

Continued List for December 20, 2024

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
12-June2022		Thornbury Twp. 428 Glen Mills Road	13-008360A	Allison Jones aka Allison E Jones Individually and Known Heir of Elizabeth H Jones Hillary A Jones Known Heir of Elizabeth H Jones Mark C Jones Known Heir of Elizabeth H Jones Unknown Heirs Successors Assigns and All Persons Firms or Associations Claiming Right Title or Interest From or Under Elizabeth H Jones Willard H Jones Known Heir of Elizabeth H Jones	\$337,140.95 \$33,714.09	RAS Citron PLLC
24-June2022		Glenolden 17 Isabel Avenue	22-000143	Patricia Papiernik	\$128,134.06 \$12,813.40	RAS Citron PLLC
5-August2022		Haverford Twp. 630 Haverford Road	19-001204	Brandon W Weiss	\$221,580.93 \$22,158.09	RAS Citron LLC
6-August2022		Colwyn 443 Ellis Avenue	21-002712	Lawrence Bates in His Capacity as Executor and Heir of the Estate of Takako Bates Rhea Bates in Her Capacity as Heir of Takako Bates Tyrone Bates in His Capacity as Heir off Takako Bates	\$54,429.84 \$5,442.98	RAS Citron LLC
24-September2022		Lansdowne 212 North Maple Avenue	22-002887	Sinniah Williams Marian S. Williams	\$142,794.01 \$14,516.44	Powers Kirn LLC
38-October2022		Upper Darby Twp. 218 Le Carra Drive	22-003334	Monica L Dickerson-Floyd aka Monica Dickerson-Floyd	\$67,823.52 \$6,782.35	RAS Citron PLLC
9-May2023		Middletown Twp. 3 East Spring Oak Circle	12-000866D	Amy C Donaghy United States of America -	\$783,754.48 \$78,375.45	Manley Deas Kochalski LLC

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
43-July2023		Upper Darby Twp. 4938 State Road	22-004282A	Judy Teresa Guy	\$208,526.72 \$3,000.00	Richard M Squire & Associates LLC
8-August2023		Eddystone 1098 Eddystone Avenue	23-001435	Charles W Hunley	\$147,375.49 \$14,737.55	RAS Citron LLC
11-October2023		Prospect Park 1620 Yagle Avenue	22-003491	Albert J Adams Meagan Adams AKA Meagen Adams	\$71,946.79 \$7,285.74	Freidman Vartolo LLP
STAYED						
2-December2023		Swarthmore 801 Yale Avenue Unit #308	23-005895	Blanton M Dunn, III	\$191,250.50 \$19,125.05	RAS Citron PLLC
34-January2024		Haverford Twp. 33 Fairlamb Avenue	16-000446A	Gloria Taddei	\$336,145.56 \$33,614.56	McCabe Weisberg & Conway LLC
17-January2024		Upper Darby Twp. 3837-39 Garrett Road	22-000435	John J Rayer Thomas Piselli	\$101,891.32 \$10,189.13	Timothy D Padgett PA
32-February2024		Yeadon 429 S Wycombe Avenue	21-009454	Barbara Johnson	\$321,783.98 \$32,178.40	McCabe Weisberg & Conway LLC
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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
1-February2024		Upper Darby Twp. 325 South Madison Avenue	19-004146	Donald Clark Known Heir Of Robert Clark	\$188,426.34	Albertelli Law
				A/K/A Robert T Clark III Deceased	\$3,000.00	
				Michael Clark Known Heir Of Robert Clark		
				A/K/A Robert T Clark III Deceased		
				James Clark Known Heir Of Robert Clark		
				A/K/A Robert T Clark III Deceased		
				Kimberly Whoriskey Known Heir Of Robert Clark		
				A/K/A Robert T Clark III Deceased		
				Unknown Heirs Successors Assigns And All		
				Persons Firms Or Associations Claiming		
				Right Title Or Interest From Or Under Robert		
				Clark a/k/a Robert T Clark III Deceased		
3-February2024		Chester 1206 West 7th Street	20-000823	Juanita P Carter The Estate Of Juanita	\$37,309.25	Albertelli Law
				P Carter	\$3,730.93	
8-April2024		Ridley Twp. 115 Norwood Avenue	23-006558	Jonathan Wallace	\$258,216.25	Logs Legal Group LLP
				Svetlana Wallace	\$25,821.63	
16-April2024		Aston Twp. 12 Rosalie Lane	23-008012	Nancy Coan	\$80,188.58	Hladik Onorato And Federman LLP
					\$3,000.00	
39-April2024		Brookhaven 1534 Rainer Road	19-007135A	Tiffany Matthews	\$109,045.46	Ras Citron LLC
					\$10,904.55	
9-June2024		Folcroft 1560 Warwick Avenue	21-002526	Cheryllynn Long A/K/A Cheryllynn Jackominic-	\$203,114.80	Freidman Vartolo LLP
				Long A/K/A Cheryl Lynn Long	\$20,311.48	
				Christopher R Long		

