

**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**

**CHARLES J. BUCHANAN, dec'd.**

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Delaware County, PA.  
Extx.: James DeRose and PNC Bank,  
National Association c/o PNC Bank,  
National Association, Attn.: Sarah  
Williams, Trust Advisor, 200 W.  
Lancaster Ave., Suite 200, Wayne, PA  
19087.  
**STANTON MILLER, ATTY.**  
Law Office of Stanton Miller  
201 N. Jackson Street  
2<sup>nd</sup> Floor  
Media, PA 19063

**ROSE H. GOLDSMITH**, dec'd.

Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Michael F. Wenke c/o Michael F.  
Wenke, Esquire, 12 S. Monroe Street,  
Suite 303, Media, PA 19063.  
**MICHAEL F. WENKE, ATTY.**  
12 S. Monroe Street  
Suite 303  
Media, PA 19063

**SCOTT HAMRICK**, dec'd.

Late of the City of Philadelphia;  
Delaware County, PA.  
Admr.: Michael V. Puppio, Jr. c/o  
Michael V. Puppio, Jr., Esquire, 19  
West Third Street, Media, PA 19063.  
**MICHAEL V. PUPPIO, JR. ATTY.**  
Raffaele & Puppio, LLP  
19 West Third Street  
Media, PA 19063

**JOSEPH HONESCHUCK**, dec'd.

Late of the Township of Middletown,  
Delaware County, PA.  
Admr.: Michael V. Puppio, Jr. c/o  
Michael V. Puppio, Jr., Esquire, 19  
West Third Street, Media, PA 19063.  
**MICHAEL V. PUPPIO, JR. ATTY.**  
Raffaele & Puppio, LLP  
19 West Third Street  
Media, PA 19063

**HAROLD L. HYMAN**, dec'd.

Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Ruth Ann Melville and Stephen  
Ward Melville c/o David R. White, Jr.,  
Esquire, 1735 Market Street, Suite  
600, Philadelphia, PA 19103.  
**DAVID R. WHITE, JR., ATTY.**  
Fineman Krekstein & Harris, P.C.  
1735 Market Street  
Suite 600  
Philadelphia, PA 19103

**JOSEPH P. KEENEY**, dec'd.

Late of the Township of Ridley,  
Delaware County, PA.  
Admr.: Justin W. Keeney, 1616  
Washington Avenue, Prospect Park,  
PA 19076.  
**GREGORY J. SPADEA, ATTY.**  
Spadea & Associates, LLC  
204 East Chester Pike  
P.O. Box 122  
Ridley Park, PA 19078

**SARA BERMAN MILLER a/k/a SARA**

**B. MILLER**, dec'd.  
Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Penelope Miller Davidoff, 113  
Stockton Road, Bryn Mawr, PA 19010.

**EMMA S. MINARCIK**, dec'd.

Late of the Borough of Brookhaven,  
Delaware County, PA.  
Extx.: Andrew E. Minarcik, III.  
**JANICE M. SAWICKI, ATTY.**  
15 East Second Street  
P.O. Box 202  
Media, PA 19063

**FRANCIS J. NAPOLETANO a/k/a FRANK J. NAPOLETANO**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Extx.: Gabrielle T. Wenger c/o James M. Pierce, Esquire, 125 Strafford Avenue, Suite 110, Wayne, PA 19087.  
**JAMES M. PIERCE, ATTY.**  
Pierce, Caniglia & Taylor  
125 Strafford Avenue  
Suite 110  
P.O. Box 312  
Wayne, PA 19087

**JAMES THOMAS O'KANE**, dec'd.  
Late of the Borough of Clifton Heights, Delaware County, PA.  
Extx.: Joseph P. O'Kane, 2300 Apricot Arbor Place, Odenton, MD 21113.

**CATHERINE A. PANSERA a/k/a CATHERINE PANSERA and CATHERINE AUGUSTINE PANSERA**, dec'd.  
Late of the Township of Thornbury, Delaware County, PA.  
Extx.: Giuseppina C. Briggs, 46 Clayburgh Road, Thornton, PA 19373.

**VINCENT QUERCETTI, SR.**, dec'd.  
Late of the Township of Haverford, Delaware County, PA.  
Extx.: Fred V. Quercetti c/o Gerald C. Montella, Esquire, 11 West Front Street, Media, PA 19063.  
**GERALD C. MONTELLA, ATTY.**  
11 West Front Street  
Media, PA 19063

**JOSEPH REED**, dec'd.  
Late of the City of Philadelphia; Delaware County, PA.  
Admr.: Michael V. Puppio, Jr. c/o Michael V. Puppio, Jr., Esquire, 19 West Third Street, Media, PA 19063.  
**MICHAEL V. PUPPIO, JR. ATTY.**  
Raffaele & Puppio, LLP  
19 West Third Street  
Media, PA 19063

**WILDA B. SATTERFIELD**, dec'd.  
Late of the Township of Ridley, Delaware County, PA.  
Extx.: Diana Satterfield 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

**ROBERT N. WERNER**, dec'd.  
Late of the Borough of Media, Delaware County, PA.  
Extx.: Dawn Marie Fichera, 1035 Society Hill Blvd., Cherry Hill, NJ 08003.

**OLIVIA WILLIAMS**, dec'd.  
Late of the City of Philadelphia; Delaware County, PA.  
Admr.: Michael V. Puppio, Jr. c/o Michael V. Puppio, Jr., Esquire, 19 West Third Street, Media, PA 19063.  
**MICHAEL V. PUPPIO, JR. ATTY.**  
Raffaele & Puppio, LLP  
19 West Third Street  
Media, PA 19063

**JANE PATRICIA WOYNAROWSKI a/k/a JANE P. WOYNAROWSKI**, dec'd.  
Late of the Township of Concord, Delaware County, PA.  
Extx.: Mary S. Dehnert, 483 N. 7<sup>th</sup> Avenue, Royersford, PA 19468.

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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 12-7720

NOTICE IS HEREBY GIVEN THAT on August 10, 2012, the Petition of Alexander Christian Alavi, a minor, by and through his parent and natural guardian, Tara Helene Flowers, for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Alexander Christian Alavi to Alexander Christian Flowers**.

The Court has fixed February 19, 2013, at 8:30 a.m. in Court Room TBA, Delaware County Court House, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**CHRISTINE M. FLOWERS**, Solicitor  
2527 South Broad Street  
Philadelphia, PA 19148

Feb. 1, 8

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 12-10428

NOTICE IS HEREBY GIVEN THAT on December 18, 2012, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Terrence Joseph Gumper** to **Terrence Joseph Gatsby**.

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

ROBERT C. EWING, Solicitor  
20 S. Olive Street  
Suite 205  
P.O. Box 728  
Media, PA 19063

Jan. 25; Feb. 1

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
NO. 12-8038

NOTICE IS HEREBY GIVEN THAT the Petition of **TAYLOR KLEMM**, a minor by his natural mother, Patricia Rish, was filed in the above named Court, praying for a Decree to change his name to **TAYLOR RISH-KLEMM**.

The Court has fixed Monday, March 4, 2013 at 8:30 a.m. in Court "TBA", Delaware County Court House, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

KIMBERLY A. DUDICK, Solicitor  
Randi J. Vladimer, P.C.  
Attorneys for Petitioner  
320 King of Prussia Road  
Ste. 140  
Radnor, PA 19087  
(610) 975-9898

Feb. 1, 8

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
NO. 12-10090

NOTICE IS HEREBY GIVEN THAT the Petition of **ELLA MARIE MULDER**, a minor by her natural mother, Rebecca Kania, was filed in the above named Court, praying for a Decree to change her name to **ELLA MARIE KANIA** and amend her Birth Certificate.

The Court has fixed Monday, March 4, 2013 at 8:30 a.m. in Court "TBA", Delaware County Court House, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

EDWARD J. FABICK, III, Solicitor  
Solomon, Berschler, Schatz &  
Monaghan, P.C.  
Attorneys for Petitioner  
522 Swede Street  
Norristown, PA 19401  
(610) 279-4300

Feb. 1, 8

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 773-2012

NOTICE IS HEREBY GIVEN THAT on December 26, 2012, a Petition to Amend Birth Certificate and for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Vincent Ezekiel Nabieu, Jr.** to **Vincent Olala Kamara**.

The Court has fixed February 19, 2013, at 10:00 a.m. in Court Room TBA, Delaware County Court House, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

MAUREEN C. REPETTO, Solicitor  
212 West Front Street  
Media, PA 19063  
(610) 565-3008

Feb. 1, 8

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 772-2012

NOTICE IS HEREBY GIVEN THAT on December 26, 2012, a Petition to Amend Birth Certificate and for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Caroline Mae Springob** to **Caroline Mae Carney**.

The Court has fixed February 19, 2013, at 10:00 A.M. in Court Room TBA, Delaware County Court House, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

MAUREEN C. REPETTO, Solicitor  
212 West Front Street  
Media, PA 19063  
(610) 565-3008

Feb. 1, 8

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 771-2012

NOTICE IS HEREBY GIVEN THAT on December 26, 2012, a Petition to Amend Birth Certificate and for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Lesley Tanner Springob** to **Tanner Williamson Carney**.

The Court has fixed February 19, 2013, at 10:00 a.m. in Court Room TBA, Delaware County Court House, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

MAUREEN C. REPETTO, Solicitor  
212 West Front Street  
Media, PA 19063  
(610) 565-3008

Feb. 1, 8

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 782-2012

NOTICE IS HEREBY GIVEN THAT on December 31, 2012, a Petition to Amend Birth Certificate and for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Aubree Lee White** to **Aubree Lee McVeigh**.

The Court has fixed February 19, 2013, at 10:00 a.m. in Court Room TBA, Delaware County Court House, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

MAUREEN C. REPETTO, Solicitor  
212 West Front Street  
Media, PA 19063  
(610) 565-3008

Feb. 1, 8

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 12-9214

NOTICE IS HEREBY GIVEN THAT on November 7, 2012, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Kristin Broutas White** to **Kristin Broutas Hohn**.

The Court has fixed February 4, 2013, at 8:30 a.m. in Court Room TBA, Delaware County Court House, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jan. 25; Feb. 1

**CHARTER APPLICATION**

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

**ART'S ICE, INC**

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

VANYA DUGALIC, Solicitor

Feb. 1

**VIVA DECOR USA, INC**

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

Feb. 1

**CHARTER APPLICATION  
NON-PROFIT**

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

The name of the corporation is

**Upper Darby Marine Corps.  
League Ladies Auxiliary**

The Articles of Incorporation have been (are to be) filed on: October 1, 2012.

The purpose or purposes for which it was organized are as follows: to support veteran services.

Feb. 1

**CLASSIFIED ADS**

Experienced Legal Assistant—will transcribe work from home—experience in most areas of law. If interested please contact: (610) 724-2131 or e-mail: juecht@msn.com.

Feb. 1, 8

Paralegal/Legal Secretary

Sole practitioner, emphasis on estate administration, bookkeeping, and client interaction; salary commensurate with experience; e-mail resume and references to: dtvlaw@verizon.net.

Jan. 25; Feb. 1

**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:

**Eimerica Music**

with its principal place of business at 317B W. Jefferson St., Media, PA 19063.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Marc Eimer, 317B W. Jefferson St., Media, PA 19063.

The application has been/will be filed on or after January 1, 2013.

Feb. 1

**FOREIGN CORPORATION**

**CERTIFICATE OF AUTHORITY**

**The Kopf Consulting Group, Inc.,** a corporation organized under the laws of the State of Georgia 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: 3382 Saxony Glen, Suite 100, Marietta, GA 30066 and the address of its proposed registered office in the Commonwealth is: 7208 Red Top Road, Hummelstown, PA 17036.

Feb. 1

**CERTIFICATE OF AUTHORITY**

**RAA Management, Inc.**, a corporation organized under the laws of the State of Delaware 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: 660 Plaza Drive, Newark, DE 19702 and the address of its proposed registered office in the Commonwealth is: 50 Applied Card Way, Glen Mills, PA 19342.

Feb. 1

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 12-6842

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC s/b/m TO CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff  
vs.

JULIE EVERETT, in her capacity as Co-Administrator and Heir of the Estate of JOSEPH F. ROSSI ET AL., Defendants

**NOTICE**

TO: Unknown Heirs, Successors Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joseph F. Rossi, Deceased

You are hereby notified that on August 10, 2012, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC s/b/m TO CHASE MANHATTAN 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. 12-6842. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2215 ELDER AVENUE, MORTON, PA 19070-1214 whereupon your property would be sold by the Sheriff of DELAWARE County.

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

**NOTICE**

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

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

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

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

Feb. 1

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 0385-2013

NOTICE OF HEARING APPOINTMENT  
AS DEPUTY CONSTABLE  
IN RE: Appointment of Deputy Constable for the Fifth Ward, Second Precinct, Township of Ridley, County of Delaware, Pennsylvania

A hearing has been scheduled for February 21 at 10:00 A.M. in Courtroom 12 in the Delaware County Courthouse, Media, Pennsylvania, to show cause if anyone may know why Michael F. Garvin should not be appointed Deputy Constable for the Fifth Ward, Second Precinct, Township of Ridley, County of Delaware, Commonwealth of Pennsylvania.

JOHN JAY WILLS, ESQUIRE  
Attorney for Petitioner  
4124 Chichester Avenue  
Upper Chichester, PA 19061

Feb. 1

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 12-9274

Community Action Agency of Delaware  
County, Inc., 201 West Front Street, Media,  
PA 19063

v.

Stan Draper, Address Unknown

**NOTICE**

NOTICE TO: Stan Draper

TYPE OF ACTION—CIVIL ACTION/  
QUIET TITLE

You have been sued in Court. Notice is hereby given that Community Action Agency of Delaware County, Inc. has filed the Civil Complaint against you in the Court of Common Pleas of Delaware County, Pennsylvania, No. 12-9274 in which they are seeking to quiet title to the premises 607 W. 9<sup>th</sup> Street, Chester, Delaware County, Pennsylvania, Folio No. 49-07-00714-00. 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**

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

Futher inquiry can be directed to counsel for the Plaintiff as follows:

GEORGE P. CORDES, ESQUIRE

Identification No.: 71859

MICHAEL F.X. GILLIN

& ASSOCIATES, P.C.

Attorneys for Plaintiff

230 North Monroe Street

P.O. Box 2037

Media, PA 19063

(610) 565-2211

Feb. 1

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 12-9271

Community Action Agency of Delaware  
County, Inc., 201 West Front Street, Media,  
PA 19063

v.

Stan Draper, Address Unknown

**NOTICE**

NOTICE TO: Stan Draper

**TYPE OF ACTION—CIVIL ACTION/  
QUIET TITLE**

You have been sued in Court. Notice is hereby given that Community Action Agency of Delaware County, Inc. has filed the Civil Complaint against you in the Court of Common Pleas of Delaware County, Pennsylvania, No. 12-9271 in which they are seeking to quiet title to the premises 609 W. 9<sup>th</sup> Street, Chester, Delaware County, Pennsylvania, Folio No. 49-07-00715-00. 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**

335 W. Front Street  
Media, PA 19063  
(610) 566-6625  
[www.delcobar.org](http://www.delcobar.org)

Further inquiry can be directed to counsel for the Plaintiff as follows:

**GEORGE P. CORDES, ESQUIRE**

Identification No.: 71859  
MICHAEL F.X. GILLIN  
& ASSOCIATES, P.C.  
Attorneys for Plaintiff  
230 North Monroe Street  
P.O. Box 2037  
Media, PA 19063  
(610) 565-2211

Feb. 1

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
REGISTER OF WILLS

Estate of LILLIAN OSOWSKI,  
DECEASED

IN RE: PETITION FOR CITATION TO  
SHOW CAUSE WHY LETTERS OF  
ADMINISTRATION SHOULD  
NOT BE GRANTED

CITATION: NOTICE TO ALL  
INTESTATE BENEFICIARIES

WHEREAS, in the Register of Wills Office of Delaware County, Pennsylvania, a Petition was presented before Hugh A. Donahue, Esquire, Register of Wills, and a Citation was awarded in the above entitled matter on December 19, 2012. You are hereby cited to show cause, if any you have, why the relief sought in said Petition should not be granted.

Hearing is scheduled for January 31, 2013 at 9:00 A.M., at the Register of Wills Office, Government Center Building, Media, PA. Witness, Hugh A. Donahue, Esquire, Register of Wills, on December 19, 2012.

**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.**

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

**LINDSEY J. CONAN, ESQUIRE**

Attorney for the Petitioner  
755 North Monroe St.  
Media, PA 19063  
(610) 565-6688

Jan. 25; Feb. 1

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 11-63752

Borough of Lansdowne

vs.

Mary Ann Suchma

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2010 sewer fees, trash fees, and real estate taxes for property located at 114 W. Stratford Avenue, Lansdowne, PA, Folio Number 23-00-03172-00. A Writ of Scire Facias for \$2,118.35 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

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

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

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

Jan. 18, 25; Feb. 1

**SERVICE BY PUBLICATION**

RECEIVER'S SALE  
UNITED STATES DISTRICT COURT  
FOR THE EASTERN  
DISTRICT OF PENNSYLVANIA  
DOCKET # 2:12-cv-05919-ER

Wherein, Wells Fargo Bank, N.A., as trustee for the registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2007-C5 is the plaintiff and 353 Lancaster LP is the defendant

**Execution for Sale of Premises**

By virtue of the Order dated November 15, 2012, NAI Geis Realty Group, Inc., the Court-appointed Receiver in this matter, shall expose for sale by public venue and sell to the highest bidder on February 15, 2013, at 11:00 a.m., prevailing time, at 353 West Lancaster Avenue, Wayne, Delaware County, Pennsylvania:

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

Commonly known as: 353 West Lancaster Avenue, Wayne, Delaware County, Pennsylvania; Parcel ID – 36-01-00228-00.

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 October 7, 2012: \$3,973,962.37, 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

Jan. 18, 25; Feb. 1, 8

**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**

Mease, Christopher; Probation Dept of Delaware County; 04/19/12; \$2,330.50  
 Meckley, Christine; Bomat Inc; 04/27/12; \$.00

Meckley, James; Bomat Inc; 04/27/12; \$.00  
 Media Contractors; United Rentals Aerial Equipment; 05/15/12; \$.00  
 Media Contractors Inc; Internal Revenue Service; 02/22/12; \$68,936.06  
 Media Contractors Inc; Internal Revenue Service; 05/04/12; \$68,936.06  
 Media Real Estate; American Precious Metals LLC; 03/30/12; \$.00  
 Media Real Estate; Phila Gluten Fee Ravioli Pasta Co; 03/30/12; \$.00  
 Medical Diagnosis Center; Beckman Coulter Inc; 02/17/12; \$.00  
 Medina, Pura C; FIA Card Services NA; 03/19/12; \$.00  
 Mednini Inc; Cmwlth Dept of Revenue; 04/25/12; \$.00  
 Medzadourian, Deborah E; Target National Bank/TARGET Visa; 03/02/12; \$.00  
 Meehan, Coleen M; Internal Revenue Service; 04/16/12; \$.00  
 Meehan, Coleen; Dept of Justice; 01/06/12; \$62,696.76  
 Meehan, Coleen; Internal Revenue Service; 04/16/12; \$.00  
 Meehan, Coleen M; Internal Revenue Service; 04/16/12; \$.00  
 Meehan, Coleen M; Internal Revenue Service; 04/16/12; \$.00  
 Meehan, Coleen M; Internal Revenue Service; 04/16/12; \$.00  
 Meehan, Edward; Dept of Justice; 01/06/12; \$62,696.76  
 Meehan, Edward; Newtown Township; 03/01/12; \$.00  
 Meehan, Edward; Township of Newtown; 03/01/12; \$.00  
 Meehan, Edward /III; Newtown Township; 03/01/12; \$.00  
 Meehan, Edward /III; Township of Newtown; 03/01/12; \$.00  
 Meehan, Edward /III; Newtown Twp; 03/01/12; \$.00  
 Meehan, Edward H; Internal Revenue Service; 04/16/12; \$.00  
 Meehan, Edward J; Newtown Twp; 03/01/12; \$.00  
 Meehan, Edward J; Internal Revenue Service; 04/16/12; \$.00  
 Meehan, Edward J; Internal Revenue Service; 04/16/12; \$.00

