

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
5-November2019		Chester 614 Norris Street	14-063368	Damon Cottman	\$2,874.44 \$3,000.00	Portnoff Law Associates Ltd
STAYED						
6-January2022		Haverford Twp. 259 Brookline Boulevard	18-001817A	Robert Flanagan Personal Representative of the Estate of Edythe E Flanagan aka Edythe Flanagan Deceased	\$188,916.70 \$12,418.47	The Law Office of Gregory Javardis
CONTINUED TO JULY 18, 2025 BOC						
24-July2023		Chester 908-9014 West 2nd Street	22-009632	Charles K Thompson United States of America - c/o The United States Attorney for The Eastern District of PA	\$241,570.90 \$24,157.09	Fein Such Kahn & Shepard PC
30-July2023		Lower Chichester Twp. 110 Chadwick Avenue	19-005227	John L Shaw Individually and in His Capacity as Heir of Glordia C Shaw aka Gloria J Shaw aka Gloria Clements deceased Dawn Field aka Dawn Marie Field Solely in Her Capacity as Heir of Gloria C Shaw aka Gloria J Shaw aka Gloria Clements deceased Unknown Heirs Successors and/or Assigns of Gloria C Shaw aka Gloria J Shaw aka Gloria Clements Deceased	\$36,576.39 \$3,657.64	Pressman Doyle Bloom & York
CONTINUED TO AUGUST 15, 2025 BOC						
52-July2023		Colwyn 423 Ellis Avenue	10-006430	John M McCay	\$4,383.26 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JUNE 20, 2025 BOC						
23-September2023		Thornbury Twp. 28 Oaktree Road	20-001647	F Lance Sumser	\$163,183.81 \$3,000.00	Hladik Onorato & Federman LLP
PENDING COURT ORDER						
32-November2023		Springfield 619 Andrew Road	22-000673	Peter Bono Melissa A Bono	\$35,831.71 \$3,557.04	Freidman Vartolo LLP
CONTINUED TO JULY 18, 2025 BOC						

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
34-January2024		Haverford Twp. 33 Fairlamb Avenue	16-000446A	Gloria Taddei	\$336,145.56 \$33,614.56	McCabe Weisberg & Conway LLC
STAYED						
19-March2024		Upper Darby Twp. 346 Congress Avenue	19-003444	Hortense C Tippet	\$257,668.15 \$25,766.82	McCabe Weisberg & Conway LLC
STAYED						
25-May2024		Ridley Twp. 2138 6th Avenue	18-009324B	Robert W Powers AKA Robert Powers Jennifer C Powers	\$362,137.62 \$36,213.76	Manley Deas Kochalski LLC
15-June2024		Newtown Twp 4601 Florida Avenue	23-009658	Megan R Gehring	\$52,528.45 \$5,252.85	Manley Deas Kochalski LLC
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
PENDING COURT ORDER						
3-September2024		Upper Darby Twp. 7307 West Chester Pike	19-062296	William Steuber	\$7,722.54 \$3,000.00	Portnoff Law Associates LTD
4-September2024		Yeadon 948 Church Lane	24-002535	Veronica Prevost A/K/A Veronica Prevast	\$129,020.83 \$12,902.08	RAS Citron PLLC
18-September2024		Ridley Twp. 358 Holland Street	22-008597	Edward W Wolk Kimberly A Wolk	\$164,551.91 \$16,455.10	Friedman Vartolo LLP

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
4-November2024		Darby Boro. 107 North 6th Street	23-000728	Project Phila 000005 LLC -	\$173,551.49 \$20,462.90	Friedman Vartolo LLP
5-November2024		Trainer 4216 W 7th Street	23-001437	Jessica Simone In Her Capacity As Heir To The Estate Of Donna Simone Deceased Valerie Simone In Her Capacity As Heir To The Estate Of Donna Simone Deceased Ronald Simone In His Capacity As Heir To The Estate Of Donna Simone Deceased Unknown Heirs Successors Assigns And All Persons Firms Or Association Claiming Right Title Or Interest From Or Under Donna Simone Deceased Unknown Heirs Successors Assigns And All Persons Firms Or Association Claiming Right Title Or Interest From Or Under Roanld Simone Deceased	\$89,927.53 \$8,992.75	Brock & Scott PLLC
PENDING COURT ORDER						
12-November2024		Darby Boro. 28 South 12th Street	24-000942	Francis C Collier Solely In Capacity As Heir Of Denis E Collier Deceased Denis E Collier, Jr Solely In Capacity As Heir Of Denis E Collier Deceased Kelly C Gibson Solely In Capacity As Heir Of Denis E Collier Deceased Michelle J Collier Solely In Capacity As Heir Of Denis E Collier Deceased Unknown Heirs Successors Assigns And All Persons Firms Or associations Claiming Right Title Or Interest From Or Under Denis E Collier Deceased Demetrius Collier Solely In Capacity As Heir Of Denis E Collier Deceased Danica Collier Solely In Capacity As Heir Of Denis E Collier Deceased	\$54,586.42 \$5,458.64	Powers Kirn LLC