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
13-June2024		Clifton Heights 24 South Diamond Street	20-001246	Precious Squire Known Survivng Heir Of	\$204,491.06	McCabe Weisberg & Conway LLC
				Monica Bailey	\$20,449.11	
				Eugene Farmer Known Surviving Heir Of		
				Monica Bailey		
				N.J. (a minor) Known Surviving Heir Of		
14-June2024		Ridley Twp. 2123 Elder Avenue	23-007516	Monica Bailey		Manley Deas Kochalski LLC
				Unknown Surviving Heirs Of		
				Monica Bailey		
15-June2024		Newtown Twp 4601 Florida Avenue	23-009658	John M Pike	\$144,549.73	Manley Deas Kochalski LLC
					\$14,454.97	
24-June2024		Upper Chichester Twp. 235 Broadway Avenue	23-010173	Megan R Gehring	\$52,528.45	KML Law Group PC
					\$5,252.85	
36-June2024		Darby Boro. 129 South 5th Street	14-000006C	Florence Byrd	\$106,529.66	James Smith Dietterick & Connelly
				Nora Byrd A/K/A Nora M Byrd	\$10,652.96	
1-July2024		Lower Chichester Twp. 217 Harvey Avenue	22-006566	Marcia Dixon	\$123,225.87	Romano Garubo & Argentieri
				Lockley Dixon	\$2,000.00	
				Estate of Rosemary Duranto last record	\$137,763.04	
				owner/mortgagor	\$3,000.00	
				Angela Duranto known heir of Rosemary		
				Duranto		
				Albert T Duranto, III known heir of Rosemary		
				Duranto		
				Unknown heirs devisees and personal		
				representatives of Rosemary Duranto and		
				his her their or any of their successors in		
				right title and interest		

Continued List for December 20, 2024

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
12-July2024		Clifton Heights 117 East Washington Avenue	23-003623	Ronald W Smith, El a/k/a Ronald W Smith a/k/a Roanld Smith El	\$146,804.20	The Law Office Of Gregory Javardis
					\$14,680.42	
5-August2024		Chester 227 East 13th Street	22-000664	Richard Robinson, Jr In His Capacity As Heir Of Terry L Robinson Taron Robinson-Childs A/K/A Taron Childs In Her Capacity As Heir Of Terry L Robinson Unknown Heirs Successors Assigns And All Persons Firms Or Associations Claiming Right Title Or Interest From Or Under Terry L Robinson	\$100,169.90	RAS Citron LLC
					\$10,016.99	
8-August2024		Clifton Heights 111 East Broadway Avenue	23-007697	Clarence L Packer Donna J Packer	\$137,838.30	Stern & Eisenberg PC
					\$3,000.00	
11-August2024		Norwood 307 Park Circle	23-001730	Robert J Mignone Jeanne M Mignone	\$349,116.22	Hill Wallack LLP
					\$34,911.62	
14-August2024		Yeadon 828 Yeadon Avenue	23-009196	Gessley Olivier	\$156,500.27	RAS CITRON LLC
					\$15,650.03	
15-August2024		Upper Darby Twp. 7001 Pennsylvania Avenue	23-005141	Narbeth Rice AKA Narbeth Rice Patricia Rice AKA Patricia Knox Rice	\$127,495.79	KML Law Group PC
					\$12,749.57	
16-August2024		Middletown Twp. 519 Ridge Avenue	23-008224	Heather A Park	\$56,347.45	Parker McCay
					\$5,634.75	