- Meehan, Edward J; Internal Revenue Service; 04/16/12; \$.00
- Meehan, Edward J; Internal Revenue Service; 04/16/12; \$.00
- Meehan, Edward J; Internal Revenue Service; 04/16/12; \$.00
- Meehan, Edward J /III; Newtown Twp; 03/01/12; \$.00
- Meehan, Edward J /III; Newtown Township; 03/01/12; \$.00
- Meehan, Edward J /III; Newtown Twp; 03/01/12; \$.00
- Meehan, Edward J /III; Township of Newtown; 03/01/12; \$.00
- Meehan, Edward J /III; Newtown Township; 03/01/12; \$.00
- Meehan, Louis; Upper Darby Twp; 03/19/12; \$.00
- Meehan, Maria Lynn; Upper Darby Twp; 03/19/12; \$.00
- Meekins, Kimberly; Erie Insurance Exchange; 02/21/12; \$.00
- Meenan Oil; Lemene, Elunie /IND/PRT/GDN; 02/15/12; \$.00
- Meenan Oil; Michel, Sandra; 02/15/12; \$.00
- Meenan Oil; Jean-Louis, Jacques; 02/15/12; \$.00
- Meenan Oil; Michel, Sandra; 02/15/12; \$.00
- Meenan Oil; Michel, Vladimir; 02/15/12; \$.00
- Meenan Oil; Jean-Louis, Jacques; 02/15/12; \$.00
- Meenan Oil; Lemene, Elunie /IND/PRT/GDN; 02/15/12; \$.00
- Meenan Oil; Michel, Jymtree /IND/PRT/GDN; 02/15/12; \$.00
- Meenan Oil; Michel, Jymtree /IND/PRT/GDN; 02/15/12; \$.00
- Meenan Oil; Michel, Vladimir; 02/15/12; \$.00
- Meenan Oil Co Inc /DBA; Michel, Sandra; 02/15/12; \$.00
- Meenan Oil Co Inc /DBA; Lemene, Elunie /IND/PRT/GDN; 02/15/12; \$.00
- Meenan Oil Co Inc /DBA; Michel, Jymtree /IND/PRT/GDN; 02/15/12; \$.00
- Meenan Oil Co Inc /DBA; Michel, Vladimir; 02/15/12; \$.00
- Meenan Oil Co Inc /DBA; Jean-Louis, Jacques; 02/15/12; \$.00
- Meenan Oil Company; Gregg, Meriruth; 04/13/12; \$.00
- Meenan Oil Company LP /AKA/DBA; Michel, Vladimir; 02/15/12; \$.00
- Meenan Oil Company LP /AKA/DBA; Michel, Sandra; 02/15/12; \$.00
- Meenan Oil Company LP /AKA/DBA; Lemene, Elunie /IND/PRT/GDN; 02/15/12; \$.00
- Meenan Oil Company LP /AKA/DBA; Michel, Jymtree /IND/PRT/GDN; 02/15/12; \$.00
- Meenan Oil Company LP /AKA/DBA; Jean-Louis, Jacques; 02/15/12; \$.00
- Meeney, Michael Charles; Probation Dept of Delaware County; 01/19/12; \$1,907.50
- Megbelayin, Jerome; Bluestone Investments Inc; 05/31/12; \$4,994.23
- Megerian, Anahid; Capital One Bank; 01/09/12; \$25,165.44
- Megill, Amy F; Portfolio Recovery Associates LLC; 01/26/12; \$.00
- Meginley, Stephen P; LVNV Funding LLC; 04/13/12; \$13,344.85
- Mehmeti, George; Kalbach, Robert F /JR; 03/26/12; \$3,550.00
- Mehmeti, George; House and Home Magazine; 04/16/12; \$2,860.80
- Mehmeti, George; House and Home Magazine; 04/27/12; \$.00
- Meighn, William M; Discover Bank; 04/10/12; \$1,958.95
- Meikle, Thomas R; Probation Dept of Delaware County; 05/10/12; \$980.50
- Meindl, Margaret Johnson; Middletown Twp Delaware Cty Sewer; 02/06/12; \$335.50
- Meineke Car Care Center; Bissonette, Joseph; 02/17/12; \$333.95
- Meinhart, Dennis W; Citibank NA; 01/13/12; \$.00
- Meiser, Thomas E /DR; CmwltH Dept of Revenue; 02/09/12; \$.00
- Meister, Thomas E; Deutsche Bank National Trust Co /TR; 01/10/12; \$.00
- Meister, Thomas E; Ameriquest Mortgage Securities Inc; 01/10/12; \$.00
- Meister, Thomas E /DR; CmwltH Unemployment Comp Fund; 02/17/12; \$.00
- Meister, Tom /AKA; Ameriquest Mortgage Securities Inc; 01/10/12; \$.00
- Meister, Tom /AKA; Deutsche Bank National Trust Co /TR; 01/10/12; \$.00
- Mekenneys Automotive Service Incorp; Dept of Revenue; 03/05/12; \$.00

Melasecca, James; Borough of Collingdale; 03/16/12; \$.00	Mellor, Charles Thomas; Probation Dept of Delaware County; 02/28/12; \$969.50
Melbourne, Michael J; Upper Darby Twp; 04/16/12; \$.00	Melone, Patrick J; Delcora; 04/02/12; \$272.59
Melbourne, Michael J; Upper Darby Twp; 04/16/12; \$.00	Melvin, Bobbie J; Delcora; 04/02/12; \$135.32
Melbourne, Michael J; Upper Darby Township; 04/16/12; \$.00	Memard, Georges; Delcora; 04/02/12; \$192.88
Melbourne, Michael J; Upper Darby Township; 04/16/12; \$.00	Member of Libery Mutual Group; Kazlo, Florence; 02/16/12; \$.00
Melbourne, Michael J; Upper Darby Township; 04/16/12; \$.00	Membino, Sandra J; Probation Dept of Delaware County; 05/11/12; \$2,246.50
Melbourne, Michael J; Upper Darby Township; 04/16/12; \$.00	Menard, Lunie; Delcora; 04/02/12; \$2,250.27
Melcar Inc; Keystone Insurance Company; 04/13/12; \$.00	Mendelson, Mark Alan; Dept of Justice; 02/29/12; \$.00
Melchiorre, John; Discover Bank; 05/01/12; \$.00	Mendenhall, Clarence H; Springfield Township; 04/11/12; \$220.00
Melchiorre, John A /AKA; Discover Bank; 05/01/12; \$.00	Mendenhall, Clarence H; Springfield Township; 04/11/12; \$418.88
Mele, Michael; CACH LLC; 02/22/12; \$.00	Mendez, Druclia A; Commonwealth Unemployment Compensat; 03/19/12; \$1,195.04
Mele, Michael; Equable Ascent Financial LLC; 04/23/12; \$3,846.16	Mends, Evans D; Citibank NA; 03/09/12; \$3,677.70
Melenski, Michael; Vion Holdings LLC; 05/15/12; \$1,475.99	Menear, Keith C; Discover Bank; 03/05/12; \$4,509.18
Mellandscaping Kenneth R Mellema; Commonwealth Department of Revenue; 03/01/12; \$3,248.19	Menear, Keith C; Discover Bank; 03/30/12; \$.00
Mellina, Lisa; Scheermesser, Scott; 03/22/12; \$.00	Menjay, Etta; Martin's Runn Life Care Community; 03/13/12; \$.00
Mellix, Elaine /ADX; Yeadon Borough; 05/25/12; \$773.01	Menjay, Etta; Martin's Runn Life Care Community; 03/13/12; \$.00
Mellix, Judith; William Penn School District; 04/20/12; \$.00	Menjay, Etta; Transportation Ins Co; 03/13/12; \$.00
Mellix, Judith; Borough of Yeadon; 05/21/12; \$.00	Menjivararreta, Jose Navon; Probation Dept of Delaware County; 04/11/12; \$1,371.50
Mellix, William J /JR; William Penn School District; 04/20/12; \$.00	Meo, Charles E; GMAC Mortgage LLC; 03/02/12; \$139,424.01
Mellix, William J /JR; Borough of Yeadon; 05/21/12; \$.00	Meo, Charles E; Pullella, Frank L; 03/16/12; \$.00
Mellon Bank /GRN; Francis David Corp / DBA; 02/17/12; \$.00	Meo, Charles E; GMAC Mortgage LLC; 03/19/12; \$.00
Mellon Bank /GRN; Electronic Merchant Systems; 02/17/12; \$.00	Meo, Lisa A; GMAC Mortgage LLC; 03/02/12; \$139,424.01
Mellon Bank /GRN; Electronic Merchant Systems; 05/23/12; \$.00	Meo, Lisa A; Pullella, Frank L; 03/16/12; \$.00
Mellon Bank /GRN; Francis David Corp / DBA; 05/23/12; \$.00	Meo, Lisa A; GMAC Mortgage LLC; 03/19/12; \$.00
Mellon Landscaping; Commonwealth Department of Revenue; 03/29/12; \$636.04	Mercer, John W; Trumark Financial Credit Union; 03/02/12; \$58,080.82
Mellon-PSFS Bank /GRN; Cavalry Portfolio Services LLC; 04/03/12; \$.00	Mercer, John W; Trumark Financial Credit Union; 03/02/12; \$41,419.07
Mellon-PSFS Bank /GRN; Cavalry Portfolio Services LLC; 05/25/12; \$.00	

- Mercer, John W; Trumark Financial Credit Union; 03/19/12; \$.00
- Mercer, John W; Yeadon Borough; 05/31/12; \$616.75
- Merchant, Vanetta; Probation Dept of Delaware County; 04/30/12; \$3,130.50
- Mercy Fitzgerald Hospital; Roach, Carolyn; 05/31/12; \$.00
- Mercy/Manor Partnership; Ash, Canice; 05/01/12; \$.00
- Mercy/Manor Partnership; Ash, John; 05/01/12; \$.00
- Meredith, Chase; Delcora; 04/02/12; \$220.91
- Meredith, Stephen L; Commonwealth Unemployment Compensat; 04/20/12; \$13,475.72
- Merkel, Matthew; Basement Waterproofing Specialists; 02/02/12; \$3,758.00; Mechanics
- Merkert, Thomas F; Delcora; 04/02/12; \$273.16
- Merlie, Sheila; Main Line Fertility Center; 03/15/12; \$1,500.00
- Merlin Machine & Tool Co Inc; Commonwealth Department of Revenue; 01/31/12; \$2,148.30
- Merrin, Allan; CmwltH Dept of Revenue; 05/21/12; \$.00
- Merritt, Clarice; Four Seasons Investments LLC; 02/13/12; \$4,684.52
- Meschter, Amanda; All Phases Development Corp; 02/23/12; \$12,562.00; Mechanics
- Messner, Carl; Peitzman, Sandra; 03/15/12; \$814.77
- Metcalf, Eric A; Probation Dept of Delaware County; 01/30/12; \$1,936.50
- Metellus, Nady; Darby Borough; 05/30/12; \$.00
- Methven, Christopher T; Internal Revenue Service; 04/10/12; \$5,010.40
- Metro Container Corp; Commonwealth Department of Revenue; 01/31/12; \$977.04
- Metz, Theresa; Target National Bank/Target Visa; 02/13/12; \$.00
- Meyer, Richard C; Delcora; 04/02/12; \$242.08
- Meyers, Richard; WM Specialty Mortgage LLC; 05/30/12; \$.00
- Mezicco, Denise A; Commonwealth Department of Revenue; 05/21/12; \$.00
- Mezicco, Thomas A; Commonwealth Department of Revenue; 05/21/12; \$.00
- Mezzullo, Cynthia Jean; Probation Dept of Delaware County; 04/13/12; \$1,715.50
- Mgurk, Francine; Commonwealth Department of Revenue; 01/31/12; \$627.52
- Miah, Leroy; Delcora; 04/02/12; \$233.06
- Mianda, Kalala; Midland Funding LLC; 01/06/12; \$3,190.48
- Michael, James /AKA; Education Resources Instiute Inc; 04/23/12; \$.00
- Michael, James /JR; Education Resources Instiute Inc; 04/23/12; \$.00
- Michael, James /SR; Education Resources Instiute Inc; 04/23/12; \$.00
- Michael, John; Arrington, Andrea Yvonne /EST/D CD; 02/22/12; \$.00
- Michael, John; Arrington, Audra L Thornton /ADX/EST; 02/22/12; \$.00
- Michael, Tsa; Ford Motor Credit Company; 03/19/12; \$28,120.69
- Michalkiewicz, George; Delcora; 04/02/12; \$171.81
- Michalkiewicz, John; Discover Bank; 05/01/12; \$.00
- Michel, Harold J /JR; Commonwealth Department of Revenue; 04/09/12; \$.00
- Michl, Arthur R /JR; Probation Dept of Delaware County; 04/05/12; \$.00
- Michl, Arthur Robert; Probation Dept of Delaware County; 04/05/12; \$.00
- Mickens, Kendrick M; Internal Revenue Service; 03/30/12; \$11,683.79
- Mickens, Sherrell; Internal Revenue Service; 03/30/12; \$11,683.79
- Mickiewicz, Cassy; Delcora; 04/02/12; \$508.66
- Mickol, Karen; CmwltH Financial Systems Inc; 03/23/12; \$.00
- Micucci, Carolyn; Commonwealth Department of Revenue; 04/09/12; \$11,270.20
- Mid-Atlantic Wase Systems; Hendricks, James Thomas; 03/16/12; \$.00
- Midcoast Community Bank /GRN; Township of Chester; 03/07/12; \$.00
- Midcoast Community Bank /GRN; Township of Chester; 03/22/12; \$.00
- Midfirst Bank; Yeadon Borough; 01/23/12; \$.00
- Midfirst Bank; Yeadon Borough; 01/23/12; \$.00
- Mignogna, Barbara /AKA; Certificates; 04/09/12; \$116,642.17
- Mignogna, Barbara /AKA; Holders of the Credit Suisse First; 04/09/12; \$116,642.17

- Mignogna, Barbara /AKA; US Bank National Association /TR; 04/09/12; \$116,642.17
- Mignogna, Joseph J; Delcora; 04/02/12; \$149.70
- Mignogna, Kathleen P; Mozino, Andrew J; 03/06/12; \$.00
- Mignogna, Kathleen P; Mozino, Andrew J; 05/24/12; \$.00
- Mignogna, Michael; US Bank National Association /TR; 04/09/12; \$116,642.17
- Mignogna, Michael; Certificates; 04/09/12; \$116,642.17
- Mignogna, Michael; Holders of the Credit Suisse First; 04/09/12; \$116,642.17
- Mignogna, Michael /AKA; US Bank National Association /TR; 04/09/12; \$116,642.17
- Mignogna, Michael /AKA; Holders of the Credit Suisse First; 04/09/12; \$116,642.17
- Mignogna, Michael /AKA; Certificates; 04/09/12; \$116,642.17
- Mignogna, Michael Angelo John; US Bank National Association /TR; 04/09/12; \$116,642.17
- Mignogna, Michael Angelo John; Holders of The Credit Suisse First; 04/09/12; \$116,642.17
- Mignogna, Michael Angelo John; Holders of The Credit Suisse First; 04/09/12; \$116,642.17
- Mignogna, Michael Angelo John; Certificates; 04/09/12; \$116,642.17
- Mignogna, Michael Angelo John; Certificates; 04/09/12; \$116,642.17
- Mignogna, Michael Angelo John; US Bank National Association /TR; 04/09/12; \$116,642.17
- Mignogna, Vincent; Mozino, Andrew J; 03/06/12; \$.00
- Mignogna, Vincent; Mozino, Andrew J; 05/24/12; \$.00
- Mignosi, Eileen; Wells Fargo Asset Securities Corp; 03/13/12; \$795,785.54
- Mignosi, Eileen; HSBC Bank USA NA /TR; 03/13/12; \$795,785.54
- Mignosi, Eileen B /AKA; HSBC Bank USA NA /TR; 03/13/12; \$795,785.54
- Mignosi, Eileen B /AKA; Wells Fargo Asset Securities Corp; 03/13/12; \$795,785.54
- Mignosi, Louis; Wells Fargo Asset Securities Corp; 03/13/12; \$795,785.54
- Mignosi, Louis; HSBC Bank USA NA /TR; 03/13/12; \$795,785.54
- Mignosi, Louis /IND/PRS; Commonwealth Department of Revenue; 01/05/12; \$1,650.98
- Mignosi, Louis /IND/PRS; Commonwealth Department of Revenue; 04/09/12; \$.00
- Mignosi, Louis S /AKA; Wells Fargo Asset Securities Corp; 03/13/12; \$795,785.54
- Mignosi, Louis S /AKA; HSBC Bank USA NA /TR; 03/13/12; \$795,785.54
- Mikes Autobody & Towing LLC; Commonwealth Department of Revenue; 04/25/12; \$1,645.75
- Mikes Autobody & Towing LLC; Commonwealth Department of Revenue; 05/21/12; \$650.20
- Mikes Autobody & Towing LLP; Commonwealth Department of Revenue; 03/29/12; \$358.24
- Miktel Foods Inc; Commonwealth Department of Revenue; 01/31/12; \$1,635.29
- Miktel Foods Inc; Commonwealth Department of Revenue; 04/25/12; \$3,060.96
- Miktel Foods Inc; Commonwealth Department of Revenue; 05/21/12; \$1,420.73
- Miktel Foods Inc /TA; Cedar Farms Company Inc; 03/26/12; \$6,305.50
- Milano, Anthony James; Probation Dept of Delaware County; 04/04/12; \$.00
- Milano, Cynthia B; Discover Bank; 04/16/12; \$.00
- Milano, John; Fortis Capital LLC; 04/10/12; \$.00
- Milano, John; Fortis Capital LLC; 05/22/12; \$.00
- Milano, Morgan C; Four Seasons Investments LLC; 02/13/12; \$1,670.74
- Milbourne, Barbara; Delcora; 04/02/12; \$151.57
- Milburn, Jon; Commonwealth Financial Systems Inc; 01/30/12; \$.00
- Miles, Barry E; LVNV Funding LLC; 04/09/12; \$9,569.40
- Miles, Naomi L; Probation Dept of Delaware County; 01/27/12; \$971.00
- Miles, Naomi Lynn; Probation Dept of Delaware County; 01/30/12; \$1,087.75
- Milestone Bank /GRN; Penn Liberty Bank; 02/15/12; \$.00
- Milestone Bank /GRN; Scully, David; 05/04/12; \$.00
- Milewski, Paul /IND/PRS; Commonwealth Department of Revenue; 03/05/12; \$2,771.01
- Milewski, Paul J; Delcora; 02/09/12; \$.00

- Milewski, Philip; JPMorgan Chase Bank NA; 02/21/12; \$.00
- Milewski, Philip; JPMorgan Chase Bank NA; 05/17/12; \$219,614.91
- Millan, Pedro Nmn; Probation Dept of Delaware County; 03/28/12; \$1,378.50
- Millard, Kenneth P; FIA Card Services NA; 04/12/12; \$.00
- Millard, Matthew David; Ford Motor Credit Company LLC; 05/21/12; \$4,653.83
- Millay, Sara Jane; Probation Dept of Delaware County; 02/14/12; \$1,197.50
- Miller, Alfred; Delcora; 04/02/12; \$104.30
- Miller, Ariyeh; Lansdowne Borough; 05/23/12; \$2,465.53
- Miller, Betty H; Nether Providence Township; 02/09/12; \$.00
- Miller, Betty H; Nether Providence Township; 02/09/12; \$.00
- Miller, Beverly A; Swarthmore Borough; 02/15/12; \$1,617.42
- Miller, Beverly A; Swarthmore Borough; 04/20/12; \$.00
- Miller, Bryant O; Internal Revenue Service; 04/10/12; \$8,697.79
- Miller, Carla; Holland, Monique; 02/14/12; \$8,151.09
- Miller, Carol L; Rab Performance Recoveries; 03/12/12; \$5,451.04
- Miller, Chares J; Commonwealth Department of Revenue; 03/05/12; \$7,084.01
- Miller, Cheryl; Capital One Bank USA NA; 03/09/12; \$.00
- Miller, Crystal; Erie Insurance Exchange; 02/21/12; \$.00
- Miller, Dawnmarie; Asset Acceptance LLC; 04/09/12; \$.00
- Miller, Derek; Probation Dept of Delaware County; 02/01/12; \$741.50
- Miller, Diane E; Portfolio Recovery Associates LLC; 02/27/12; \$.00
- Miller, Dorelle; Morton Borough; 05/11/12; \$307.52
- Miller, Edward; Delcora; 04/02/12; \$173.10
- Miller, Edwin R; Nether Providence Township; 01/11/12; \$265.30
- Miller, Edwin R; Nether Providence Township; 05/14/12; \$.00
- Miller, Eleanor A; Citimortgage Inc; 03/07/12; \$.00
- Miller, Elise; Lansdowne Borough; 05/23/12; \$2,465.53
- Miller, Emily E; Educap Inc; 03/29/12; \$.00
- Miller, Henry Lewis; Spalding, Christine S; 01/24/12; \$24,198.08
- Miller, Henry Lewis; Spalding, Christiane G; 01/24/12; \$12,889.28
- Miller, Henry Lewis; Spalding, Christiane E; 01/24/12; \$17,441.69
- Miller, Henry Lewis; Spalding, Christiane G; 01/24/12; \$10,240.17
- Miller, Herman; LVNV Funding LLC; 01/23/12; \$7,606.24
- Miller, Ina B; Internal Revenue Service; 01/27/12; \$57,487.97
- Miller, James; Probation Dept of Delaware County; 03/07/12; \$1,491.50
- Miller, Jason C; Educap Inc; 03/29/12; \$.00
- Miller, Jeanie; Internal Revenue Service; 04/20/12; \$10,065.58
- Miller, Jeanne M; Commonwealth Department of Revenue; 03/05/12; \$7,084.01
- Miller, John C /JR; Target National Bank; 05/25/12; \$4,783.58
- Miller, Joncee Leslie; Probation Dept of Delaware County; 05/14/12; \$2,037.07
- Miller, Judith; LVNV Funding LLC; 02/10/12; \$1,736.69
- Miller, Karen; Arrowood Indemnity Company; 04/30/12; \$18,034.50
- Miller, Katherine B; Nether Providence Township; 01/11/12; \$265.30
- Miller, Katherine B; Nether Providence Township; 05/14/12; \$.00
- Miller, Lisa Ann; Probation Dept of Delaware County; 02/27/12; \$1,771.50
- Miller, Mary D; Target National Bank; 04/02/12; \$12,008.04
- Miller, Maurice; Delaware County Juvenile Court; 04/16/12; \$65.00
- Miller, Michael; Delcora; 04/02/12; \$593.65
- Miller, Nancy E; Swarthmore Borough; 04/18/12; \$3,012.71
- Miller, Newton H; Delcora; 04/02/12; \$108.04
- Miller, Nicole; Barlow, Anne M; 04/25/12; \$.00
- Miller, Nyeesha; M&T Bank; 03/08/12; \$150,542.21
- Miller, Nyeesha M /AKA; M&T Bank; 03/08/12; \$150,542.21
- Miller, Peggy L; CmwltH Dept of Revenue; 04/17/12; \$.00
- Miller, Quadeer Lamar; Probation Dept of Delaware County; 04/19/12; \$1,715.50

