, Appellant was convicted of First Degree Murder, Aggravated Assault and Criminal Conspiracy. On March 11, 1996, he was sentenced to a term of life imprisonment on the murder charge; a consecutive term of 10 to 20 years imprisonment for the assault charge; and a concurrent term of 5 to 10 years imprisonment for the conspiracy charge.

If the reviewing court finds that Attorney Welch did not inform the Appellant of the status of his appeal, 42 Pa.C.S. § 9545(b)(1)(ii) requires a petitioner to exercise more effort in ascertaining facts that would excuse him from filing a timely PCRA petition. It would not have been particularly difficult for the Appellant to learn of the disposition of his 2001 appeal in the ten plus years since the decision was entered. Appellant's mother testified that she conducted an internet search in 2011 and found the results of the Superior Court. Appellant himself testified that he did not research anything related to his 2001 appeal. Thus, even if the Appellant was ignorant of the Superior Court's 2001 decision, he did

not exercise the 'due diligence' required under 42 Pa.C.S. § 9545(b)(1)(ii) to learn of that decision. As a result, he cannot take advantage of the exception to the requirement that a PCRA petition must be filed within one year of the date judgment of sentence becomes final. Consequently, this court does not have jurisdiction to address the merits of Appellant's claim.

For the reasons set forth above, the Superior Court should affirm the decision of the PCRA court.

Case Number CR-23-CP- 1097-1995..

*William Toal, III, Esquire*, Attorney for the Commonwealth of Pennsylvania.  
*Henry DiBenedetto Forrest, Esquire*, Attorney for the Defendant.

Opinion by the Honorable John P. Capuzzi, Sr., filed October 24, 2012.

### OPINION

Defendant contends that the PCRA court erred in dismissing the Appellant's Petition for Reinstatement of his Direct Appeal Rights, *nunc pro tunc*, for lack of jurisdiction. For the reasons set forth below, the PCRA court's ruling should be affirmed.

On February 9<sup>th</sup>, 1996, after a jury trial, Appellant was convicted of First Degree Murder, Aggravated Assault and Criminal Conspiracy. On March 11, 1996, he was sentenced to a term of life imprisonment on the murder charge; a consecutive term of 10 to 20 years imprisonment for the assault charge; and a concurrent term of 5 to 10 years imprisonment for the conspiracy charge.

On March 15, 1996, Appellant filed an appeal and was represented by Mary Beth Welch, Esquire. After some administrative confusion where Appellant's brief was dismissed as untimely, Judge Cronin granted an appeal *nunc pro tunc*. On May 24, 2001, the Superior Court affirmed the judgment of sentence by a memorandum opinion. No Petition for Allowance of Appeal to the Supreme Court of Pennsylvania was filed.

Petitioner filed a *pro se* PCRA petition on April 12, 2011. Henry DiBenedetto Forrest, Esquire, was appointed to represent the Appellant in his first PCRA action. PCRA counsel initially filed a no-merit letter on October 7, 2011. The PCRA Court denied counsel's request to withdraw and suggested that an evidentiary hearing was necessary. Subsequently, PCRA counsel filed an amended PCRA petition.

In that subsequent petition, Appellant suggested that previous appellate counsel, Mary Beth Welch, Esquire, failed to inform him of the disposition of his direct appeal. He avers that as a result, he was unable to file a timely petition seeking Allowance of Appeal with the Supreme Court of Pennsylvania.

The Commonwealth filed an Answer, stating that while the Appellant was not entitled to PCRA Relief, an evidentiary hearing was required. The PCRA court agreed, and an evidentiary hearing was held on April 17, 2012. Attorney Welch, the Appellant, and the Appellant's mother all testified.

Attorney Welch testified that while she did not have a specific recollection as to whether she communicated with the Appellant regarding the Superior Court's ruling, she did make it her practice to notify her clients of similar rulings. (N.T. 4/17/12, pp. 11-12).

The Appellant's mother, Diane Burton, testified that she learned of the final disposition of the case in 2011 by conducting an internet search. (N.T. 4/17/12, p. 36). She told the court that her son had discussed the case prior to 2011 and that

he did not know the current status of the case. *Id.* By a letter dated February 23, 2011, Ms. Burton informed her son that the Superior Court entered its decision on May 24, 2001. *Id.* at 38.

The Appellant himself testified that he did not receive any communications from Attorney Welch concerning the final disposition of the Superior Court Appeal. (N.T. 4/17/12, p. 49). He testified that he tried to get information on his appeal three or four times, to no avail. *Id.* at 51. However, he was unable to produce any of the letters he insists he sent to Attorney Welch. *Id.* at 71. The Appellant admitted that he “never bothered to...research anything” as it related to his appeal. *Id.* at 72.

In an order dated August 21, 2012, the PCRA court denied the petition, determining that the petition was untimely and that the court did not have jurisdiction to grant the requested relief.

On September 20, 2012, Appellant noticed this court of his intention to appeal the August 21, 2012 decision denying the Appellant Post-Conviction Collateral Relief in the form of a restoration of his direct appeal rights. He subsequently filed a statement of matters complained of on appeal, through counsel, and challenged the ruling that the PCRA court was without jurisdiction to address his petition and grant PCRA relief.<sup>1</sup>

To be eligible for relief pursuant to the Post Conviction Relief Act (PCRA), a petitioner is required to file his petition within one year of the date the judgment of sentence becomes final, or invoke one of three exceptions to this requirement. 42 Pa.C.S. § 9545(b)(1). *See Commonwealth v. Rienzi*, 573 Pa. 503, 827 A.2d 369 (2003). Those time requirements are jurisdictional in nature. *Rienzi* at 371. Specifically, for a petition to be accepted as timely after one year from the date the judgment of sentence is final, the petition must allege and the petitioner must prove that:

- (i) The failure to raise the claim previously was the result of interference by government officials with the presentation of the claim in violation of the Constitution of the United States;
- (ii) The facts upon which the claim is predicated were unknown to the petitioner and could not have been ascertained by the exercise of due diligence; or
- (iii) The right asserted is a constitutional right that was recognized by the Supreme Court of the United States or the Supreme Court of Pennsylvania after the time period provided in this section and has been held by that court to apply retroactively.

42 Pa.C.S. § 9545(b)(1)(i-iii). Judgment becomes final at the conclusion of a direct review, including discretionary review by the Supreme Court of the United States and the Supreme Court of Pennsylvania, or at the expiration of time for seeking review. 42 Pa.C.S. § 9545(b)(3). Thus, the court cannot address the merits of particular issues that have been raised in untimely PCRA petitions.

Appellant alleges that Attorney Welch, his former appellate counsel, never notified him of the Superior Court’s May 24, 2001 decision affirming the trial court’s

<sup>1</sup> On August 24, 2012, Appellant’s counsel filed an Application to Withdraw Appearance and a “No Merit” letter with the court. Upon receiving information that the court would not consent to his withdrawal at that time, he filed a notice of appeal and a 1925(b) statement.