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
19-August2024		Rutledge 124 President Avenue	23-004507	Patrice M Leggett Eric Leggett A/K/A Eric T Leggett	\$421,906.45 \$3,000.00	Hladik Onorato And Federman LLP
STAYED						
21-August2024		Upper Chichester Twp. 2107 Euclid Avenue	23-002871	Fred W Credille Martha J Credille	\$138,269.45 \$13,826.94	Hill Wallack LLP
22-August2024		Collingdale 24 Kern Street	18-008679	Jucontee Thomas Woewiyu, Jr A/K/A Jucontee T Woewiyu Jr Jucontee Thomas Woewiyu, Sr A/K/A Jucontee T Woewiyu Sr.	\$163,195.06 \$3,000.00	Stern & Eisenberg PC
25-August2024		Chester 1924 West 6th Street	18-006006A	Karen M Scott	\$168,130.27 \$3,000.00	Albertelli Law
26-August2024		Lansdowne 225 Crawford Avenue	22-008496	Michael Rivera Maria M Rivera,	\$168,846.88 \$16,884.68	Parker McCay
2-September2024		Chester 2701 Curran Street	23-005420	Alfredo R Rivera	\$11,276.17 \$1,127.60	Friedman Vartolo LLP
17-September2024		Upper Darby Twp. 248 Westbrook Drive	24-003017	James E Dougherty, Jr	\$192,735.81 \$19,273.58	KML Law Group
20-September2024		Middletown Twp. 269 Dutton Mill Road	23-004839	Compassionately Creative Foreclosure Prevention LLC	\$473,232.81 \$47,323.28	Manley Deas Kochalski LLC
27-September2024		Yeadon 912 Whitby Avenue	15-003526F	Cheryl Allison	\$175,563.42 \$17,556.34	Logs Legal Group LLP

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
30-September2024		Trainer 924 Chestnut Street	24-000615	Thomas Walters	\$78,792.53 \$7,879.25	Logs Legal Group LLP
32-September2024		Parkside 39 W Garrison Road	23-001650	Sean Hansen Francesca Desio	\$179,203.73 \$17,920.37	Hill Wallack LLP
39-September2024		Parkside 117 E Roland Road	22-007498	Larry M Mason	\$150,870.75 \$15,087.08	RAS Citron LLC
2-October2024		Ridley Twp. 212 Amosland Road	23-007661	Corey M Gabrielli	\$41,816.56 \$4,181.66	Friedman Vartolo LLP
5-October2024		Chester 3 East Avon Road	24-002645	Francine J Brown	\$78,817.10 \$7,881.71	Purcell Krug & Haller
STAYED						
7-October2024		Middletown Twp. 206 Chestnut Avenue	18-004869	In Ju Kim AKA In J Kim	\$384,379.58 \$38,437.95	KML law Group PC
16-October2024		Marple Twp. 815 Cedar Grove Road	22-009379	Jing Wen Li Thomas A McGlade The United States of America -	\$502,660.10 \$50,266.01	KML Law Group PC
18-October2024		Haverford Twp. 25 Garlor Drive	13-008764	Michael J Turbitt Susan J Turbitt A/K/A Susan S Turbitt	\$130,505.09 \$13,050.50	KML Law Group PC