- Miller, Robert N; Alpha-Centurion Security Inc; 01/11/12; \$.00
- Miller, Robert N; Alpha-Centurion Security Inc; 05/02/12; \$.00
- Miller, Robert S; CmwltH Dept of Revenue; 04/17/12; \$.00
- Miller, Sean; Deutsche Bank National Trust Comp /TR; 03/14/12; \$.00
- Miller, Sean; Register Holders of Morgan Stanley; 03/14/12; \$.00
- Miller, Troy Jerome; Probation Dept of Delaware County; 04/17/12; \$4,102.50
- Miller, Wm S; Nether Providence Township; 02/09/12; \$.00
- Miller, Wm S; Nether Providence Township; 02/09/12; \$.00
- Miller, Zakeia Leona; Probation Dept of Delaware County; 04/09/12; \$1,333.00
- Millicent Court LLC; Darby Borough; 05/31/12; \$.00
- Millicent Court LLC; Darby Borough; 05/31/12; \$.00
- Mil, Maude E; Upper Darby Township; 04/16/12; \$.00
- Mil, Maude E; Upper Darby Township; 04/16/12; \$.00
- Millison, Crystal Lynn; Probation Dept of Delaware County; 05/10/12; \$3,227.50
- Millison, Crystal Lynn; Probation Dept of Delaware County; 05/10/12; \$2,597.50
- Mills, Baruti; Delaware County Juvenile Court; 02/09/12; \$288.82
- Mills, David B; Delcora; 04/02/12; \$160.88
- Mills, Dennis A; Probation Dept of Delaware County; 04/09/12; \$3,327.25
- Mills, Edward F; Capital One Bank NA; 04/02/12; \$.00
- Mills, Paul J; Creditone LLC; 02/23/12; \$.00
- Mills, Robert T; Wells Fargo Bank NA /TR; 05/29/12; \$.00
- Mills, Sharon R; Unifund Corporation; 05/04/12; \$.00
- Mills, Yvonne; American Express Centurion Bank; 03/20/12; \$13,553.31
- Milnes, Kevin M; Internal Revenue Service; 03/30/12; \$2,924.76
- Milnes, Laurie D W; Internal Revenue Service; 03/30/12; \$2,924.76
- Milou, Ernest; Citibank NA; 04/30/12; \$23,452.13
- Milton, David G; Probation Dept of Delaware County; 03/12/12; \$2,791.50
- Milton, George; Delcora; 04/02/12; \$173.36
- Mims, John; Midland Funding LLC; 03/23/12; \$.00
- Mims, Robert; Harrahs Chester Downs Management Co; 05/14/12; \$3,777.47
- Mims, Shawne Terrell; Probation Dept of Delaware County; 05/08/12; \$3,433.00
- Min, Mi Ja; Federal National Mortgage Assoc; 04/26/12; \$.00
- Minaret Temple; Delcora; 04/02/12; \$728.27
- Minchella, Joseph; Parkside Borough; 02/17/12; \$305.78
- Mingos, Chris; Unifund Corporation; 02/16/12; \$8,319.46
- Mingrino, Maria; Henigan, Patrick T /ESQ; 01/27/12; \$.00
- Minier, William F /JR; Springfield Township; 02/28/12; \$.00
- Minier, William F /JR; Springfield Township; 02/28/12; \$.00
- Mininno, Brian; Probation Dept of Delaware County; 02/17/12; \$3,409.50
- Minnis, Peter Joseph /JR; Probation Dept of Delaware County; 02/16/12; \$2,631.50
- Minnucci, Daniel; Razor Capital LLC; 03/06/12; \$.00
- Minor, Anita; Commonwealth Department of Revenue; 01/31/12; \$876.62
- Minor, Kareem Ahmid; Probation Dept of Delaware County; 03/15/12; \$1,164.50
- Minor, Kimberly; Internal Revenue Service; 03/26/12; \$27,487.79
- Minor, Mark A; Capital One Bank USA NA; 01/30/12; \$3,436.87
- Minor, Quintin Darnell; Probation Dept of Delaware County; 05/16/12; \$1,918.50
- Minor, Timothy; Commonwealth Department of Revenue; 01/31/12; \$3,818.45
- Minor, Timothy; Deutsche Bank Natl Trust Co /TR; 04/09/12; \$.00
- Minor, Timothy; Long Beach Mortgage Loan Trust; 04/09/12; \$.00
- Mintz, Charles B; Yeadon Borough; 05/30/12; \$1,949.10
- Minuteman Press LBCR Enterprises LL; CmwltH Unemployment Comp Fund; 01/09/12; \$.00
- Miranda-Colon, Fernando; Probation Dept of Delaware County; 03/15/12; \$2,706.50
- Mironidis, Timmy /IND/PRS; Commonwealth Department of Revenue; 01/31/12; \$2,793.88
- Mirra, Kimberly Michelle; Probation Dept of Delaware County; 03/14/12; \$993.50

- Mirza, Omer; US Bank National Association; 02/02/12; \$.00
- Misantone, Francis; DeFilippo Bros Motorcars; 02/07/12; \$.00
- Mita, Eustace W; Wilmington Trust FSB; 03/08/12; \$.00
- Mitchell Property Management; Springfield Township; 04/11/12; \$220.00
- Mitchell, Adam A; LVNV Funding LLC; 03/26/12; \$1,267.33
- Mitchell, Albert; Darby Township; 05/25/12; \$.00
- Mitchell, Brian; Commonwealth Department of Revenue; 01/31/12; \$395.90
- Mitchell, Catherine F; Portfolio Recovery Associates LLC; 05/03/12; \$.00
- Mitchell, Corie Lamont; Commonwealth Pennsylvania; 05/30/12; \$1,000.00
- Mitchell, David; Internal Revenue Service; 04/10/12; \$16,014.46
- Mitchell, David J; American Express Centurion Bank; 03/19/12; \$5,228.67
- Mitchell, David J; Citibank NA; 04/05/12; \$.00
- Mitchell, Diyah R; Cmwlth Unemployment Comp Fund; 04/03/12; \$.00
- Mitchell, Erin Leigh; Probation Dept of Delaware County; 05/07/12; \$2,300.50
- Mitchell, Frank /DBA; Beucler, Kelly & Irwin, Ltd; 03/13/12; \$7,895.70
- Mitchell, James Thomas; Probation Dept of Delaware County; 01/31/12; \$778.50
- Mitchell, Jerome; Probation Dept of Delaware County; 03/08/12; \$1,644.50
- Mitchell, Jimmy L /JR; Colwyn Borough; 05/31/12; \$.00
- Mitchell, Joan; Darby Township; 05/25/12; \$.00
- Mitchell, John S; Middletown Township; 02/02/12; \$115.50
- Mitchell, John S; Middletown Twp Delaware Cty Sewer; 02/06/12; \$335.50
- Mitchell, Kathleen M; Citibank NA; 02/06/12; \$.00
- Mitchell, Keith L; Probation Dept of Delaware County; 04/02/12; \$7,147.50
- Mitchell, Martha; Midland Funding LLC; 03/12/12; \$.00
- Mitchell, Michael Steven; Probation Dept of Delaware County; 05/17/12; \$1,630.50
- Mitchell, Montese; Delaware County Juvenile Court; 02/28/12; \$70.00
- Mitchell, Paki Kamal Abdu; Probation Dept of Delaware County; 03/29/12; \$1,412.50
- Mitchell, Robert; Arrow Financial Services LLC; 03/08/12; \$1,095.05
- Mitchell, Robert P; Portfolio Recovery Associates LLC; 05/03/12; \$.00
- Mitchell, Robin A; Springfield Twp; 04/11/12; \$220.00
- Mitchell, Robin A; Springfield Township; 04/11/12; \$391.30
- Mitchell, Robin A; Springfield Township; 05/17/12; \$.00
- Mitchell, Robin A; Springfield Township; 05/17/12; \$.00
- Mitchell, Taneesha; Delaware Valley Home Buyers; 05/15/12; \$1,533.56
- Mitchell, Virginia; Colwyn Borough; 05/31/12; \$.00
- Mitros, Francis W; Bank of New York Mellon /FKA; 03/07/12; \$346,806.80
- Mitros, Francis W; Bank of New York As Successor to; 03/07/12; \$346,806.80
- Mitros, Francis W; JPMorgan Chase Bank NA; 03/07/12; \$346,806.80
- Mitros, Francis W; Bank One NA; 03/07/12; \$346,806.80
- Mitros, Francis W; Bank One NA; 04/23/12; \$.00
- Mitros, Francis W; Bank of New York As Successor to; 04/23/12; \$.00
- Mitros, Francis W; Bank of New York Mellon /FKA; 04/23/12; \$.00
- Mitros, Francis W; JPMorgan Chase Bank NA; 04/23/12; \$.00
- Mitros, Francis W /JR /AKA; Bank One NA; 03/07/12; \$346,806.80
- Mitros, Francis W /JR /AKA; Bank of New York As Successor to; 03/07/12; \$346,806.80
- Mitros, Francis W /JR /AKA; JPMorgan Chase Bank NA; 03/07/12; \$346,806.80
- Mitros, Francis W /JR /AKA; Bank of New York Mellon /FKA; 03/07/12; \$346,806.80
- Mitros, Francis W /JR /AKA; Bank of New York Mellon /FKA; 04/23/12; \$.00
- Mitros, Francis W /JR /AKA; Bank of New York As Successor to; 04/23/12; \$.00
- Mitros, Francis W /JR /AKA; Bank One NA; 04/23/12; \$.00
- Mitros, Francis W /JR /AKA; JPMorgan Chase Bank NA; 04/23/12; \$.00
- Mitros, Maryellen; JPMorgan Chase Bank NA; 03/07/12; \$346,806.80
- Mitros, Maryellen; Bank of New York Mellon /FKA; 03/07/12; \$346,806.80

Mitros, Maryellen; Bank One NA; 03/07/12; \$346,806.80	Mobile Auto Care; Pullella, Frank L; 03/16/12; \$.00
Mitros, Maryellen; Bank of New York As Successor to; 03/07/12; \$346,806.80	Mobley, Anthony W; Discover Bank; 01/18/12; \$.00
Mitros, Maryellen; JPMorgan Chase Bank NA; 04/23/12; \$.00	Mobley, Dinah M; Discover Bank; 01/18/12; \$.00
Mitros, Maryellen; Bank One NA; 04/23/12; \$.00	Mobley, Dinah M; Capital One Bank USA NA; 04/02/12; \$.00
Mitros, Maryellen; Bank of New York As Successor to; 04/23/12; \$.00	Mobley, Tyrone A; CmwltH Unemployment Comp Fund; 03/01/12; \$.00
Mitros, Maryellen; Bank of New York Mellon /FKA; 04/23/12; \$.00	Moccia, Matthew R; Asencio, Rafael /JR; 05/01/12; \$.00
Mizer, Gail Lynn; Capital One Bank NA / FKA; 03/14/12; \$.00	Moccia, Matthew R; Asencio, Ellinette; 05/01/12; \$.00
Mizer, Gail Lynn; Capital One Bank; 03/14/12; \$.00	Moda Construction; Waste Management of PA Inc; 04/05/12; \$1,506.39
Mizer, Gail Lynn; Capital One Bank NA / FKA; 04/25/12; \$.00	Modebo, Keita; Darby Borough; 05/30/12; \$.00
MJ Callan Co Inc; Internal Revenue Service; 02/27/12; \$69,447.74	Modebo, Keita; Darby Borough; 05/30/12; \$.00
MJ Doyle Construction Co Inc; Commonwealth Department of Revenue; 03/05/12; \$.00	Modelski, Deborah Ann; Probation Dept of Delaware County; 05/17/12; \$4,987.50
MJC Company Lawn Works; Commonwealth Department of Revenue; 02/22/12; \$34,883.23	Modica, Matthew Christian; Probation Dept of Delaware County; 03/22/12; \$1,997.50
MJC Company Lawn Works; Commonwealth Department of Revenue; 02/22/12; \$34,883.23	Moffa, John /IND/PRS; Commonwealth Department of Revenue; 01/05/12; \$.00
MJC Company Lawn Works; Commonwealth Department of Revenue; 05/21/12; \$9,730.88	Moffo, John; Ally Financial Inc; 03/12/12; \$.00
Mkrtchyan, Jack; Collins Financial Services /SSR; 03/05/12; \$.00	Moffo, John /IND/DBA; Mohawk Carpet Distribution Inc; 01/20/12; \$.00
Mkrtchyan, Jack; Metris Company; 03/05/12; \$.00	Moffo, John /IND/DBA; JJ Haines & Company; 02/27/12; \$.00
ML Deli Inc; Commonwealth Department of Revenue; 03/01/12; \$2,593.09	Moffo, John /IND/DBA; Mohawk Carpet Distribution Inc; 03/20/12; \$.00
Mlodzianowski, Jeanne H; Beneficial Mortgage Co of PA; 01/19/12; \$.00	Moffo, John A /SR /IND/SR; Dal-Distribution Inc; 05/01/12; \$23,281.79
Mlodzianowski, Jeanne H; Beneficial Consumer Disc Comp /DBA; 01/19/12; \$.00	Mogan, Thomas /JR; Wells Fargo Bank NA; 02/24/12; \$84,928.09
Mlodzianowski, Michael; Beneficial Mortgage Co of PA; 01/19/12; \$.00	Mogan, Thomas /JR; Wells Fargo Bank NA; 03/16/12; \$.00
Mlodzianowski, Michael; Beneficial Consumer Disc Comp /DBA; 01/19/12; \$.00	Mogan, Thomas /JR; Wells Fargo Bank NA; 05/01/12; \$.00
Mniecznikowski, Patti M; Citibank NA; 05/21/12; \$6,448.34	Mogan, Thomas /JR; Wells Fargo Bank NA; 05/01/12; \$.00
Mobeen, Muhemmed S; Shoreline Funding LLC; 02/16/12; \$.00	Mogan, Thomas F /JR /EST/JR; Wells Fargo Bank NA; 02/24/12; \$84,928.09
Mobile Auto Care; Pullella, Frank L; 03/16/12; \$.00	Mogan, Thomas F /JR /EST/JR; Wells Fargo Bank NA; 03/16/12; \$.00
Mobile Auto Care; Pullella, Frank L; 03/16/12; \$.00	Mogan, Thomas F /JR /EST/JR; Wells Fargo Bank NA; 05/01/12; \$.00
	Mogan, Thomas F /JR /EST/JR; Wells Fargo Bank NA; 05/01/12; \$.00
	Mohammed, Alawi S; Granberry, Barbara; 03/14/12; \$.00

Mohammed, Manzul; E-Glam Inc; 01/09/12; \$77,000.00	Momoh, Girly Doris; WFS; 04/16/12; \$.00
Mohammed, Manzul; Yeadon Borough; 02/28/12; \$1,261.83	Momoh, Girly Doris; Wells Fargo Dealer Services Inc /FKA; 05/21/12; \$.00
Mohammed, Manzul; Yeadon Borough; 05/25/12; \$745.55	Momoh, Girly Doris; Wells Fargo Dealer Services Inc /FKA; 05/21/12; \$.00
Mohler, Thomas G; Discover Bank; 02/16/12; \$.00	Monaco, Kenneth; Witz, Tracy; 03/16/12; \$.00
Mohler, Thomas G; Discover Bank; 04/23/12; \$.00	Monaco, Kenneth; Clark, Joseph; 03/16/12; \$.00
Mohr, Michelle; Probation Dept of Delaware County; 03/29/12; \$1,447.50	Monaco, Kenneth; Witz-Clark, Elizabeth; 03/16/12; \$.00
Moji LLC; Mancinelli, Robert; 03/16/12; \$5,493.37	Monaco, Kenneth; Witz, John J; 03/16/12; \$.00
Moji LLC; Mancinelli, Robert; 04/16/12; \$.00	Monaco, Kenneth Andrew; Probation Dept of Delaware County; 05/16/12; \$2,987.50
Mojica, Hilda; Toyota Motor Credit Corporation; 05/14/12; \$4,024.85	Monaghan, John P; Internal Revenue Service; 03/02/12; \$3,952.51
Mojica, Randy S; Emc Mortgage Corporation; 01/12/12; \$183,358.20	Monaghan, Marie C; Bank of America NA /SSR; 03/29/12; \$.00
Moleski, Timothy; Springfield Township; 05/31/12; \$.00	Monaghan, Marie C; LaSalleBank NA/TR; 03/29/12; \$.00
Molina, Anthony; Commonwealth Department of Revenue; 04/09/12; \$406.65	Monaghan, Paul; Newtown Township; 04/25/12; \$.00
Molina, Chente; Bank of America/FIA Card Services; 04/04/12; \$.00	Monaghan, Paul; Newtown Township; 04/25/12; \$.00
Molina, Chente; Cavalry Portfolio Serv LLC As Asgn; 04/04/12; \$.00	Monaghan, Paul; Newtown Township; 04/25/12; \$.00
Molina, Chente; Cavalry SPV I, LLC As Asgn of; 04/04/12; \$.00	Monaghan, Paul V; Delcora; 04/02/12; \$131.71
Molinario, Michael P; Discover Bank; 04/05/12; \$5,904.72	Monaghan, Paul V; Delcora; 04/02/12; \$101.60
Molineaux, Stephen; Delcora; 04/02/12; \$101.35	Monaghan, Paul V; Delcora; 04/02/12; \$398.88
Molineux, Richard; Probation Dept of Delaware County; 01/05/12; \$2,216.50	Monaghan, Paul V; Delcora; 04/02/12; \$169.34
Molino, Shannon; Probation Dept of Delaware County; 03/15/12; \$1,051.50	Monaghan, Paul V; Delcora; 04/02/12; \$139.23
Moloko, John; Midland Funding LLC; 01/30/12; \$1,297.13	Mondros, Herbert W; Internal Revenue Services; 05/21/12; \$41,447.34
Mom Diner LLC; Commonwealth Department of Revenue; 03/01/12; \$4,154.45	Mongelli, Christina M; Probation Dept of Delaware County; 04/10/12; \$3,980.95
Mom Diner LLC; Commonwealth Department of Revenue; 03/29/12; \$1,204.63	Mongelli, Christina M; Probation Dept of Delaware County; 04/10/12; \$2,155.68
Mom Diner LLC; Commonwealth Department of Revenue; 05/21/12; \$2,938.51	Mongoni, Nicholas J; TD Bank NA; 05/22/12; \$85,712.49
Momjian, Bruce; Newtown Township; 01/03/12; \$.00	Monk, Jarrad; Yeadon Borough; 05/30/12; \$1,043.58
Momjian, Christine; Newtown Township; 01/03/12; \$.00	Monroe, Sherman; Probation Dept of Delaware County; 05/11/12; \$1,044.50
Momoh, Girly Doris; Wachovia Dealer Services Inc; 04/16/12; \$.00	Monroe, William; Blume, Kristin; 04/16/12; \$.00
Momoh, Girly Doris; Wells Fargo Dealer Services Inc /FKA; 04/16/12; \$.00	

- Mont Del Fire Equipment Co Inc; Internal Revenue Service; 05/18/12; \$22,557.58
- Mont Del Fire Equipment Co Inc; Commonwealth Department of Revenue; 05/21/12; \$523.25
- Mont Del Fire Equipment Company Inc; Commonwealth Department of Revenue; 01/31/12; \$44,194.79
- Mont Del Fire Equipment Company Inc; Commonwealth Department of Revenue; 04/09/12; \$1,761.77
- Montagno, Christopher; Probation Dept of Delaware County; 03/09/12; \$4,612.50
- Monteith, Janeen W; Probation Dept of Delaware County; 02/15/12; \$977.50
- Monteith, William; Probation Dept of Delaware County; 03/30/12; \$3,059.30
- Montella, Gerald C /ESQ; Malloy, Edward C /ESQ; 02/24/12; \$.00
- Montella, Gerald C /ESQ; Malloy, Edward C /ESQ; 03/02/12; \$.00
- Montella, Gerald C /ESQ; Hargy, Deborah R; 03/02/12; \$.00
- Montello, Sandino F /AKA; Holders; 03/26/12; \$.00
- Montello, Sandino F /AKA; US Bank NA /TR; 03/26/12; \$.00
- Montello, Sandy; Holders; 03/26/12; \$.00
- Montello, Sandy; US Bank NA /TR; 03/26/12; \$.00
- Montello, Sharon; Holders; 03/26/12; \$.00
- Montello, Sharon; US Bank NA /TR; 03/26/12; \$.00
- Montes, Ranses; Citibank NA; 03/02/12; \$.00
- Montgomery, Alice Heir; TD Banknorth NA; 02/23/12; \$.00
- Montgomery, Carol A; Target National Bank; 01/05/12; \$.00
- Montgomery, Carol A; Target National Bank; 02/02/12; \$.00
- Montgomery, Christopher Patrick; Probation Dept of Delaware County; 02/15/12; \$4,726.50
- Montgomery, Frank W /JR; Discover Bank; 04/18/12; \$.00
- Montgomery, June; Asset Acceptance LLC /ASG; 05/11/12; \$.00
- Montgomery, June; Wells Fargo Bank; 05/11/12; \$.00
- Montgomery, Keith; Delaware County Juvenile Court; 05/02/12; \$155.00
- Montgomery, Nicole; Delaware County Juvenile Court; 03/07/12; \$228.37
- Montgomery, Samuel; Roe Properties LLC; 03/05/12; \$.00
- Montijo, Kathleen; Probation Dept of Delaware County; 01/31/12; \$1,110.50
- Monyan, Deddeh; Asset Acceptance LLC; 02/02/12; \$.00
- Moody, Christian; Probation Dept of Delaware County; 03/15/12; \$1,181.50
- Moody, Jonathan Aaron; Probation Dept of Delaware County; 03/19/12; \$4,717.50
- Moody, Robert; Internal Revenue Service; 04/10/12; \$36,657.19
- Moody, Sheba T; Cmwth Unemployment Comp Fund; 03/02/12; \$.00
- Moon, Jeffrey Franklin; Probation Dept of Delaware County; 01/26/12; \$581.50
- Moon, Sun Y; Cmwth Dept of Revenue; 01/31/12; \$.00
- Moon, Young S; Cmwth Dept of Revenue; 01/31/12; \$.00
- Mooney, William F; Ford Motor Credit Company; 05/21/12; \$11,432.60
- Moore Foggs Cargo Systems; Commonwealth Department of Revenue; 01/31/12; \$952.73
- Moore, Anthony; One West Bank FSB; 01/30/12; \$163,456.33
- Moore, Anthony; US Bank NA /TR; 05/04/12; \$.00
- Moore, Anthony; Lehman Brs Struc Asset Sec Corp; 05/04/12; \$.00
- Moore, Barbara A; FIA Card Services NA; 05/15/12; \$.00
- Moore, Barbara A; Capital One Bank USA NA; 05/15/12; \$.00
- Moore, Brandy; Borough of Colwyn; 02/17/12; \$.00
- Moore, Brian E; Cmwth Dept of Revenue; 01/05/12; \$.00
- Moore, Clarence James; Probation Dept of Delaware County; 02/01/12; \$1,122.00
- Moore, Darren; Probation Dept of Delaware County; 01/19/12; \$2,278.00
- Moore, Darren Maurice; Probation Dept of Delaware County; 03/21/12; \$1,472.50
- Moore, Dawud; Probation Dept of Delaware County; 03/13/12; \$1,804.50
- Moore, Diane V; Portfolio Recovery Associates LLC; 01/12/12; \$2,813.63
- Moore, Evelyn; Probation Dept of Delaware County; 04/20/12; \$2,015.50
- Moore, Evelyn; Franklin Mint Federal Credit Union; 04/30/12; \$.00

- Moore, Jennifer M; State Farm Mutual Automobile Insura /SUB; 01/19/12; \$22,500.00
- Moore, Jennifer M; Harper, Barbara; 01/19/12; \$22,500.00
- Moore, John Byron; Probation Dept of Delaware County; 02/16/12; \$.00
- Moore, John S; Upper Darby Township; 04/16/12; \$.00
- Moore, Joyce A; Commonwealth Financial Systems Inc; 01/18/12; \$.00
- Moore, Kevin; Delcora; 04/02/12; \$237.07
- Moore, Kwame Percy; Probation Dept of Delaware County; 04/10/12; \$708.50
- Moore, Lester; Yeadon Borough; 04/04/12; \$.00
- Moore, Markel; Commonwealth Department of Revenue; 04/09/12; \$791.61
- Moore, Martha Lynn; Kazandjian, Hairabed; 02/16/12; \$.00
- Moore, Martha Lynn; Gureghian, Tamara C; 02/16/12; \$.00
- Moore, Michelle A; Commonwealth Department of Revenue; 01/31/12; \$286.96
- Moore, Patrice; Probation Dept of Delaware County; 04/05/12; \$3,592.50
- Moore, Paul; Probation Dept of Delaware County; 03/14/12; \$1,506.00
- Moore, Paul Joseph; Probation Dept of Delaware County; 03/14/12; \$1,196.50
- Moore, Paul Joseph; Probation Dept of Delaware County; 03/14/12; \$1,267.50
- Moore, Richard Milo; Probation Dept of Delaware County; 01/13/12; \$.00
- Moore, Sherry; Ridley Township; 02/17/12; \$5,305.48
- Moore, Stephen; Probation Dept of Delaware County; 02/06/12; \$1,620.90
- Moore, Tami L; Target National Bank; 03/05/12; \$.00
- Moore, Terry P; Discover Bank; 02/15/12; \$10,781.68
- Moore, Vincent; Franklin Mint Federal Credit Union; 04/30/12; \$9.00
- Moore, Vincent T /AKA; Franklin Mint Federal Credit Union; 04/30/12; \$9.00
- Moosbrugger, Matthew; GMAC LLC; 01/03/12; \$.00
- Morales, Angel Lois; Probation Dept of Delaware County; 02/10/12; \$1,578.36
- Morales, Iris; Midland Funding LLC; 05/24/12; \$1,896.70
- Morales, Ramon R /JR; Discover Bank; 01/03/12; \$.00
- Moran, Daniel J; JPMorgan Chase Bank NA; 04/25/12; \$.00
- Moran, Denise A; Commonwealth Department of Revenue; 03/16/12; \$9,602.92
- Moran, James; LVNV Funding LLC; 01/20/12; \$.00
- Moran, Kathleen; Lansdowne Borough; 05/23/12; \$1,865.79
- Moran, Nancy; Four Seasons Investments LLC; 02/13/12; \$2,856.61
- Moran, Patrick John; Lansdowne Borough; 05/23/12; \$1,865.79
- Moran, Robert E; Commonwealth Department of Revenue; 03/16/12; \$9,602.92
- Moran, Rosemary C; Internal Revenue Service; 02/15/12; \$29,000.26
- Moran, Timothy Ryan; Probation Dept of Delaware County; 01/25/12; \$1,873.00
- Moran, Timothy S; Internal Revenue Service; 02/15/12; \$29,000.26
- Morebank /GRN; Portfolio Recovery Associates LLC; 02/16/12; \$.00
- Morebank /GRN; Portfolio Recovery Associates LLC; 04/30/12; \$.00
- Morehead, Graham C; Target National Bank; 04/30/12; \$.00
- Morell, Bryan; Citimortgage Inc; 05/10/12; \$149,752.28
- Morella, Joseph Robert; Probation Dept of Delaware County; 02/04/12; \$1,246.50
- Morelli, Elizabeth; Household Bank; 05/17/12; \$.00
- Morelli, Elizabeth; Harvest Credit Management VII LLC /ASG; 05/17/12; \$.00
- Morelli, Joseph A /JR; Internal Revenue Service; 04/10/12; \$6,892.80
- Morett, Kristoffer P; Probation Dept of Delaware County; 03/14/12; \$1,503.25
- Morett, Kristoffer P; Probation Dept of Delaware County; 03/16/12; \$945.50
- Morgan, Dennis L; Commonwealth Financial Systems Inc; 04/30/12; \$.00
- Morgan, Frank H; Delcora; 04/02/12; \$149.59
- Morgan, Heather; Sacor Financial Inc/SSR; 05/03/12; \$10,215.58
- Morgan, Heather; Chase Bank USA NA; 05/03/12; \$10,215.58
- Morgan, Howard L; Commonwealth Department of Revenue; 03/01/12; \$487.66
- Morgan, Joseph M; Cmwlth Dept of Revenue; 01/31/12; \$.00
- Morgan, Kristine; Cmwlth Dept of Revenue; 01/31/12; \$.00

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

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

**BOROUGH**

- Aldan 83, 102
- Brookhaven 59, 95, 119
- Clifton Heights 18, 60
- Collingdale 20, 22, 52, 75, 106, 128
- Colwyn 56
- Darby 19, 33, 53, 62, 86, 100
- East Lansdowne 7, 17, 99
- Eddystone 122
- Folcroft 26, 30, 78, 81, 118
- Glenolden 11, 48
- Lansdowne 36, 37, 107
- Marcus Hook 68
- Norwood 9
- Prospect Park 24, 110
- Sharon Hill 31, 50, 77, 92
- Swarthmore 120
- Trainer 34
- Upland 70
- Yeadon 16, 28, 66, 93

**CITY**

- Chester 14, 23, 40, 49, 68, 69, 70, 74, 124

**TOWNSHIP**

- Aston 41, 47, 126
- Bethel 72, 115
- Chester 39, 114
- Concord 21, 58
- Darby 80, 127
- Edgmont 6
- Haverford 27, 32, 97, 113, 116
- Lower Chichester 3, 68
- Marple 45
- Middletown 5
- Newtown 46, 85
- Nether Providence 109
- Radnor 43, 73
- Ridley 8, 38, 42, 54, 90, 96
- Tinicum 2, 89, 103, 111
- Upper Chichester 12, 15, 51, 63, 84, 104, 121
- Upper Darby 1, 10, 13, 25, 29, 44, 55, 67, 71, 76, 79, 82, 87, 88, 91, 94, 98, 101, 105, 108, 112, 117, 123, 125, 129, 130

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. 007304 1. 2011**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the 7418 Rogers Avenue, Upper Darby, PA 19082.

Front: IRR Depth: IRR

Being Premises: 7418 Rogers Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Dawn McKinney and Timothy McKinney.

Hand Money \$11,483.91

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 1701 2. 2010**

**MORTGAGE FORECLOSURE**

Property in the Township of Tinicum, County of Delaware, Commonwealth of PA in front or breadth on the said Delaware Street.

Front: Irr Depth: Irr

Being Premises: 220 Delaware Street, Essington, PA 19029.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jack Parker and Deborah Thomas a/k/a Deborah Thomas Fife.

Hand Money \$8,987.84

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 796 3. 2012**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$114,078.02

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

Front: Irregular Depth: Irregular

Being Premises: 4 Hutchinson Street, Marcus Hook, PA 19061.

Folio Number: 08-00-00546-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph M. Gully.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 00503 5. 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 Middletown, County of Delaware and State of Pennsylvania, being known and designated as Parcel No. 7 on a survey made by Damon and Foster, Civil Engineers, of Sharon Hill, Pennsylvania, dated April 3, 1950 and revised May 6, 1950 and bounded and described as follows, to wit:

BEGINNING at a point on the West-erly side of Pennsylvania State Highway (propose 80 feet wide), said point being described by the following (3) courses and distances from the intersection of the title line of lands now or late of H. Green Thomas with the title line in the bed of Middletown Road (as laid out 40 feet wide) viz: (1) along said title line of lands now or late of H. Green Thomas, South 78 degrees, 13 min-utes, 50 seconds West, 41.75 feet to a point in the Westerly side of said Pennsylvania State Highway; (2) along the Westerly side of said Pennsylvania State Highway on the arc of a circle curving to the right in a Northwesterly direction having a radius of 11,499.2 feet the arc distance of 950.84 feet to a point of tangency; (3) North 9 de-grees, 34 minutes, 10 seconds West, 71.55; extending thence from said beginning point leaving said Pennsylvania State Highway, South 80 degrees, 25 minutes, 50 seconds West, 200 feet to a point, a corner of lands now or late of Arthur S. Linvill, et ux; thence along said lands, North 9 degrees, 34 minutes, 10 seconds West, 110 feet to a point; thence North 80 degrees, 25 minutes, 50 seconds East. 200 feet to a point in the Westerly side of said Pennsylvania State Highway; and thence along the Westerly side of said Pennsylvania State Highway, South 9 degrees, 34 minutes, 10 seconds East, 110 feet to the first mentioned point and place of beginning.

CONTAINING

Folio No. 27-00-01732-00.

Property: 526 South New Middletown Road, Media, PA 19063.

BEING the same premises which Cynthia H. Six, by Deed dated December 12, 2008 and recorded December 16, 2008 in and for Delaware County, Pennsylvania, in Deed Book Volume 4469, page 1694, granted and conveyed unto Peter J. Osborn and Meri Beth Freeze, a joint tenants with the right of survivorship.

IMPROVEMENTS CONSIST OF: 1 1/2 story house.

SOLD AS THE PROPERTY OF: Peter J. Osborn and Meri Beth Freeze, a joint tenants with the right of survivorship.

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

Jaime R. Ackerman, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 6972                    6.                    2011**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$166,889.44

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

Front: IRR Depth: IRR

Being Premises: 1334 Middletown Road, Gradyville, PA 19039.

Folio Number: 19-00-00195-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Charles F. Hampel, Jr.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 6735                    7.                    2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected hereditaments and appurtenances, situate in the Borough of East Lansdowne, County of Delaware and State of Pennsylvania, being composed of Lot No. 712 on the Plan of "East Lansdowne" which plan is duly recorded at Media, in the Office for the Recording of Deeds, in and for the County of Delaware, aforesaid in Deed Book H No. 10, page 638 and described as follows:

SITUATE on the Easterly side of Melrose Avenue at the distance of 188.70 feet Northwardly from the Northeasterly corner of the said Melrose Avenue and Pembroke Avenue.

CONTAINING in front measured thence Northwardly along the Easterly side of the said Melrose Avenue 25 feet and extending of that width in length or depth Eastwardly between parallel lines, 120 feet.

BOUNDED on the North by lands now or late of Robert Penk and wife, bounded on the East by lands now or late of George S. Cridland and wife and bounded on the South by lands now or late of John J. McWilliams and wife.

THIS conveyance is made subject to all restrictions, easements, rights of way, covenants and conditions contained in the Deeds forming the chain of title to this property.

CONTAINING

BEING Folio No. 17-00-00518-00.

Property: 115 Melrose Avenue, Lansdowne, PA 19050.

BEING the same premises which Keith A. Scutching and Jeordian B. Anderson, husband and wife, by Deed dated May 23, 2008 an recorded July 18, 2008 in and for Delaware County, Pennsylvania, in Deed Book Volume 04402, page 0475, granted and conveyed unto Jeordian B. Anderson, a married woman.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Jeordian B. Anderson, a married woman.

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

Jaime R. Ackerman, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 17593 8. 2010**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 38-06-00124-00.

Being Known as: 747 Braxton Road, Ridley Park, Pennsylvania 19078.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Scott K. McDonough, Executor of the Estate of Edward John McDonough, deceased Mortgagor and Real Owner.

Hand Money \$8,596.71

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

**JOSEPH F. McGINN, Sheriff**

**No. 8861 9. 2009**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$164,000.00

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

Front: Irr Depth: IRR

BEING Folio No. 31-00-00679-00

BEING Premises: 240 Leon Avenue, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Debra S. Sheppard.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 007293 10. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or tract of land, Situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania and described as:

5050 Fairway Road, Delaware County, Drexel Hill, PA 19026.

BEING Parcel Number: 16-11-00993-00.

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

SOLD AS THE PROPERTY OF: 5050 Fairway LP and 5050 Fairway LLC.

Hand Money \$2,000.00

Ashley L. Lerch, Esquire, Attorney  
Fox Rothschild, LLP

**JOSEPH F. McGINN, Sheriff**

**No. 3098 11. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 69 Depth: 240

Being Premises: 300 East Ashland Avenue, Glenolden, PA 19036-1939.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael A. Baroni and Jacqueline Marie Baroni.

Hand Money \$14,522.44

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5103 12. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 95 Depth: 100

BEING Premises: 1536 Cherry Street, Upper Chichester, PA 19061-3008.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christine A. Stublely.

Hand Money \$12,635.31

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 7344 13. 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 described according to a survey and plan thereof made by Damon and Foster, C.E. of Upper Darby, Pennsylvania, as follows:

BEGINNING at a point on the North side of Spruce Street (laid out and opened of the width of fifty feet) distance South sixty five degrees fifty minutes, twenty seven seconds West, two hundred and twenty three and forty three one hundredths feet from the Westerly side of Long Lane (laid out and opened of the width of fifty feet) thence extending along said side of Spruce Street still South sixty five degrees fifty minutes twenty seven seconds West thirty feet to a point; thence extending by land formerly a part hereof, North twenty four degrees nine minutes, thirty three seconds West, one hundred feet to a point in line of land now or late of the Powers Estate; thence extending along line of land, of said Powers Estate North sixty five degrees, fifty minutes twenty seven seconds East thirty feet to a point in line of land formerly a party thereof; thence extending along same South twenty four degrees nine minutes thirty three seconds East, one hundred feet to a point on the North side of Spruce Street aforesaid being the first mentioned point and place of beginning.

Having erected thereon a dwelling known as 7215 Spruce Street, Upper Darby, PA 19082.

BEING Parcel No. 16-04-02234-00.

BEING the same premises which Stephen Paul Phipps and Carolyn Calvert Phipps, husband and wife by deed dated 04/30/08 and recorded on 05/07/08 in the Recorder of Deeds Office of Delaware County, Pennsylvania, in Instrument No. 2008034260, granted and conveyed unto Sheila J. Burnham.

IMPROVEMENTS CONSIST OF: a dwelling.

SOLD AS THE PROPERTY OF: Sheila J. Burnham.

Hand Money \$146,722.61

Louis P. Vitti, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 7913 14. 2011**

**MORTGAGE FORECLOSURE**

Property being in the City of Chester, beginning at a point on the South side of Houston Street.

BEING Folio Number: 49-01-01981-00.

BEING known as: 215 Houston Street, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Christopher Burnett.

Hand Money \$5,764.43

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

**JOSEPH F. McGINN, Sheriff**

**No. 5500 15. 2012**

**MORTGAGE FORECLOSURE**

Property being in the Township of Upper Chichester, beginning at a point on the Northwesterly side of Ruth Avenue.

BEING Folio Number: 09-00-03037-00.

BEING known as: 328 Ruth Avenue, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lorraine D. White nka Lorraine D. Dionisi.

Hand Money \$8,120.61

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

**JOSEPH F. McGINN, Sheriff**

**No. 4314 16. 2010**

**MORTGAGE FORECLOSURE**

Property in the Borough of Yeadon, County of Delaware, Commonwealth of Pennsylvania, on the Westerly side of Wycombe Avenue.

Front: IRR Depth: IRR

Being Premises: 416 South Wycombe Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Josephine Lloyd Clarke and Isaac Q. Peah.

Hand Money \$18,346.52

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5104 17. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 28 Depth: 120

Being Premises: 124 Melrose Avenue, Lansdowne, PA 19050-2530.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Julie M. Andrews.

Hand Money \$12,621.46

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 8497 18. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 130

Being Premises: 30 East Broadway Avenue, Clifton Heights, PA 19018-2333.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Stephen J. Escher.

Hand Money \$12,840.86

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5820 19. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware, Commonwealth of Pennsylvania, situate on the Southeasterly side of 5th Street.

BEING Folio No. 14-00-00976-00

BEING known as: 207 South 5th Street, Darby, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Stacy Donohue and Leo Donohue.

Hand Money \$6,047.37

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

**JOSEPH F. McGINN, Sheriff**

**No. 08553 20. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of land with the two story brick dwelling and IMPROVEMENTS thereon erected, Situate on the Northeastwardly side of Jackson Avenue at the distance of 334.414 feet measured Northwestwardly from the Northeasterly corner of the said Jackson Avenue and MacDade Boulevard (formerly Parker Avenue ) in the Borough of Collingdale, in the County of Delaware and State of Pennsylvania.

CONTAINING in front along the Northeasterly side of said Jackson Avenue North 23 degrees 59 minutes 30 seconds West 15.917 feet and extending of that width North 66 degrees 00 minutes 30 seconds East 109 feet. The Northwesterly and Southeasterly lines of said lot passing through the middle of the party walls between the message herein described and the message adjoining to the Northwest and Southeast respectively.