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20-October2024		Collingdale 434 Westmont Drive	22-008121	Unknown Heirs Successors Assigns And All Persons Firms Or Associations Claiming Right Title Or Interest From Or Under Allen W Sims A/K/A Allen Walter Sims Deceased	\$13,895.89 \$1,389.59	Brock & Scott PLLC
21-October2024		Brookhaven 3600 Williamson Avenue	24-003979	Julie Tatum	\$255,125.58 \$25,512.56	Brock & Scott PLLC
STAYED						
28-October2024		Collingdale 311 Roberta Avenue	23-000602	Maurice Putman	\$141,674.36 \$3,000.00	Stern & Eisenberg PC
29-October2024		Lansdowne 114 Gladstone Road	24-003189	Brianna Saville A/K/A Brianna Lee Steimer	\$229,850.15 \$3,000.00	Stern & Eisenberg PC
30-October2024		Darby Boro. 334 Mulberry Street	23-007820	Unknown Heirs Successors Assigns And All Persons Firms Or Associations Claiming Right Title Or Interest From Or Under Marion Redmond Deceased William Redmond A/K/A William A Redmond III Solely In His capacity As Heir of Marion Redmond Deceased Sheila M Dickens Solely In Capacity As Administrator Of the Estate Of Eugene J Allen A/K/A Eugene J Allen Sr A/K/A Eugene James Allen A/K/A Eugene James Allen Sr Deceased	\$78,239.81 \$7,823.98	Powers Kirn LLC
35-October2024		Glenolden 100 East Glenolden Avenue Unit B17	22-004074A	Montina Services Inc -	\$8,722.82 \$3,000.00	Gawthrop Greenwood PC

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
36-October2024		Upper Darby Twp. 315 Owen Avenue	23-006448	Robert F Thomas	\$391,643.75 \$3,000.00	Hladik Onorato & Federman LLP
39-October2024		Marcus Hook 1105 Washington Street	24-004569	Christopher W Hillard	\$20,882.61 \$3,000.00	Hladik Onorato & Federman LLP
40-October2024		Swarthmore 801 Yale Avenue Unit 308	23-005744	Blanton Dunn	\$53,877.11 \$3,000.00	The Charleston Firm LLC
4-November2024		Darby Boro. 107 North 6th Street	23-000728	Project Phila 000005 LLC -	\$173,551.49 \$20,462.90	Friedman Vartolo LLP
7-November2024		Upper Darby Twp. 1246 Wilson	24-003504	Jonathan S Struthers	\$90,442.85 \$9,044.28	Hill Wallack LLP
16-November2024		Lower Chichester Twp. 1592 Summit Street	22-005559	Gary R Ferrier Estate of Gary R Ferrier Deceased Mortgagor/Last Record Owner Helena Lynn Dougherty Known Heir Of Gary R Ferrier Deceased Mortgagor/Last Record Owner Gary L Ferrier known Heir Of Gary R Ferrier Deceased Mortgagor/Last Record Owner Unknown Heirs Devisees And Personal Representatives Of Gary R Ferrier Deceased And His Her Their Or Any Of Their Successors In The Right Title And Interest	\$146,506.87 \$3,000.00	Romano Garubo & Argentieri
26-November2024		East Lansdowne 218 Wildwood Avenue	18-003143C	Kerline Aslam	\$263,105.72 \$26,310.57	KML Law Group PC

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
27-November2024		Eddystone 922 Saville Avenue	24-000855	Erica Burgess, Shawn Burgess	\$174,586.23	Purcell Krug & Haller
				Michael Burgess, Jr Known Heirs Of Michael A Burgess Sr Deceased The Unknown Heirs Of Michael A Burgess Sr Deceased	\$17,458.62	
49-November2024		Haverford Twp. 1613 Mount Pleasant Road	24-005112	Robert T Uff	\$70,277.38	Hladik Onorato & Federman LLP
					\$3,000.00	
50-November2024		Newtown Twp 504 Guinevere Drive	23-008971	James C Jefferys	\$571,803.64	Timothy D Padgett PA
				Joan I Jefferys Andrew Jensen Lauren C Jensen	\$57,180.36	