BEING known and designated as No. 229 Jackson Avenue.

TOGETHER with the right and use of the said 12 feet wide driveway as and for an entrance or exit to and from the said Andrews Avenue in common with the others of other abutting same

Tax ID No. 11-00-01079-00.

For information purpose only - Property is also known as: 229 Jackson Avenue, Collingdale, PA 19023-3204.

TITLE to said premises is vested Dawn Martin and Patrick S. Boyd, as joint tenants with the right of survivorship, by Deed from Barbara A. Cassidy dated dated 8/21/2001 and recorded 8/30/21001 in Book 2247, page 780.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dawn Martin and Patrick S. Boyd.

Hand Money \$13,146.92

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

**JOSEPH F. McGINN, Sheriff**

**No. 7426            21.            2012**

**MORTGAGE FORECLOSURE**

52 Summit Avenue  
Chadds Ford, PA 19317

In the Township of Concord, Delaware County, State of Pennsylvania, Situate on the and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sean P. McCullough, United States of America.

Hand Money \$21,808.83

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 008289        22.            2011**

**MORTGAGE FORECLOSURE**

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

Front: 45 Depth: 145

Being Premises: 406 Collingdale Avenue a/k/a 406 Collingdale Avenue, Darby, PA 19023-3618.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael Williams and Christine Williams a/k/a Christine B. Williams.

Hand Money \$12,114.94

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4308            23.            2012**

**MORTGAGE FORECLOSURE**

Property being in the City of Chester, beginning at a point on the Northwest corner of 18th Street and Hyatt Street.

BEING Folio Number: 49-01-00144-00.

BEING known as: 730 East 18th Street, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Lisa M. Johnson.

Hand Money \$26,026.59

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

**JOSEPH F. McGINN, Sheriff**

**No. 1367            24.            2012**

**MORTGAGE FORECLOSURE**

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

Front: 23 Depth: 150

Being Premises: 634 Maryland Avenue, Prospect Park, PA 19076.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: David W. Stott.

Hand Money \$12,819.57

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 007985 25. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 80

Being Premises: 7947 Arlington Avenue, Upper Darby, PA 19082-2803.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph R. Slaughter a/k/a Joseph Slaughter and Eve Slaughter.

Hand Money \$11,975.46

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 002895 26. 2012**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$158,344.17

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

Front: 25 ft Depth: 125 ft

BEING Folio No. 20-00-00409-01.

BEING Premises: 432 Crotzer Avenue, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Clara Girard.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 007424 27. 2012**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$329,585.43

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

Front: Irregular Depth: Irregular

BEING Premises: 1308 Steel Road, Havertown, PA 19083.

Folio Number: 22-09-02302-01.

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: Anthony G. Mainardi and Anna M. Mainardi.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 4095 28. 2012**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$110,080.94

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

Front: 49.03 ft Depth: 150 ft

BEING Folio No. 48-00-01935-00

BEING Premises: 410 Holly Road, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Allison Dixon.

Hand Money \$2,000.00

Christopher A. DeNardo, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 003038 29. 2009**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Southwest side of Cobbs Street.

Front: IRR Depth: IRR

Being Premises: 1224 Cobbs Street, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Glenn Stewart.

Hand Money \$14,021.21

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2214 30. 2012**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

Being Premises: 2000 Heather Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kevin Nixon and Valerie Nixon.

Hand Money \$15,674.01

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3993 31. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Sharon Hill, County of Delaware, Commonwealth of Pennsylvania, on the Westerly side of Sharon Avenue.

Front: IRR Depth: IRR

Being Premises: 210 Sharon Avenue, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Abdulah Krueng.

Hand Money \$10,410.91

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6277 32. 2012**

**MORTGAGE FORECLOSURE**

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Southwesterly side of Lawrence Road.

Front: IRR Depth: IRR

Being Premises: 500 Lawrence Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Charles E. Pedano.

Hand Money \$25,760.35

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 002669 33. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware, Commonwealth of Pennsylvania, on the Northwesterly side of Sixth Street and the Northeasterly side of Darby Terrace.

Front: IRR Depth: IRR

Being Premises: 14 North 6th Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nicholas A. Watson and Ruth C. Watson.

Hand Money \$3,985.50

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2297 34. 2012**

**MORTGAGE FORECLOSURE**

Property being in the Borough of Trainer, County of Delaware, Commonwealth of Pennsylvania on the Southeasterly side of Thirteenth Street.

Front: IRR Depth: IRR

BEING Premises: 3709 West 13th Street, Trainer, PA 19061.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joel F. Horne.

Hand Money \$6,865.88

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 976 36. 2010**

**MORTGAGE FORECLOSURE**

Property being in the Borough of Lansdowne, County of Delaware and State of PA, beginning at a point on the Easterly side of Baker Avenue.

BEING Folio No. 23-00-00398-00.

BEING KNOWN AS: 307 Barker Avenue, Lansdowne, Pennsylvania 19050-1215.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kellam, Timothy and Kellam, Jasmine.

Hand Money \$15,165.78

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

**JOSEPH F. MCGINN, Sheriff**

**No. 2416 37. 2012**

**MORTGAGE FORECLOSURE**

280 Owen Avenue  
Lansdowne, PA 19050

Property in the Borough of Lansdowne, County of Delaware and State of Pennsylvania. Having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Manjeet Kaur.

Hand Money \$14,208.92

Udren Law Offices, P.C., Attorneys

**JOSEPH F. MCGINN, Sheriff**

**No. 9603 38. 2011**

**MORTGAGE FORECLOSURE**

PREMISES "A"

ALL THAT CERTAIN lot or piece of land, situate in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, and bounded and described, as follows:

BEGINNING at a point on the Northwest side of Miller Street at the distance of 165 feet 6 inches more or less Southwest from Maddock Street.

CONTAINING in front along the said Northwest side of Miller Street measured Southwestwardly 40 feet 06 inches to a corner of lands now or late of John Grant, et ux, and extending of that width in length or depth Northwestwardly 130 feet 6 inches to a corner of lands of Margaret Dougherty Estate bounded on the Northeast by lands of David McKinley, on the Northwest by lands of William Yost, and on the Southwest by lands of Simon Doyle and Peter McLaughlin.

Folio No. 38-01-00424-00.

PREMISES "B"

ALSO ALL THAT CERTAIN lot or piece of land, situate in the Township of Ridley, County of Delaware, Commonwealth of Pennsylvania and bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Miller Street at the distance of 222.88 feet (heretofore erroneously states 225 feet) measured Southwestwardly from the Southwesterly side of Maddock Street.

CONTAINING in front along the Northwesterly side of said Miller Street measured South 64 degrees 49 minutes 15 seconds West 19.5 feet and extending in depth of that width Northwestwardly 100 feet, the Northeasterly line of said lot passing through and along the party wall between the premises herein described and the premises adjoining on the Northeast.

BOUNDED on the Northeast by lands now or late of John Grant and on the Southwest by lands now or late of Antonia Dorazio and wife.

Folio No. 38-01-00423-00.

PREMISES "C"

ALSO ALL THAT CERTAIN lot or piece of ground; situate in the Northwest side of Miller Street at the distance of 208 feet measured Southwestwardly from the Southwest side of Maddock Street, in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania.

CONTAINING in front along the said Northwest side of said Miller Street measured thence Southwestwardly 19 feet and extending in depth Northwestwardly between parallel lines at right angles to Miller Street 100 feet. The Southwesterly line of said passing through and along the party wall between the message herein described and the message adjoining on the Southwest.

BOUNDED on the Southwest by lands now or late of Thomas Latta and on the Northwest by lands now or late of James McLaughlin.

Folio No. 38-01-00422-00.

TITLE to said premises vested in Alice Martino by Deed from Jason S. Michalsky and Onorina R. Michalsky dated 08/26/05 and recorded 08/29/05 in the Delaware County Recorder of Deeds in Book 3581 page 615.

BEING known as 1307 Miller Street a/k/a 1307, 1311 & 1313 Miller Street, Crum Lynne, PA 19022.

Tax Parcel Number: 38-01-00424-00, 38-01-00423-00, 38-01-00422-00.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Alice Martino.

Hand Money \$19,607.65

Patrick J. Wesner, Attorney

**JOSEPH F. MCGINN, Sheriff**

No. 006073 39. 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 Chester, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a survey and plan of "Toby Farms" made for Richard G. Kelly, by Catania Engineering Associates, Inc., Consulting Engineers, Chester, PA dated 6/30/1967 as follows, to wit:

BEGINNING at a point on the Northerly side of Gideon Road (50 feet wide) at the distance of 96.37 feet measured South 79 degrees 14 minutes 10 seconds East along same from its intersection with the Easterly side of Powell Road (50 feet wide) (both lines produced); thence extending from said beginning point North 33 degrees 5 minutes 50 seconds East 140.72 feet to a point in the center line of a 20 feet wide driveway, which driveway extends Westwardly communicating at is Westernmost end with a certain other 20 feet wide driveway extending Northwardly into Renolds Road and Eastwardly communicating at is Easternmost end with a certain other 20 feet wide driveway extending Southwardly into Gideon Road; thence extending along same South 56 degrees 44 minutes 10 seconds East 13.09 feet to a point; thence extending South 10 degrees 45 minutes 50 seconds West passing through the party wall between these premises and the premises adjoining on the East 124.84 feet to a point on the Northerly side of Gideon Road; thence extending along same North 79 degrees 14 minutes 10 seconds West 65.95 feet to the first mentioned point and place of beginning.

BEING Lot 378 House No. 4035 Gideon Road on said plan.

Tax ID/Parcel No. 07-00-00430-01.

TITLE to said premises vested in Ashley L. Dixon and Eugene Johnson, joint tenants with right of survivorship by Deed from Richard P. Crawford and Cheryl A. Crawford dated 08/29/08 and recorded 09/09/08 in the Delaware County Recorder of Deeds in Book 4428, page 1676.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Ashley Dixon a/k/a Ashley L. Dixon and Eugene Johnson.

Hand Money \$12,139.75

Patrick J. Wesner, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 7150 40. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, situate in the City of Chester, County of Delaware and State of Pennsylvania,

SITUATE on the Southerly side of 19th Street at the distance of 75 feet measured Eastwardly from the Southeasterly corner of the said 19th Street and Hyatt Street.

CONTAINING in front along the Southerly side of the said 19th Street measured thence Eastwardly, 25 feet and extending in depth of that width Southwardly, 130 feet to the Northerly side of a 15 feet wide alley which extends from the said Hyatt Street to Melrose Avenue; the Westerly line of said lot passing through the middle of the party wall between the message herein described and the message adjoining on the West.

BOUNDED on the West by lands now or late of Chester-Cambridge Bank and Trust Company and on the East by lands now or late of Ella E. McKeever.

Under and subject to all conditions, covenants and restrictions of record.

TITLE to said premises vested in Mary Chase, an unmarried woman, as sole owner by Deed from Mary Chase, as sole owner recorded 03/31/08 in the Delaware County Recorder of Deeds in Book 4330 page 1682.

Folio No. 38-01-00424-00.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Dacia E. Thomas, Administratrix of the Estate of Mary Chase a/k/a Mary R. Chase, deceased mortgagor and real owner.

Hand Money \$5,920.02

Patrick J. Wesner, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 6072 41. 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 Aston, County of Delaware and State of Pennsylvania, and bounded and described according to a survey thereof made by Chester F. Baker, Surveyor, on June 9, 1922, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ford Avenue at the distance of 107.44 feet Northeast from Elleton Road, thence by said road North 55 degrees 53 minutes East 89.42 feet, thence South 34 degrees 4 minutes East 68.09 feet to line of lands of the School District of Aston Township, thence by said lands South 56 degrees 46 minutes 5 seconds West 89.43 feet, thence North 34 degrees, 4 minutes West, 66.71 feet to the place of beginning.

TOGETHER with the right, use and privilege of a certain pump situate on the Southeasterly side of Ford Avenue, in common with the owners, occupiers and tenants of the adjoining properties.

BEING parcel number 02-00-00325-00.

BEING the same premises which Bank of America, f/k/a Continental Bank, National Association by Deed dated 02/06/1997 and recorded in the County of Delaware in Deed Book 1561 page 1402 conveyed unto Maria Adamidis, in fee.

TITLE to said premises vested in Kostas Adamidis and Maria Adamidis, his wife by Deed from Maria Adamidis dated 04/13/099 and recorded 04/12/99 in the Delaware County Recorder of Deeds in Book 1860 page 1546.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Maria Adamidis, original mortgagor and real owner and Kostas Adamidis, real owner.

Hand Money \$8,460.80

Patrick J. Wesner, Attorney

**JOSEPH F. MCGINN, Sheriff**

**No. 6375            42.            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 Ridley, County of Delaware and State of Pennsylvania, described according to a Plan of Lot of Derwood Park, made for Clover Corporation, by Damon and Foster, Civil Engineers, dated 05/04/1951, as follows, to wit:

BEGINNING at a point on the Northeast side of Bullens Lane (as proposed 50 feet wide) (if extended) at the distance of 492.57 feet; thence further along the Northeast side of Bullens Lane on the course South 43 degrees 08 minutes 45 seconds East 52 feet to a corner of Lot No. 13; thence along Lot No. 13 North 46 degrees 51 minutes 15 seconds East 120 feet to a point; thence North 43 degrees 08 minutes 45 seconds West 52 feet to a corner of Lot No. 11; thence along Lot No. 11 South 46 degrees 51 minutes 15 seconds West 120 feet to the Northeast side of Bullens Lane the place of beginning.

BEING Lot No. 12 on said plan.

BEING House No. 216 Bullens Lane, Derwood Park.

BEING Folio No. 38-02-00263-00.

BEING the same premise which Daniel A. Delviscio and Jean A. Delviscio, h/w, by Deed dated 01/14/1994 and recorded 01/20/1994 in Delaware County in Volume 1204 page 92, conveyed unto Kevin A. Roberts and Nancy J. Roberts, h/w, in fee.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Denise M. Czaplicki.

Hand Money \$20,613.14

Patrick J. Wesner, Attorney

**JOSEPH F. MCGINN, Sheriff**

**No. 005116            43.            2010**

**MORTGAGE FORECLOSURE**

Property in the Township of Radnor, beginning at a spike in the center line of Weldon Lane.

BEING Folio No. 36-05-03239-01.

BEING KNOWN AS: 909 Weldon Lane, Bryn Mawr, Pennsylvania 19010.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Ana G. Bessellieu and Steven D. Bessellieu.

Hand Money \$81,957.46

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

**JOSEPH F. McGINN, Sheriff**

**No. 1498 44. 2012**

**MORTGAGE FORECLOSURE**

Property being in the Township of Upper Darby, County of Delaware and State of PA, Situate on the Northeasterly side of Margate Road.

BEING Folio No. 16-04-01282-00.

BEING KNOWN AS: 319 Margate Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Elaine Clarke.

Hand Money \$8,868.78

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

**JOSEPH F. McGINN, Sheriff**

**No. 6564 45. 2012**

**MORTGAGE FORECLOSURE**

41 Media Line Road  
Broomall, PA 19008

Parcel ID No. 25-00-2665-00.

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

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: Clover Development Corporation.

Hand Money \$116,467.21

Buckley, Brion, McGuire, Morris & Sommer, LLP  
Scott M. Klein, Esquire, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6563 46. 2012**

**MORTGAGE FORECLOSURE**

34 Reese Avenue  
Newtown Square, PA 19073

Parcel ID No. 30-00-02092-00.

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

IMPROVEMENTS CONSIST OF: a residential property.

SOLD AS THE PROPERTY OF: Clover Development Corporation.

Hand Money \$116,467.21

Buckley, Brion, McGuire, Morris & Sommer, LLP  
Scott M. Klein, Esquire, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2014 47. 2012**

**MORTGAGE FORECLOSURE**

Property being in the Township of Aston, beginning at a point on the Northeasterly side of Chester Heights Road.

BEING Folio Number: 02-00-00317-00.

BEING known as: 820 Aston Mills Road, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Beverly G. Ennamorato and Gina Ennamorato.

Hand Money \$12,144.84

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

**JOSEPH F. McGINN, Sheriff**

**No. 3302 48. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Glenolden, County of Delaware, Commonwealth of Pennsylvania, on the 109 West South Avenue, Glenolden, PA 19036.

Front: IRR Depth: IRR

Being Premises: 109 West South Avenue, Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kim Hodges and Kyle Hodges.

Hand Money \$19,639.97

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6794 49. 2012**

**MORTGAGE FORECLOSURE**

Property being in the City of Chester County of Delaware, State of Pennsylvania on the 2904 West 9th Street, Chester, PA 19013.

Front: IRR Depth: IRR

BEING Premises: 2904 West 9th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Debra Hunt.

Hand Money \$2,464.38

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 7278 50. 2012**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

Being Premises: 137 High Street, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tiocha M. Cook.

Hand Money \$11,507.20

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 014034 51. 2008**

**MORTGAGE FORECLOSURE**

Property being in the Township of Upper Chichester, County of Delaware, State of Pennsylvania on the Southwesterly side of Garnet Mine Road.

Front: IRR Depth: IRR

BEING Premises: 472 Garnet Mine Road, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lillian G. Ewaka and David J. Ewaka.

Hand Money \$10,295.49

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6520 52. 2012**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Malekah Clark.

Hand Money \$10,034.96

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 006979 53. 2012**

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware, Commonwealth of Pennsylvania, on the 213 Glen Cove Road, Darby, PA 19023.

Front: IRR Depth: IRR

Being Premises: 213 Glen Cove Road, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Wayne D. Gentry, Sr.

Hand Money \$4,307.55

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2099 54. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 50 ft Depth: 100 ft

Being Premises: 423 Ridley Avenue, Folsom, PA 19033.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Edith A. Smith and Robert M. Smith.

Hand Money \$23,475.84

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

No. 3992 55. 2012

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

Being Premises: 6925 Ruskin Lane, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Derrick Graham and Rashida A. Graham a/k/a Rashida Graham.

Hand Money \$9,385.74

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 6385 56. 2012

MORTGAGE FORECLOSURE

Property in the Borough of Colwyn, County of Delaware, Commonwealth of Pennsylvania, on the Southwesterly side of Walnut Street.

Front: IRR Depth: IRR

Being Premises: 312 Walnut Street, Colwyn, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$8,202.28

KML Law Group, P.C., Attorneys

JOSEPH F. McGINN, Sheriff

No. 5329 58. 2012

MORTGAGE FORECLOSURE

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

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

BEING Lot No. 16 on said Plan.

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

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

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

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

Hand Money \$61,923.06

Martin S. Weisberg, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 10937 59. 2008**

**MORTGAGE FORECLOSURE**

Property being in the Borough of Brookhaven, beginning at a point in the center line of Shepherd Street.

BEING Folio Number: 05-00-01113-00.

BEING known as: 4914 Shepard Street, Brookhaven, Pennsylvania 19015.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Brian Wojciechowski and Christina Wojciechowski.

Hand Money \$20,172.71

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

**JOSEPH F. McGINN, Sheriff**

**No. 4959 60. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, situate in the Borough of Clifton Heights, County of Delaware and State of Pennsylvania, and described according to a conveyance Plan known as "Westbrook Park No. 1" on said plan made by Damon and Foster, Civil Engineers, dated 1/9/1947 said Plan being recorded in the Office for the Recording of Deeds, in and for the County of Delaware at Media, PA, in Plan Case No. 6 page 13 on 1/31/1947 as follows, to wit:

BEGINNING at a point on the Southeastery side of Cambridge Road (50 feet wide) said point being measured the two following courses and distances from a point of curve on the Southwesterly side of Church Avenue (60 feet wide): (1) leaving Church Avenue on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 42.40 feet to a point of tangent on the Southeasterly side of Cambridge Road; and (2) South 65 degrees 35 minutes West along the said side of Cambridge Road 348.29 feet to the point of beginning.

CONTAINING in front or breadth South 65 degrees 35 minutes West along the said side of Cambridge Road 16 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Cambridge Road partly through the party wall 92.50 feet to a point on the center line of a 15 feet wide driveway said driveway extending Southwestwardly from Church Avenue to Oak Lane.

BEING Lot No. 59 as shown on the above mentioned plan, being 242 Cambridge Road.

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

BEING the same premises which Denise Carbonar by Deed dated June 26, 2003 and recorded June 27, 2003 in Delaware County in Volume 2826 page 326 conveyed unto Denise Carbonar and Madeline Rita Brusco, as joint tenants with right of survivorship, in fee.

TITLE to said premises vested in Ignacio Dacua by Deed from Denise Carbonar and Madeline Rita Brusco dated 06/29/05 and recorded 07/14/05 in Delaware County Recorder of Deeds in Book 03539, page 0848.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Ignacio Dacua.

Hand Money \$12,705.36

Patrick J. Wesner, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 07131 62. 2012**

**MORTGAGE FORECLOSURE**

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

BEING the same land and premise more particularly described in Deed Book 3334, page 389.

Parcel No. 14-00-03392-00.

BEING the same premises which became vested in Damon Foster by Deed from Gregory George and Nikkita George dated 02/04/2004, recorded 11/14/2004, in the Delaware County Clerk/Register's Office in Deed Book 3334, page 389.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Damon Foster.

Judgment: \$54,674.27

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

Leona Mogavero, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 5890 63. 2012**

**MORTGAGE FORECLOSURE**

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

Parcel No. 09-00-00444-10.

Location of Property: 205 Bridge Road, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: Mark B. Reese and Margaret B. Reese, h/w.

Real Debt: \$55,223.54 (plus interest and costs)

Hand Money \$55,223.54

Sheintoch Todd, Attorney

**JOSEPH F. McGINN, Sheriff**

No. 1755 66. 2012

MORTGAGE FORECLOSURE

509 Cypress Street (Yeadon Borough) Lansdowne, PA 19050-3212

ALL THAT CERTAIN parcel of land located in the Borough of Yeadon, County of Delaware, Commonwealth of Pennsylvania, Situate on the Northeasterly side of Cypress Street (40 feet wide) at the distance of 110 feet Southeastwardly from the Southeast-erly side of Myra Avenue (50 feet wide).

IMPROVEMENTS CONSIST OF: resi-dential dwelling.

SOLD AS THE PROPERTY OF: Daniel Tee, Desiree Tee.

Hand Money \$18,640.71

Udren Law Offices, P.C., Attorneys

JOSEPH F. MCGINN, Sheriff

No. 4193 67. 2012

MORTGAGE FORECLOSURE

Property being in the Township of Upper Darby, County of Delaware and State of PA, Situate on the Westerly side of Oakley Road.

BEING Folio No. 16-06-00761-00.

BEING KNOWN AS: 102 Oakley Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: resi-dential dwelling.

SOLD AS THE PROPERTY OF: All un-known surviving heirs of F. Elizabeth Phil-lips, deceased mortgagor and real owner.

Hand Money \$11,380.23

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

JOSEPH F. MCGINN, Sheriff

No. 1690 68. 2010

MORTGAGE FORECLOSURE

218 Bunting Street, Chester, PA

ALL THAT CERTAIN lot or piece of ground with the message thereon erected, SITUATE in the City of Chester, County of Delaware and Commonwealth of Penn-sylvania described according to a Plan of Property for Rose Tollin, made by Chester F. Baker, Civil Engineer of Chester, Penn-sylvania, as follows:

BEGINNING at a point on the South-west side of Bunting Street, a twenty feet wide public alley, a corner of lands now or late of the said Rose Tollin, and at the distance of one hundred twenty-seven and twenty-two hundredths feet measured Northwest along the Southwest side of the said Bunting Street from its intersection with the Northwest side of Second Street; extending thence by said lands and passing through and along a party wall, dividing the IMPROVEMENTS on the within described premises from those adjoining on the South-east, South sixty-two degrees eight minutes thirty-five seconds West fifty-six feet to a point on the Northeast side of a four feet wide alley; thence by the Northeast side of said alley North twenty-seven degrees forty-two minutes forty-three seconds West twelve and five hundredths feet to a point, a corner of other lands now or late of the said Rose Tollin; extending thence by said lands and passing partly through and along another party wall, dividing said IMPROVE-MENTS on the within described premises from the IMPROVEMENTS adjoining on the Northwest, North sixty-two degrees eight minutes thirty-five seconds East fifty-six feet to a point on the Southwest side of said Bunting Street; extending thence by the Southwest side of said Bunting Street South twenty-seven degrees forty-two minutes forty-three seconds East twelve and five hundredths feet to the point and place of beginning.

BEING known as No. 218 Bunting Street.

BEING PARCEL No. 49-11-01148-00.

BEING the same premises which Delco Realty, Inc. and Stephen Davis by Deed dated January 9, 2008 and recorded February 20, 2008 in Delaware County in Deed Book 4302 page 625 granted and conveyed unto JSB Properties, Inc, in fee.

220 Bunting Street, Chester, PA

ALL THAT CERTAIN lot or piece of land with the building and improvement thereon erected, SITUATE in the City of Chester, County of Delaware and Commonwealth of Pennsylvania, described according to a Plan of Property for Rose Tollin, made by Chester F. Baker, Civil Engineer dated December 6, 1951 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Bunting Street 120 feet wide public alley a corner of other lands now or late of Rose Tollin and at the distance of 139.27 feet measured Northeastwardly along the Southwesterly side of Bunting Street from its intersection with the Northwesterly side of Second Street; thence by said other lands and passing through and along a party wall dividing IMPROVEMENTS on within described premises from those adjoining on the Southeast South 62 degrees 8 minutes 35 seconds West 56 feet to a point on the Northeasterly side of a four feet wide alley; thence by the Northeasterly side of the said alley North 27 degrees 42 minutes 43 seconds West 15.58 feet to land now or late of Jacob Goldberg, et al., thence by lands now or late of Jacob Goldberger, Etal. North 62 degrees 18 minutes 47 seconds East 56 feet to the Southwesterly side of Bunting Street South 27 degrees 42 minutes 43 seconds East 15.39 feet to the point and place of beginning including the soil of a three feet more or less wide alley on the Northwesterly side of premises herein described.

BEING known as No. 220 Bunting Street.

BEING FOLIO No. 49-11-01149-00.

TOGETHER with the right and use of the said 4 feet wide alley and of a 2.75 feet wide alley and of a 3 feet wide alley, the later two alleys connecting the said 4 feet wide alley with the said Bunting Street and respectively across premises known and described as 204 Bunting Street, such use to be in common with other lands now or late of Rose Tollin, her heirs and assigns.

BEING the same premises which Delco Realty, Inc. and Stephen Davis by Deed dated January 9, 2009 and recorded February 20, 2008 in Delaware County in Deed Book 4302 page 625 granted and conveyed unto JSB Properties, Inc., in fee.

240 Bunting Street, Chester, PA

ALL THAT CERTAIN lot or piece of land with the two and one-half story frame dwelling and other IMPROVEMENTS thereon erected lying and SITUATE in the City of Chester, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Southwesterly side of Bunting Street a 20 feet wide alley extending from Second Street to Third Street, a corner of other lands of the said Samuel Ivins, and at the distance of 87.76 feet measured Southeastwardly along the Southwesterly side of the said Bunting Street from the Southwesterly corner of the same and Third Street, thence by the Southwesterly side of the said Bunting Street, South 27 degrees 42 minutes 43 seconds East 11.46 feet to a point a corner of lands of Walter J. Skufski and Anna A.; thence by the last mentioned lands and lands of Nick and Fedoryczka and passing partly along butting faces of brick wall of IMPROVEMENTS upon within described premises South 62 degrees 18 minutes 47 seconds West 66 feet to a point at a corner; thence lands of Peter Brenacke, North 27 degrees 42 minutes 43 seconds West 11.46 feet to a point another corner of said other lands of Samuel Ivins, thence by the last mentioned lands and passing partly through and along a frame partition dividing IMPROVEMENTS upon within described premises from those adjoining on the Northwest, North 62 degrees 18 minutes 47 seconds East 66 feet to the Southwesterly side of the said Bunting Street, to a point or place of beginning.

TOGETHER with the right and use of said Bunting Street in common with the owners and occupiers of the other lands abutting thereon and which have the right and use thereof.

BEING known as No. 240 Bunting Street.

BEING PARCEL No. 49-11-01159-00.

BEING the same premises which Delco Realty, Inc. and Stephen Davis by Deed dated January 9, 2008 and recorded February 20, 2008 in Delaware County in Deed Book 4302 page 625 granted and conveyed unto JSB Properties, Inc., in fee.

22 Cedar Street, Marcus Hook, PA

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, SITUATE in the Borough of Marcus Hook, County of Delaware and Commonwealth of Pennsylvania and known as Lot No. 209 on Plan of Marcus Hook Village made by Over & Tingley, Civil Engineers, Havertown, PA on September 30, 1947 and revised March 1, 1948, April 29 1948, July 9, 1948, August 17, 1948 and September 20, 1948 and recorded at Media as aforesaid on the 11th day of October, A.D. 1948 in Plan File Case No. 7 page 11 and also known as house No. 22 Cedar Street.

UNDER AND SUBJECT to certain restrictions as set out in Deed recorded at Media as aforesaid in Deed Book No. 1427 page 43.

ALSO UNDER AND SUBJECT to the easement of all inlets, sewers, drains, clean out, manholes, having gutters, downspouts, rain water conductors, wires and electric conduits as presently existing and constructed on, over and along through the premises which form part of Marcus Hook Village and the right and premises of the Borough of Marcus Hook, the Village Civil Association and Utility Companies to enter upon the hereby granted premises and the buildings thereon erected for the purposes of maintenance, repair, renewal and removal of any and all inlets, sewers, drain, clean outs, manholes, wires and electric conduits as may be required from time to time in order to keep the same in good order and repair at all times hereafter forever.

TOGETHER with the free and common use, right, liberty and privilege of the alleys extensions thereof, into and from the streets or outlets as shown on the above referred Plan, as and for 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. SUBJECT NEVERTHELESS to the proportionate part of the expense of keeping such alleys in good order and repair.

BEING Folio No. 24-00-00011-00.

BEING the same premises which Edith Butler, widow, by her Attorney-In-Fact Carl J. Butler, Jr. duly constituted and appointed by letter of Attorney dated June 13, 2001 and intended to be forthwith recorded by Indenture Deed dated December 31, 2002 and recorded January 2, 2003 in Delaware County in Deed Book 2633, page 1795 granted and conveyed unto JSB Properties, Inc., in fee.

1120 W. Ridge Road, Linwood, PA

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, SITUATE in Lower Chichester Township, County of Delaware and State of Pennsylvania, bounded and described according to a Plan of Property for Penn-Del Realty Company, Inc., by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated August 21, 1946 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ridge Road at the distance of 174.04 feet measured South 56 degrees, 9 minutes, 30 seconds West along the said side of Ridge Road from the Southwesterly side of National Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of Ridge Road 18 feet and extending of that width in length or depth between parallel lines on a course of North 33 degrees, 50 minutes, 30 seconds West, 106.44 feet to the center line of a 14 feet wide alley or driveway extending North-eastwardly and Southwestwardly from National Avenue to Parkway.

TOGETHER with free and common use, right, liberty and privilege of the aforesaid 14 feet wide alley or driveway, as and for an alley or driveway and watercourses at all times hereafter, forever.

BEING Folio No. 08-00-00891-00.

BEING the same premises which John K. Downe and Richard P. Treat, by Indenture Deed dated December 10, 2002, and recorded December 12, 2002 in Delaware County in Deed Book 2612, page 2336 granted and conveyed unto JSB Properties, Inc., in fee.

IMPROVEMENTS CONSIST OF: single family dwellings.

SOLD AS THE PROPERTY OF: JSB Properties, Inc.

Hand Money \$38,000.00 plus all interest and costs which continue to accrue.

Phillip D. Berger, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 1689            69.            2010**

**MORTGAGE FORECLOSURE**

PREMISES 1

ALL THAT CERTAIN brick dwelling and lot or piece of ground, hereditaments and appurtenances, SITUATE in the City of Chester, County of Delaware and Commonwealth of Pennsylvania.

SITUATE on the Easterly side of the said Ellsworth Street and the Northerly side of a 4 feet wide alley which extends from the said Ellsworth Street to Broomall Street at the distance of 54 feet Northwardly from the Northeasterly corner of the said Ellsworth Street and 2nd Street.

CONTAINING in front measured thence Northwardly along the Easterly side of the said Ellsworth Street, 14 feet and extending of that width in length or depth Eastwardly along the Northerly side of the said 4 feet wide alley between lines at right angles to the said Ellsworth Street, 61 feet to another 4 feet wide alley which extends from the first mentioned alley Northwardly to Mary Street; thence Northerly on line of said lot passing through the middle of the dwelling adjoining on the North.

BOUNDED on the North by lands of the said Joseph Warowitz and Minie, his wife.

BEING known as House No. 205 Ellsworth Street.

BEING Folio Number: 49-08-00755-00.

PREMISES 2

ALL THAT CERTAIN brick dwelling and lot or piece of ground, hereditaments and appurtenances, SITUATE in the City of Chester, County of Delaware and Commonwealth of Pennsylvania.

SITUATE on the Easterly side of said Ellsworth Street at the distance of 68 feet Northwardly from the Northeasterly corner of the said Ellsworth Street and 2nd Street.

CONTAINING in front measured thence Northwardly along the said side of Ellsworth Street, 14 feet and extending of that width in length or depth Eastwardly between parallel lines at right angles the said Ellsworth Street, 61 feet to a 4 feet wide alley which opens into Mary Street, the Northerly and Southerly lines of said lot passing through the middle of the party walls between the said dwelling and the dwellings adjoining on the North and South.

BOUNDED on the North by lands now or late of Ellwood P. Leedom and on the South by lands of Hattie P. Smith.

BEING known as No. 207 Ellsworth Street.

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

BEING Folio Number 49-08-00756-00.

PREMISES 3

ALL THAT CERTAIN brick dwelling and lot or piece of ground, hereditaments and appurtenances, SITUATE in the City of Chester, County of Delaware and Commonwealth of Pennsylvania.

SITUATE on the Easterly side of Ellsworth Street at the distance of 82 feet Northwardly from the Northerly side of 2nd Street.

CONTAINING in front measured thence Northwardly along the said Ellsworth Street, 42 feet and extending in depth Eastwardly, continuing the same width between parallel lines at right angles to the said Ellsworth Street, 61 feet to a 4 feet wide alley.

BEING Numbers 209, 211 and 213 Ellsworth Street.

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

BEING Folio Number 49-08-00757-00.

PREMISES 4

ALL THAT CERTAIN brick message lot or piece of lands, SITUATE on the Easterly side of Ellsworth Street, one hundred and twenty-four feet Northwardly from Second Street, in the City of Chester, aforesaid, and being No. 215 Ellsworth Street,

CONTAINING in front on the said Ellsworth Street, measured thence Northwardly, fourteen feet and extending in depth continuing the same width Eastwardly sixty-one feet to a four feet wide alley.

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

BEING Folio Number 49-08-00758-00.

BEING 215 Ellsworth Street.

PREMISES 5

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, SITUATE in the City of Chester, County of Delaware and Commonwealth of Pennsylvania, described as follows:

BEGINNING at a point on the Easterly side of Ellsworth Street at the distance of 138 feet Northwardly from 2nd Street.

CONTAINING in front along Ellsworth Street measured thence Northwardly, 14 feet and extending in depth Eastwardly between parallel lines at right angles, 61 feet to a 4 feet alley.

BEING designated as No. 217 Ellsworth Street.

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

BEING Folio Number 49-08-00759-00.

PREMISES 6

ALL THAT CERTAIN brick message and lot or piece of ground, hereditaments and appurtenances, SITUATE on the East side of Ellsworth Street, 152 feet North of 2nd Street, in the City of Chester, County of Delaware and Commonwealth of Pennsylvania.

CONTAINING in front on the said Ellsworth Street, 14 feet and extending in depth Eastwardly between parallel lines at right angles thereto, 61 feet to a 4 feet wide alley.

BEING known as No. 219 Ellsworth Street.

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

BEING Folio Number 49-08-00760-00.

PREMISES 7

ALL THAT CERTAIN brick dwelling and lot or piece of ground, hereditaments and appurtenances, SITUATE in the City of Chester County of Delaware and Commonwealth of Pennsylvania.

SITUATE on the Easterly side of the said Ellsworth Street at the distance of 112 feet Northwardly from the Northerly side of an alley which extends from the said Ellsworth Street Eastwardly to Broomall Street, which alley is at the distance of 50 feet Northwardly from the Northeasterly corner of the said Ellsworth Street and 2nd Street.

CONTAINING in front measured thence Northwardly along the Easterly side of the said Ellsworth Street, 14 feet and extending of that width in length or depth Eastwardly between parallel lines, 61 feet to a 4 feet wide alley which connects with and extends from the first mentioned alley Northwardly to Mary Street; thence Northerly and Southerly lines of said lot passing through the middle of the party wall between the said dwelling and the dwelling adjoining on the North and South.

BOUNDED on the North by lands of James W. Bromley (formerly of Frances G. Iredale) and on the South by lands of William Denney.

BEING known as House No. 221 Ellsworth Street.

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

BEING Folio Number 49-08-00761-00.

PREMISES 8

ALL THAT CERTAIN brick dwelling and lot or piece of ground, hereditaments and appurtenances, SITUATE in the City of Chester, County of Delaware and Commonwealth of Pennsylvania.

SITUATE on the Easterly side of Ellsworth Street at the distance of 180 feet Southeastly to the corner of said Ellsworth Street and 2nd Street.

CONTAINING in front measured thence Northwardly along the said side of Ellsworth Street, 14 feet and extending of that width in length or depth Eastwardly between parallel lines at right angles to the said Ellsworth Street, 61 feet to a 4 feet wide alley.

BOUNDED on the North by lands now or late of Elsie M. Thomas and on the South by lands now or late of Thomas M. Thomas.

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

BEING Folio Number 49-08-00762-00.

BEING 223 Ellsworth Street.

PREMISES 9

ALL THAT CERTAIN brick dwelling and lot or piece of ground, hereditaments and appurtenances, SITUATE in the City of Chester, County of Delaware and Commonwealth of Pennsylvania.

SITUATE on the Easterly side of said Ellsworth Street at the distance of 194 feet Northwardly from the Northeasterly corner of the said Ellsworth Street and 2nd Street.

CONTAINING in front measured thence Northwardly along the Easterly side of said Ellsworth Street, 14 feet and extending in depth of that width Eastwardly between lines at right angles to the said Ellsworth Street, 61 feet to a 4 feet wide alley which opens into the said Mary Street; thence Northerly and Southerly lines of said lot passing through the middle of the party walls between the said dwelling and the dwellings adjoining on the North and South.

BOUNDED on the North by lands of Charles Palmer and on the South by lands of Frances G. Iredale.

BEING 225 Ellsworth Street.

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

BEING Folio Number 49-08-00763-00.

PREMISES 10

ALL THAT CERTAIN lot or piece of ground with the IMPROVEMENTS thereon erected, hereditaments and appurtenances, SITUATE in the City of Chester, County of Delaware and Commonwealth of Pennsylvania.

SITUATE on the Easterly side of Ellsworth Street at the distance of 154 feet measured Northwardly from an alley running from the said Ellsworth Street to Broomall Street, 50 feet North of 2nd Street.

CONTAINING in front on the said Ellsworth Street 14 feet and extending in depth Eastwardly continuing the same width between parallel lines with said alley, 61 feet to a 4 feet wide alley running from the aforesaid alley to Mary Street.

BEING known as No. 227 Ellsworth Street.

BEING Folio Number 49-08-00764-00.

PREMISES 11

ALL THAT CERTAIN brick message and lot or piece of land being No. 1307 West Third Street, SITUATE on the South side of Third Street 68 feet West of Broomall Street in the City of Chester, County of Delaware and State of Pennsylvania,

BOUNDED on the East by lands late of G. Engle Cochran, Jr, and others and on the West by a contiguous brick message and other lands formerly of Annie E. Hall.

CONTAINING in front on the said Third Street 18 feet and extending in depth Southwardly between parallel lines at right angles to said Third Street (the Western line thereof passing along the middle of a party wall separating said message from the message adjoining on the West) 130 feet to a 20 feet wide alley opening into said Broomall Street.

TOGETHER with the right and use of said alley in common with the owners of other lands abutting thereon and together also with the land to the middle of said street and alley.

BEING known as 1307 West Third Street.

BEING Parcel Number 49-08-00185-00.

PREMISES 12

ALL THAT CERTAIN brick house and lot or piece of ground, SITUATE on the said South side of Third Street, in the City of Chester, County of Delaware and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of said Third Street, 86 feet West of the Southwest corner of Third and Broomall Streets, and continuing Westwardly along said Third Street, 18 feet and extending in depth between parallel lines at right angles to said Third Street, 130 feet to a 20 feet wide alley,

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

BEING 1309 W. Third Street.

BEING Parcel Number 49-08-00186-00.

PREMISES 13

ALL THAT CERTAIN lot or piece of ground, with the buildings erected thereon, SITUATE in the City of Chester, County of Delaware, State of Pennsylvania, being described according to a plan of Property of Joseph DeCostanzo, deceased, made by Chester F. Baker, Civil Engineer, dated December 31, 1952, being known as 221 Broomall Street, as follows, to wit:

BEGINNING at a point on the North-easterly side of Broomall Street (sixty feet wide) measured South twenty-seven degrees forty-two minutes forty-three seconds (27 degrees 42 minutes 43 seconds) East sixty-four and two one-hundredths feet (64.02') from the Southeasterly side of Mary Street (twenty feet wide); thence extending along the Northeasterly side of Broomall Street, South twenty-seven degrees forty-two minutes forty-three seconds (27 degrees 42 minutes 43 seconds) East fifteen and eight one hundredths feet (15.08) to a point a corner of other lands now or late of Guiseppe DiConstanza; thence extending along lands of the said Guiseppe DiConstanza, North sixty-two degrees eighteen minutes forty-seven seconds (62 degrees 18 minutes 47 seconds) East and passing through the middle of a party wall between the message hereby conveyed and the message adjoining on the Southeast; one hundred thirty feet (130') to a point on the Southwesterly side of a twenty feet (20') wide alley; thence extending along the Southwesterly side of said Twenty (20') wide alley, North twenty seven degrees forty-two minutes forty-three seconds (27 degrees 42 minutes 43 seconds) West eight and sixty-one one-hundredths feet (8.61') to a point a corner of still other lands now or late of Joseph DiConstanza; thence extending along said other lands of the said Joseph DiConstanza, deceased, South sixty-three degrees fifty-two minutes ten seconds (63 degrees 52 minutes 10 seconds) West thirty-six and eighty-four one-hundredths feet (36.84') to a point a corner, thence extending still along said other lands of Joseph DiConstanza, North twenty-seven degrees forty-two minutes forty-three seconds (27 degrees 42 minutes 43 seconds) West; five and sixty-eight one hundredths feet (5.67') to a point a corner; thence extending still along land of Joseph DiConstanza, South sixty-two degrees eighteen minutes forty-seven seconds (62 degrees 18 minutes 47 seconds) West passing through the middle of a party wall between the message conveyed and the message adjoining on the Northwest, ninety-six and sixty-seven one-hundredths feet (96.67') to the North-easterly side of Broomall Street the point and place of beginning.

BEING known as 221 Broomall Street.

PARCEL Number: 49-08-00678-00.

#### PREMISES 14

ALL THAT CERTAIN brick message and lot or piece of lands, SITUATE on the West side of Broomall Street, in the City of Chester, in the County of Delaware and State of Pennsylvania, being designated as 224 Broomall Street.

BEGINNING at a point in the center of the division wall between adjoining brick message at the distance of one hundred eighty-three feet, two inches more or less North of Second Street said distance of being mentioned in previous conveyances due to an error as one hundred eighty feet.

CONTAINING in front on the said Broomall Street measured thence North-westwardly fourteen feet and extending in depth Westwardly between parallel lines at right angles with said Broomall Street sixty-one feet to a four feet wide alley bounded on the North by adjoining brick message and lot or piece of lands being the same premises next herein described and on the South by an adjoining brick message and lands of the said Charles Palmer, the North and South lines of said lot passing through the center of the partition walls between this message and the messages adjoining on the North and South respectively.

BEING known as 224 Broomall Street, Chester, Pennsylvania.

PARCEL Number: 49-08-00718-00.

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

#### PREMISES 15

ALL THAT CERTAIN lot or piece of ground with the two story dwelling and other IMPROVEMENTS thereon erected known and designated as Number 306 Clayton Street and lying SITUATE in the City of Chester, Delaware County, Pennsylvania bounded and described as follows:

BEGINNING at a point the Southwesterly side of Clayton Street and a corner of Martin Ford and Beulah, his wife and at the distance of 43.02 feet measured Northwesterly along the Southwesterly side of Clayton Street from a point of intersection with the Northwesterly side of Third Street; thence by last mentioned lands and passing partly through and along a party wall dividing IMPROVEMENTS on within described premises from those adjoining on the Southeast South 62 degrees 19 minutes 47 seconds West 50 feet to a point in line of lands of Howard Lilley, et ux; thence by last mentioned lands and along the Southwesterly side of a 3 feet wide alley North 27 degrees 41 minutes 13 seconds West 13.93 feet to a point a corner of lands of M.C. Leary, et ux; thence by last mentioned lands and passing partly through and along another party wall dividing said IMPROVEMENTS on within described premises from still other IMPROVEMENTS on the Norhtwest North 62 degrees 19 minutes 47 seconds East 50 feet to a point on the Southwesterly side of the said Clayton Street; thence by the Southwesterly side of the same South 27 degrees 41 minutes 13 seconds East 13.93 feet to the point and place of beginning.

TOGETHER with the and under and subject to the common right and use of a 3 feet wide alley extending across the rear of the within described premises from the said Third Street to Union Street, such use to be in common with owners and occupiers of other lands abutting to the Northeasterly side of said alley.

BEING known as 306 Clayton Street.

PARCEL Number: 49-11-01187-87.

PREMISES 16

ALL THAT CERTAIN lot or piece of ground with the five story brick dwellings and other IMPROVEMENTS thereon erected, hereditaments and appurtenances, SITUATE in the City of Chester, County of Delaware, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the Northwesterly corner of Broomall Street and of 2nd Street; thence by the Northwesterly side of the said 2nd Street, South 62 degrees, 18 minutes, 47 seconds West 70.2 feet to a point, a corner of other lands of the herein Grantor; thence by line of said lands and passing partly through and along a party walls dividing IMPROVEMENTS on within described premises from those adjoining on the Southwest, North 27 degrees, 42 minutes, 43 seconds West 53 feet; thence by the Northeasterly side of a 4 feet wide alley extending from the said Broomall Street to Ellsworth Street, North 62 degrees, 18 minutes, 47 seconds East 70.20 feet to a point on the Northwesterly side of the said Broomall Street; thence by the Southeasterly side of the same, South 27 degrees, 42 minutes, 43 seconds East 53 feet to the point and place of beginning.

BEING 1300, 1302, 1304, 1306, 1308 W. 2nd Street.

BEING Parcel Number: 49-08-00055-00.

PREMISES 17

ALSO ALL THAT CERTAIN lot or piece of ground with the four story brick houses thereon erected, hereditaments and appurtenances, SITUATE in the City of Chester, County of Delaware and State of Pennsylvania, described as follows, to wit:

BEGINNING at the point of intersection of the Northwesterly side of 2nd Street with the Northeasterly side of Ellsworth Street; thence extending along the Northeasterly side of Ellsworth Street, North 27 degrees, 42 minutes, 43 seconds West 50 feet to a point on the Southeasterly side of a 3 feet wide alley (which extends Northeasterly from Ellsworth Street to Broomall Street); thence extending along the Southeasterly side of the said alley, North 62 degrees, 18 minutes, 47 seconds East 55.8 feet to a point in line of lands now or late of Harry Bronson and Hannah, his wife; thence extending along said lands of Harry Bronson and Hannah, his wife, South 27 degrees, 42 minutes 43 seconds East 50 feet to a point on the Northwesterly side of 2nd Street; thence extending along the Northwesterly side of 2nd Street, South 62 degrees, 18 minutes, 47 seconds West 55.8 feet to the first mentioned point and place of beginning.

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

BEING Nos. 1310, 1312, 1314 and 1316 West 2nd Street.

BEING Parcel Number: 49-08-00055-01.

PREMISES 18

ALL THAT CERTAIN lot or piece of lands with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, SITUATE on the Southeasterly corner of Madison Street and 21st Street in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front along the Northerly side of said Madison Street measured thence South 24 degrees 23 minutes 30 seconds East 18.4 feet, and extending in depth of that width along the Southeasterly side of said 21st Street, North 65 degrees 34 minutes East 120 feet to the Southwesterly side of a 15 feet wide alley; on the Southeasterly by lands now or formerly of Herman Schlage, etux; thence Southeasterly line of said lot passing through and along the middle of a 4 feet common alley for a depth of 70 feet measured Northeastwardly from the Northeasterly side of said Madison Street.

BEING known and designated as No. 2031 Madison Street.

TOGETHER with the right and use of said 4 feet wide alley in common with the owners and occupiers of lands adjoining on the Southeast.

ALSO TOGETHER with the right and use of said 15 feet wide alley in common with the owners and occupiers of other lands abutting thereon.

AND ALSO TOGETHER with the perpetual right of the Grantee herein, their heirs and assigns, to use, maintain, repair and replace the outside seconds story stairway or fire escape and lands as now as attached to the building erected on the premises herein described and dwelling adjoining on the Southeast.

BEING Parcel Number 49-01-02127-00.

PREMISES 1-18 BEING the same premises which Community Action Agency of Delaware County, Inc., by Deed dated 3/25/2008, and recorded 3/27/2008, in the Office of the Recorder of Deeds in and for the County of Delaware, Pennsylvania in Book 4328, page 912, et. seq. granted and conveyed unto Chester Redevelopment, Inc., mortgagor, herein, in fee.

IMPROVEMENTS CONSIST OF: single family dwellings.

SOLD AS THE PROPERTY OF: Chester Redevelopment, Inc.

Hand Money \$36,000.00 plus all interest and costs which continue to accrue.

Phillip D. Berger, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 1688                      70.                      2010**

**MORTGAGE FORECLOSURE**

1125 Clover Lane, Chester, PA

ALL THAT CERTAIN lot or piece of land with the message thereon erected, Situate on the Easterly side of Clover Lane at the distance of two hundred twenty-three and ninety-six one-hundredths feet Northwardly from Tenth Street (formerly Eleventh Street) in the City of Chester, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 7 on Plan of Buckman Village, as recorded in the Office for the Recording of Deeds in and for the County of Delaware, aforesaid, in Case No. 2 page 12 and known as 1125 Clover Lane.

CONTAINING in front along said Clover Lane measured thence Northwardly fifteen feet and extending in depth Eastward between parallel lines at right angles to said Clover Lane seventy feet to a twelve feet wide alley extending from Tenth To Twelfth Street (the Northerly and Southerly lines thereof passing along the middle of the party walls of the messages adjoining on the North and South respectively).

BOUNDED on the North by lands now or late John J. Gill, et ux; on the South by lands now or late of Albert R. Pilkington, et ux.

PARCEL Number: 49-11-01216-00.

BEING the same premises which Robert J. Pilkington, a/k/a Robert Joel Pilkington, individually and sole heir of Helen A. Pilkington and Robert J. Pilkington a/k/a Robert Joe Pilkington, Administrator of the Estate of Helen A. Pilkington by Deed dated March 13, 2008 and recorded March 26, 2008 in Delaware County in Deed Book 4327 page 364, granted and conveyed Chester Redevelopment, LLC, in fee.

11 Church Street, Brookhaven, PA

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Upland, County of Delaware and Commonwealth of Pennsylvania, described as follows:

BEGINNING at a stake on the South-easterly side of Church Street (50 feet wide) a corner of lands now or late of the Estate of George K. Crozer and at a distance of 101.82 feet measured Southwestwardly from the Southerly corner of said Church Street and 6th Street; thence extending South 56 degrees 38 minutes 30 seconds East, 67.24 feet to a point; thence extending South 33 degrees 21 minutes 30 seconds West, 1.8 feet to a point; thence extending South 56 degrees 38 minutes 30 seconds East, 17.25 feet to a point; thence extending South 34 degrees 23 minutes 30 seconds West 4.285 feet to a point; thence extending North 56 degrees 26 minutes 7 seconds West, passing partly through the party wall between these premises and the premises adjoining on the Southwest 84.5 feet to a point on the Southeasterly side of said Church Street; thence extending along the same North 34 degrees 23 minutes 30 seconds East, 43.75 feet to the first mentioned point and place of beginning.

BEING known as 11 Church Street, Brookhaven, PA 19015.

BEING Parcel Number - 47-00-00116-00.

BEING the same premises in which Deutshe Bank National Trust Company, as Trustee for the Registered Holders of GSAMP Trust 2005-SEA1, Mortgage Pass-Through Certificates, Series 2005-SEA1, by its Attorney in Fact Ocwen Loan Servicing, LLC f/k/a Ocwen Federal Bank, FSB by Deed dated February 11, 2008 and recorded March 17, 2008 in Deed Book 4319 page 2201, granted and conveyed unto Chester Redevelopment, LLC, in fee.

IMPROVEMENTS CONSIST OF: single family dwellings.

SOLD AS THE PROPERTY OF: Chester Redevelopment, Inc.

Hand Money \$36,000.00 plus all interest and costs which continue to accrue.

Phillip D. Berger, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 002140 71. 2011**

**MORTGAGE FORECLOSURE**

7116 Hazel Avenue  
Upper Darby, PA 19082

Property in the Township of Upper Darby, County of Delaware and State of Pennsylvania. At a point in the center line of Hazel Avenue (45 feet wide) at the distance of 425 North 26 degrees West, along said center line of Hazel Avenue from its intersection with the center line of Fairfield Avenue, (50 feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Azhar Jamal, Naghamana Jamal.

Hand Money \$21,719.23

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 8759            72.            2011**

**MORTGAGE FORECLOSURE**

3736 Ebright Road  
Boothwyn, PA 19061

In the Township of Bethel, Delaware County, State of Pennsylvania, beginning at a point in the bed of Ebright Road and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Aldis Abrams, Nicolena G. Abrams.

Hand Money \$27,101.65

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 1012            73.            2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Radnor, County of Delaware and State of Pennsylvania, shown as Lot No. 2 on a certain plan of property of Charles Sheldrake, prepared by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on January 15, 1955, and last revised January 28, 1955, and more fully described in accordance with said plan as follows, to wit:

BEGINNING at a point on the center line of Atterbury Road (fifty feet wide) at the distance of of one hundred fifty-eight and ninety-nine one-hundredths feet measured in a Northwestwardly direction along the said center line of Atterbury Road from its point of intersection with the center line of Knox Road (fifty feet wide) (extending to intersect with the said center line of Atterbury Road); thence extending South sixty-eight degrees, twenty one minutes West leaving the said center line of Atterbury Road three hundred seventy-one and twenty-eight one hundredths feet to a point; thence extending North twenty degrees, twenty-seven minutes West one hundred forty and twenty-nine one hundredths feet to a point; thence extending North sixty-eight degrees, twenty-nine minutes East three hundred twenty-four and eighty-five one hundredths feet to a point on the said center line of Atterbury Road; and thence extending along the said center line in a general Southeastwardly direction, the three following courses and distances, viz; (1) on a line curving to the left having a radius of six hundred feet the arc distance of twenty-eight and twenty-seven one-hundredths feet to a point of tangent; (2) South thirty-nine degrees, eleven minutes East one hundred three and eighty-four one-hundredths feet to a point of curve; and (3) on a line curving to the right having a radius of five hundred feet the arc distance of fourteen and eighty-four feet to the first mentioned point and place of beginning.

CONTAINING

Folio No. 36-04-02027-00.

Property: 504 Atterbury Road, Villanova, PA 19085.

BEING the same premises which Henry J. Stewart, by Deed dated May 28, 1996 and recorded August 14, 1996 in and for Delaware County, Pennsylvania, in Deed Book Volume 1503, page 1785, granted and conveyed unto Ann Munger Stewart.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Ann Munger Stewart.

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

Ashleigh L. Marin, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 4847 74. 2012**

**MORTGAGE FORECLOSURE**

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

Dimensions: 2 story house exempt 13, 2,300 square feet, Lot 10

BEING Premises: 3006 West 11th Street, Chester, PA 19013-1636.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tojuana Gerard a/k/a Tujuauana Gerard.

Hand Money \$6,945.66

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 16393 75. 2008**

**MORTGAGE FORECLOSURE**

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

Description: 33.49 x 122 feet IRR

BEING Premises: 602 Clifton Avenue, Collingdale, PA 19023-3633.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Darlene S. Dampman.

Hand Money \$9,587.37

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2128 76. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 15.5 Depth: 76.25

Being Premises: 211 Copley Road, Upper Darby, PA 19082-4015.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Nusrat Zahan.

Hand Money \$12,116.26

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3344 77. 2008**

**MORTGAGE FORECLOSURE**

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

Front: 41 Depth: 100

Being Premises: 141 Felton Avenue, Sharon Hill, PA 19079-0000.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Aurena M. Driggins.

Hand Money \$10,062.34

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3436 78. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 140

Being Premises: 516 Garfield Avenue, f/k/a, 214 Garfield Avenue, Folcroft, PA 19032-1320.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Virginia L. Reynolds.

Hand Money \$5,654.47

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 8330 79. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 80

Being Premises: 232 Heather Road, Upper Darby, PA 19082-4203.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Patricia Ann Smith and Corrine V. Cain.

Hand Money \$6,995.47

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4092 80. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 24 Depth: 100

BEING Premises: 235 Spruce Street, Glenolden, PA 19026-1018.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Michael L. Jay.

Hand Money \$7,954.49

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5557 81. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 125

Being Premises: 439 Charmont Avenue, Folcroft, PA 19032-1207.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mary A. Evans.

Hand Money \$10,712.78

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 1852 82. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 1000

Being Premises: 1111 Harding Drive, a/k/a 1111 Harding Court, Havertow, PA 19083-5220.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mary Theresa Porter.

Hand Money \$5,348.91

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 14530 83. 2008**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 128.75

Being Premises: 257 Priscilla Lane, Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Marie Senat.

Hand Money \$25,701.91

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 00140 84. 2012**

**MORTGAGE FORECLOSURE**

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

Dimensions: 100 x 362 x IRR

Being Premises: 1702 Larkin Road, Upper Chichester, PA 19061-2306.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lisa S. Stoddart in her capacity as Co-Administrator and Heir of the Estate of Marlyn Stoddart a/k/a Marlyn E. Stoddart a/k/a Marilyn Stoddart and Thomas W. Stoddart, in his capacity as Co-Administrator and Heir of the Estate of Marlyn Stoddart a/k/a Marlyn E. Stoddart a/k/a Marilyn Stoddart and Bonita L. Montgomery, in her capacity as Heir of the Estate of Marlyn Stoddart a/k/a Marlyn E. Stoddart a/k/a Marilyn Stoddart and Tammy L. Twaddell, in her capacity as Heir of the Estate of Marlyn Stoddart a/k/a Marlyn E. Stoddart a/k/a Marilyn Stoddart and unknown heirs, successors, assigns and all persons firms or associations claiming right, title or interest from or under Marlyn Stoddart a/k/a Marilyn Stoddart a/k/a Marlyn E. Stoddart, deceased.

Hand Money \$4,493.27

Phelan, Hallinan and Schmiegl, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 7771 85. 2012**

**MORTGAGE FORECLOSURE**

208 Chestnut Street  
Newtown Square, PA 19073

In the Township of Newtown, Situate on the Northwesterly side of Chestnut Street (40 feet wide) on said plan at the distance of 100 feet Southwestwardly from the Southwesterly side of Fairview Avenue (40 feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Ann S. Nacke, Laura M. Weishew, Leo F. Weishew, Jr. a/k/a Leo F. Weishew.

Hand Money \$14,783.08

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 12563 86. 2010**

**MORTGAGE FORECLOSURE**

7 Greenway Avenue  
Darby, PA 19023

In the Borough of Darby, County of Delaware, Commonwealth of Pennsylvania, Situate on the Northwesterly side of Greenwood Avenue at the distance of 91 feet, Northeastwardly from an angle being 100 feet Northeastwardly from the Northeastly side of Front Street.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Juanita Wright.

Hand Money \$7,546.47

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 12529 87. 2008**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 80

Being Premises: 209 East Greenwood Avenue, Lansdowne, PA 19050-1707.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William Fennell.

Hand Money \$6,908.56

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 14906 88. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 58 Depth: 100

Being Premises: 1016 Belfield Avenue, Drexel Hill, PA 19026-4209.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Nancy Marie O'Toole and Francis James O'Toole.

Hand Money \$22,964.40

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6504 89. 2012**

**MORTGAGE FORECLOSURE**

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

Dimension: 2 story Condominium, Lot 22

Being Premises: 15 Riverwatch Court, Essington, PA 19029-1432.

IMPROVEMENTS CONSIST OF: condominium unit.

SOLD AS THE PROPERTY OF: Rafael Figueroa and Michelle Donohue.

Hand Money \$13,205.21

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5980 90. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 150

Being Premises: 2110 Academy Avenue, Holmes, PA 19043-1201.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph F. Dougherty and Patricia A. Dougherty.

Hand Money \$18,459.62

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6708 91. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 18.71 Depth: 100

Being Premises: 201 North Cedar Lane, Upper Darby, PA 19082-1321.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$7,380.97

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6379 92. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 96

Being Premises: 86 High Street, Sharon Hill, PA 19079-1911.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Patricia Mayson.

Hand Money \$11,440.05

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 5465 93. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 162 Depth: 95

Being Premises: 817 Duncan Avenue, Yeadon, PA 19050-3614.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Elmore W. Johnson a/k/a Elmore Walker Johnson, Jr.

Hand Money \$13,293.62

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2402 94. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 22 Depth: 124

Being Premises: 122 North Carol Boulevard, Upper Darby, PA 19082-1304.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mohamed Naym Radi.

Hand Money \$9,384.52

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6103 95. 2012**

**MORTGAGE FORECLOSURE**

Property being in the Borough of Brookhaven, County of Delaware, State of PA on the Southeast side of Roberts Road.

Front: 60 feet Depth: 136.91 feet

BEING Premises: 107 Roberts Road, Brookhaven, Pennsylvania 19015.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Paul J. Lukes, III.

Hand Money \$4,195.60

Stephen M. Hladik, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 8604 96. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 40 Depth: 97

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$16,171.60

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 1154 97. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 60 Depth: 125

Being Premises: 715 Naylors Run Road, Havertown, PA 19083-4523.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Albert W. Wilson and Victoria H. Paskin.

Hand Money \$13,569.52

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 002255 98. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 100 Depth: 570

Being Premises: 315 North Avenue, Secane, PA 19018-3557.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Charles E. Meo and Lisa A. Meo.

Hand Money \$16,808.57

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 04910 99. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 100

Being Premises: 409 Glenwood Avenue, East Lansdowne, PA 19050-2512.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Yvon Smith Dezan.

Hand Money \$21,351.56

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2608 100. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 111

BEING Premises: 229 Golf Road, Darby, PA 19023-1318.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Sajal Paul.

Hand Money \$9,800.70

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 8053 101. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 18.08 Depth: 89.57

Being Premises: 6924 Ruskin Lane, Upper Darby, PA 19082-5011.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Terrence J. Stirling.

Hand Money \$5,711.09

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 015253 102. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 26.17 Depth: 109.73

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

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$15,538.41

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6672 103. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 190

Being Premises: 544 Saude Avenue, Essington, PA 19029-1113.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Deborah A. Lamplugh.

Hand Money \$6,761.46

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 7374 104. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 100 feet Depth: 100 feet

BEING Premises: 2417 2nd Avenue, Upper Chichester, PA 19061-3605.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Erick G. Paden and Edith A. Graham.

Hand Money \$12,137.99

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 4969 105. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 39 Depth: 92 IRR Lot 27

Being Premises: 819 Christopher Place, a/k/a 819 Christopher Drive, Primos, PA 19018-2740.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph Paoletti.

Hand Money \$18,684.34

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 6377 106. 2012**

**MORTGAGE FORECLOSURE**

919 Bedford Avenue  
Collingdale, PA 19023

In the Borough of Collingdale, County of Delaware, Commonwealth of Pennsylvania, Situate on the Northwesterly side of Bedford Avenue at the distance of 225 feet measured Southwestwardly from the Northwesterly corner of said Bedford Avenue (50 feet wide) and Collingdale Avenue (50 feet wide).

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Carol L. O'Brien, Lorraine M. O'Brien.

Hand Money \$7,253.70

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 8058 107. 2012**

**MORTGAGE FORECLOSURE**

60 Windermere Avenue  
Lansdowne, PA 19050

Property in the Borough of Lansdowne, County of Delaware and State of Pennsylvania. Situate on the center line of Windermere Avenue (50 feet wide) at the distance of 686.70 feet Northwestwardly along said center line from its intersection with the Northwesterly side of Baltimore Pike.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Susan R. Simeone, Ronald F. Simeone, Sr.

Hand Money \$31,724.88

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 8738 108. 2012**

**MORTGAGE FORECLOSURE**

Real Property: 500 East Baltimore Pike, Upper Darby, Township, Lansdowne, Delaware County, Pennsylvania.

Tax Parcel No. 16-02-00171-00.

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

BEGINNING at a point in Baltimore Avenue 25 feet North from the South side of Baltimore Avenue, a corner of lands now or late of Chester S. Leonard, which point is 186.35 feet North 75 degrees 47 minutes East from the intersection of the East line of land now or late of Philadelphia and Delaware County Railroad; thence extending along said line of Baltimore Avenue North 75 degrees 47 minutes East 240 feet to a point in line of land now or late of Girard Coal Company; thence extending along same South 9 degrees 16 minutes East 337.87 feet to a point, again touching the Philadelphia and Delaware County Railroad; thence extending along said land on a line with a radius of 830 feet, the distance of 247.88 feet to a point, another corner of said Leonard's land; thence extending along same North 14 degrees 13 minutes West 208.01 feet to the place of beginning.

BEING known as 500 E. Baltimore Avenue.

ADDRESS: 500 E. Baltimore Pike, Upper Darby Township, Lansdowne, PA 19050.

BEING Tax Parcel No. 16-02-00171-00.

BEING the same premises which Paul N. Morgan and Otella Morgan, by Indenture bearing date of 07/29/2008 and recorded 8/1/2008 in the Office of the Recorder of Deeds, in and for the County of Delaware in Volume 4409 page 1832 et seq. granted and conveyed unto Gregory S. Morgan, in fee.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Gregory S. Morgan.

Hand Money \$2,000.00

Weir & Partners, LLP  
Daniel D. Haggerty, Esquire, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 8057 109. 2012**

**MORTGAGE FORECLOSURE**

ALL THOSE CERTAIN lots or pieces of ground, situate in the Township of Nether Providence, County of Delaware and State of Pennsylvania, bounded and described according to a plan of Lots of Garden City, recorded in Plan Case No. 1 page 7 in the Office for the Recording of Deeds in and for the County of Delaware, as follows, to wit:

BEGINNING at a point on the Southwest side of Ash Road (40 feet wide) which point is at the distance of 240 feet Eastwardly from its intersection with the Southeast side of Blakely Road (50 feet wide); thence extending from said beginning point and along the said side of Ash Road Southeastwardly 20 feet to a point in line of Lot No. 19 on said plan; thence extending along said Lot No. 19 measured Southwestwardly 100 feet to a point in line of Lot No. 40 on said plan; thence extending along the said Lot No. 40 measured Northwestwardly 20 feet to a point in line of Lot No. 17 on said plan; thence extending along said Lot No. 17 measured Northeastwardly 100 feet to a point on the Southwest side of Ash Road being the first mentioned point and place of beginning.

BEING known as Lot No. 18 in Block "V" on the aforesaid Plan.

BEGINNING at a point in the Southwest side of Ash Road (40 feet wide) which point is at the distance of 260 feet measured Eastwardly from its intersection with the Southeast side of Blakely Road (50 feet wide); thence extending from said point of beginning and along the said side of Ash Road Southeastwardly 20 feet to a point in line of Lot No. 20 on said plan; thence extending along said Lot No. 20 Southwestwardly 100 feet to a point in line of Lot No. 39 on said plan; thence extending along the rear of Lot No. 39 Northwestwardly 20 feet to a point in line of Lot No. 18 on said plan; thence extending along said Lot No. 18 Northeastwardly 100 feet to the point on the Southwest side of Ash Road, being the first mentioned point and place of beginning.

BEING known as Lot No. 19 in Block "V" on the aforesaid plan.

FOLIO NO. 34-00-00021-00.

HAVING erected thereon a dwelling known as 911 Ash Road, Wallingford, PA 19086.

BEING the same premises which Stephen P. Spiropoulos by Deed dated 05/24/06 and recorded on 06/09/06 in the Recorder of Deeds Office of Delaware County, Pennsylvania in Instrument No. 2006053353, granted and conveyed unto Herbert J. Ogram, III.

IMPROVEMENTS CONSIST OF: dwelling.

SOLD AS THE PROPERTY OF: Herbert J. Ogram, III.

Hand Money \$237,099.72

Louis P. Vitti, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 989                      110.                      2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Borough of Prospect Park, County of Delaware and State of Pennsylvania, bounded and described according to a Plan of Lots made for Frank T. Clayton by Damon and Foster, Civil Engineers, Sharon Hill, PA, dated 9/21/1940 and last revised 3/2/1942 as follows, to wit:

BEGINNING at a point on the Southwesterly side of MacKenzie Avenue (40 feet wide) at the distance of 297.99 feet measured Northwestwardly along the said side of MacKenzie Avenue from its intersection with the Northwesterly side of Darby Avenue (40 feet wide); thence leaving the said side of Mackenzie Avenue and extending South 60 degrees 12 minutes 32 seconds West, 143 feet more or less to a point in a creek; thence extending along said creek in a Northerly direction 41 feet more or less to a point; thence extending North 60 degrees 12 minutes 32 seconds East 136 feet more or less to a point on the Southwesterly side of MacKenzie Avenue; thence extending along same South 29 degrees 47 minutes 28 seconds East 40 feet to the first mentioned point and place of beginning.

BEING Lot No. 27, Block "P" on the above mentioned plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John Page and Erin Page.

Hand Money \$20,552.58

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 7105                      111.                      2012**

**MORTGAGE FORECLOSURE**

ALL THE RIGHT, title, interest and claim of John S. Ladislaw, Susan L. Norbeck and David C. Norbeck, or in and to the following described property:

ALL the following described real estate situated in the Township of Tincum, County of Delaware and Commonwealth of Pennsylvania, Having erected thereon a dwelling being known and numbered as 233 Carre Avenue, Essington, Pennsylvania, 19029. Deed Book Volume 04375, page 1667, Parcel Number 45-00-00176-00.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: John S. Ladislaw, Susan L. Norbeck and David C. Norbeck.

Hand Money \$2,000.00

Kristine M. Anthou, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 5437 112. 2012**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Upper Darby, County of Delaware and State of Pennsylvania and described according to a certain plan or survey thereof made for J.S. Mozino and Company by Damon and Foster, Civil Engineers of Upper Darby, on March 9, 1928, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Clinton Road (40 feet wide) at the distance of 370 feet measured South 43 degrees 23 minutes 37 seconds West from an angle in said road which angle is 75.49 feet measured South 68 degrees 52 minutes 40 seconds West from the Westerly side of Long Lane (50 feet wide); thence extending South 43 degrees 23 minutes 37 seconds West along the said Northwesterly side of Clinton Road and crossing the head of a certain 10 feet wide alley 22.11 feet to a point on the Southwesterly side of a certain 10 feet wide alley aforesaid (the Southwesterly side of said alley being the North boundary line of the Borough of East Lansdowne); thence extending along the Southwesterly side of said alley and also along the North boundary line of said Borough of East Lansdowne measured North 71 degrees 53 minutes West, 82.94 feet to an angle in said alley; thence extending along the Northwesterly side of the continuation of said alley measured North 43 degrees 23 minutes 37 seconds East, 57.53 feet to a point in said side of said alley; thence extending South 46 degrees 36 minutes 23 seconds East and passing through the middle of a party wall of adjoining buildings and distance of 75 feet to the Northwesterly side of Clinton Road, the first mentioned point and place of BEGINNING.

TOGETHER with the free and common use, of the said 10 feet wide alley throughout its several courses and subject to the proportionate part of the expense of keeping said alley throughout its several courses in good order and repair.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Doris Burgess.

Hand Money \$3,091.94

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 9171 113. 2008**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the tenement and other buildings and IMPROVEMENTS thereon erected hereditaments and appurtenances, Situate in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 2 on a certain plan of lots laid out for the said John Russell by John S. Garriques, C.E. and recorded at Media, PA in the Office for Recording of Deeds, etc., in and for the said County of Delaware in Deed Book R-3 page 433, bounded and described as follows, to wit:

BEGINNING at a point in Railroad Avenue 40.93 feet Southeastwardly from a stone set at the corner of lands now or late of Patrick McDonald; thence by Lot No. 1 now or late of Brinton Dilworth, North 58 degrees 45 minutes East, 130.3 feet; thence by Lot No. 5 the property now or late of the heirs of John Russell, deceased South 31 degrees 15 minutes East, 50 feet; thence by Lot No. 3 the property now or late of John Bittle, South 58 degrees 45 minutes West, 120.42 feet to a point in said Railroad Avenue; thence in and along same avenue, North 43 degrees 31 minutes West, 51.19 feet to the place of beginning.

BEING known as No. 617 Railroad Avenue.

BEING Tax Parcel No. 22-05-00924-00.

TITLE to said premises is vested in Seabelle Chamade Emmanuelle by Deed from Daniel Wackerman and Elyse Wackerman, his wife dated 12/7/2006 and recorded 12/21/2006 in Record Book 3986, page 2213.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Seabelle Chamade Emmanuelle.

Hand Money \$44,989.31

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

**JOSEPH F. MCGINN, Sheriff**

**No. 9763 114. 2011**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, situate in the Township of Chester, County of Delaware and State of Pennsylvania, described according to a revised plan of part of Section No. 3, Sheet No. 5 of "Toby Farms" for Richard G. Kelly, made by Catania Engineering Associates, Inc., Consulting Engineers, Chester, Pennsylvania, dated December 27, 1967 and revised July 8, 1968 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Elson Road (50 feet wide) at the distance of 104.50 feet measured North 82 degrees, 37 minutes, 50 seconds East, along same, from its intersection with the Northeasterly side of Charles Road (50 feet wide) (both lives produced); thence extending from said beginning point, along the said Southeasterly side of Elson Road, North 82 degrees, 37 minutes, 50 seconds East 20 feet to a point; thence extending South 7 degrees, 22 minutes, 10 seconds East; passing through the party wall between premises and the premises adjoining on the Northeast 100 feet to a point on the bed of a certain 20 feet (paved 17 feet) wide driveway, which extends Southwestwardly into Charles Road, aforesaid, thence extending through the bed of said driveway South 82 degrees, 37 minutes, 50 seconds West 20 feet to a point; thence extending North 7 degrees, 22 minutes, 10 seconds West, passing through the party wall between these premises and the premises adjoining on the Southwest 100 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions as if record.

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

FOLIO No. 07-00-00295-39.

BEING Lot No. 589, House No. 3942 Elson Road, as shown on said plan.

BEING known as 3942 Elson Road, Brookhaven, PA 19015.

BEING the same premises which Patrick J. Carnevale and Barbara E. Carnevale, his wife, granted and conveyed unto Russell A. Johnson and Marcella D. Johnson, his wife, by Deed dated August 9, 1989 and recorded August 16, 1989 in Delaware County Record Book 694, page 2336.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Russell A. Johnson and Marcella D. Johnson.

Hand Money \$4,271.56

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

**JOSEPH F. McGINN, Sheriff**

**No. 011045 115. 2009**

**MORTGAGE FORECLOSURE**

1560 Garnet Mine Road Boothwyn, PA 19061

In the Township of Bethel, Delaware County, State of Pennsylvania, Situate at the point in the title line of the bed of Garnet Road (33 feet wide) and having an irregular lot.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Danielle Farnan, Kristopher J. Farnan.

Hand Money \$39,266.60

Udren Law Offices, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 05519 116. 2012**

**MORTGAGE FORECLOSURE**

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Northwesterly side of Josie Lane.

Front: IRR Depth: IRR

Being Premises: 1745 Josie Lane, Haver-town, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Michael A. Janney.

Hand Money \$25,782.49

KML Law Group, P.C., Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 10315 117. 2009**

**MORTGAGE FORECLOSURE**

ALL THAT right, title, interest and claim of Thomas Goodie, of, in and to the following described property:

ALL the following described real estate situated in the Township of Upper Darby, County of Delaware, and Commonwealth of Pennsylvania. Having erected thereon a dwelling being known and numbered as 3943 Mary St., Drexel Hill, PA 19026. DBV 4202, pg 536, Parcel Number 16-13-02453-00.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: Thomas Goodie.

Hand Money \$2,000.00

Kristine M. Anthou, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 5758 118. 2012**

**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, and described according to a Plan thereof known as Delmar Village made by Damon and Foster, Civil Engineers and Surveyors dated August 10, 1956 and last revised September 29, 1956 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Taylor Drive (60 feet wide) said point being the five following courses and distances from a point of curve on the Southwesterly side of Kent Road; (1) measured on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southeasterly side of Taylor Drive; (2) South 31 degrees 32 minutes 30 seconds West measured along the Southeasterly side of Taylor Drive 312.50 feet to a point of curve in the same; (3) North 58 degrees 27 minutes 30 seconds West crossing the bed of Taylor Drive 60 feet to a point of curve on the Northwesterly side of Taylor Drive; (4) Southwestwardly, Southeasterly and Northeastwardly measured partly along the Northwesterly partly along the Southwesterly and partly along the Southeasterly side of Taylor Drive on the arc of a circle curving to the left having a radius of 160 feet the arc distance of 404.33 feet to a point of tangent on the Southeasterly side of Taylor Drive and (5) North 66 degrees 45 minutes East measured along the Southeasterly side of Taylor Drive 267.83 feet to the point of BEGINNING.

CONTAINING in front or breadth on the Southeasterly side of Taylor Drive 16 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Taylor Drive party wall through the party walls and crossing a certain driveway 116.02 feet said driveway extending Northwestwardly, Southwestwardly, Southeastwardly and Northeastwardly from Taylor Drive to an unnamed Street.

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

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Richard Roos and Susan Roos.

Hand Money \$14,486.57

Gregory Javardian, Esquire, Attorney

**JOSEPH F. McGINN, Sheriff**

**No. 12291 119. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 60 feet Depth: 125 feet

BEING Premises: 236 Patton Avenue, Brookhaven, Pennsylvania 19015-2716.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Samuel Zeola and Kathryn Zeola a/k/a Kathryn M. Zeola.

Hand Money \$16,533.28

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 9519 120. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 161 Depth: 143

Being Premises: 84 Yale Avenue, Swarthmore, PA 19081-1607.

IMPROVEMENTS CONSIST OF: residential Property.

SOLD AS THE PROPERTY OF: Joseph E. Marley, III.

Hand Money \$125,623.00

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 17662 121. 2010**

**MORTGAGE FORECLOSURE**

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

Description: Unit 62

BEING Premises: 62 Andrew Court, Aston, PA 19014-3359.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kevin M. Mrozowski.

Hand Money \$15,323.22

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 1633 122. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 135

Being Premises: 922 Saville Avenue, Eddystone, PA 19022-1403.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ryan Dugan.

Hand Money \$11,844.25

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 8573 123. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 45 Depth: 86.75

Being Premises: 103 Crestview Road a/k/a 103 Crestview Avenue, Upper Darby, PA 19082-3509.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Nancy Uwah and John Uwah.

Hand Money \$9,094.83

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 3189 124. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 30 Depth: 116

BEING Premises: 125 East Avon Road, Chester, PA 19015-3305.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Harold K. Johnson.

Hand Money \$9,906.28

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 862 125. 2010**

**MORTGAGE FORECLOSURE**

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

Front: 26 Depth: 259

Being Premises: 568 Sycamore Avenue, a/k/a 568 Sycamore Street, Clifton Heights, PA 19018-1023.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Linda M. Irwin and Richard A. Irwin.

Hand Money \$8,428.72

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2257 126. 2012**

**MORTGAGE FORECLOSURE**

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

80 x 100 Lts 100-103

81 x 118 x IRR Lot 45-48

BEING Premises: 104 Woodcrest Avenue, Aston, PA 19014-1120.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Stephen M. Clark.

Hand Money \$14,090.70

Phelan, Hallinan and Schmieg, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 2353 127. 2012**

**MORTGAGE FORECLOSURE**

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

Front: 41 Depth: 91

BEING Premises: 806 West Oak Lane a/k/a 806 Oak Lane, Glenolden, PA 19036-1032.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Joseph Paoletti a/k/a Joseph S. Paoletti.

Hand Money \$17,065.31

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 10016 128. 2009**

**MORTGAGE FORECLOSURE**

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

Front: 15 Depth: 100

Being Premises: 744 Spruce Street, Collingdale, PA 19023-3536.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James Lare and Janet Lare.

Hand Money \$6,522.56

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 9959 129. 2011**

**MORTGAGE FORECLOSURE**

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

Front: 90 Depth: 150

Being Premises: 3741 Woodland Avenue, Drexel Hill, PA 19026-3106.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Mahbuba Zaman and Syed Moniruzzaman a/k/a Moniruzzaman Syed.

Hand Money \$27,519.87

Phelan, Hallinan and Schmiege, LLP, Attorneys

**JOSEPH F. McGINN, Sheriff**

**No. 003636 130. 2010**

**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, being described according to a certain plan of Property made for Drexel Hill Realty Company by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on 12/9/1930, as follows:

BEGINNING at a point on the Southeast side of State Road (50 feet wide) at the distance of 81.05 feet measured South 75 degrees 28 minutes 30 seconds West from the intersection of the Southeast side of State Road and the Southwest side of Anderson Avenue (50 feet wide); thence extending along said side of State Road South 75 degrees 28 minutes 30 seconds West 28.20 feet to a point; thence extending along line measured South 14 degrees 47 minutes 30 seconds East, 100 feet to a point; thence North 75 degrees 20 minutes 30 seconds East, 27.94 feet to a point; thence extending along line measured North 14 degrees 38 minutes 30 seconds West, and extending through the middle of a party wall between the dwelling on the premises herein described and the dwelling on the premises adjoining on the Northeast 100 feet to the point and place of beginning, the Southwest line thereof being measured through the middle line of a certain driveway laid out between these premises and the premises adjoining on the Southwest.

BEING known as 4690 State Road.

TOGETHER with the free right, use, liberty and privilege of the foresaid driveway in common with the owners, tenants and occupiers of the premises adjoining on the Southwest, and subject to the proportionate part of the cost of maintaining said driveway and keeping same in good order and repair in common with the owners and using the same.

FOLIO NUMBER: 16-11-01718-00

BEING the same premises which Richard F. Capone, II and Patricia A. Capone, h/w granted and conveyed unto Richard F. Capone, II by Deed dated January 7, 2010 and recorded January 27, 2010 in Delaware County Record Book 4692, Page 1160.

IMPROVEMENTS CONSIST OF: A residential dwelling.

SOLD AS THE PROPERTY OF: Richard F. Capone, II and Patricia Ann Capone.

Hand Money: \$14, 529.53

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

**JOSEPH F. McGINN, Sheriff**

Jan. 25; Feb. 1, 8