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
21-November2024		Upper Darby Twp. 4420 Rosemont Avenue	24-000338	Christine Smith In Her Capacity As Heir Of James Dilworth Smith Jr Unknown Heirs Successors Assigns And All Persons Firms Or Associations Claiming Right Title Or Interest From Or Under James Dilworth Smith Jr	\$121,788.16 \$12,178.82	RAS Citron PLLC
CONTINUED TO JULY 18, 2025 BOC						
7-December2024		Ridley Twp. 31 Faraday Court	23-007511	Steven Evans A/K/A Steven Maurice Evans The United States Of America Department of Justice	\$215,416.96 \$21,541.69	Parker McCay
CONTINUED TO JULY 18, 2025 BOC						
18-December2024		Upper Darby Twp. 728 Penn Pines Boulevard	19-062259	Sebastian Smith	\$3,996.08 \$3,000.00	Portnoff Law Associates LTD
20-December2024		Upper Darby Twp. 527 Cherry Lane	23-003564	Cloytee Triplett Individually As Trustee Of The Cloytee Triplett Trust As Trustee Of The Cloytee Triplett Trust Under Trust Information Dates 10/27/2008 Diana` P Greene Solely In Her Capacity As Heir To The Estate Of Cloytee Triplett Janice F Triplett As Co-Executor Of The Estate Of Cloytee Triplett And Trustee Of The Cloytee Triplett Trust	\$148,711.03 \$3,000.00	Stern & Eisenberg PC
36-December2024		Nether Providence Twp. 720 A Putnam Boulevard	24-000915	Kathryn W Thompson	\$159,096.46 \$3,000.00	Stern & Eisenberg PC
PENDING COURT ORDER						

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
42-December2024		Ridley Twp. 430 West Road	23-003343	Kimberly Fleming Charles III Fleming The Secretary Of Housing And Urban Development Corporation	\$128,507.81 \$11,688.28	Purcell Krug & Haller
PENDING COURT ORDER						
52-December2024		Nether Providence Twp. 917 Putnam Boulevard	24-002868	Beth Fitzgerald Daniel Fitzgerald A/K/A Daniel A Fitzgerald	\$192,161.20 \$19,216.12	Friedman Vartolo LLP
STAYED						
55-December2024		Upper Darby Twp. 4040 Dayton Road	24-5558	Christian Tranquilin, Jr The United States Of America -	\$186,418.89 \$18,641.88	Hill Wallack LLP
STAYED						
66-December2024		Upper Darby Twp. 225 Parker Avenue	23-009448	Saji Choorakuzhiyil Sukumaran Sanjay Choorakuzhiyil Saji	\$187,864.44 \$18,786.44	Powers Kirn LLC
CONTINUED TO JULY 18, 2025 BOC						
6-January2025		East Lansdowne 537 Orchard Avenue	24-004796	Williams III LLC -	\$169,117.01 \$3,000.00	Stern & Eisenberg PC
PENDING COURT ORDER						
11-January2025		Upper Darby Twp. 5319 Springfield Road	19-061116	Adam Nawarynski	\$2,293.28 \$3,000.00	Portnoff Law Associates LTD
CONTINUED TO SEPTEMBER 19, 2025 BOC						
13-January2025		Collingdale 1212 MacDade Blvd	24-003158	Mark T Bonn	\$110,293.71 \$11,029.37	RAS Citron PLLC
CONTINUED TO JULY 18, 2025 BOC						
23-January2025		Upper Darby Twp. 328 Bayard Road	19-062421	Antoine Sanders	\$2,253.23 \$3,000.00	Portnoff Law Associates LTD
CONTINUED TO SEPTEMBER 19, 2025 BOC						

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
24-January2025		Upper Darby Twp. 23 Berbro Avenue	19-062964	Bridget O Osayi	\$2,230.42 \$3,000.00	Portnoff Law Associates LTD
STAYED						
35-January2025		Lansdowne 76 Nyack Avenue	24-005902	Sheila R Lee The United States Of America -	\$185,647.80 \$18,564.78	Hill Wallack LLP
STAYED						
36-January2025		East Lansdowne 225 Lewis Avenue	24-003575	Michelle Waters A/K/A Michelle N Waters	\$89,254.32 \$3,000.00	Eckert Seamans Cherin & Mellott L
3-February2025		Trainer 1333 Price Street	22-001551	AB A Minor AB A Minor The Unknown Heirs OF Christopher Bosch	\$189,074.85 \$18,907.48	KML Law Group PC
7-February2025		Upper Darby Twp. 2820 Hillcrest Road	24-005432	Leo Parks Sophia Parks	\$369,011.98 \$3,000.00	Stern & Eisenberg PC
PENDING COURT ORDER						
10-February2025		Yeadon 7 Robin Road	24-006686	Tony A Wilburn	\$300,432.77 \$30,043.28	Timothy D Padgett PA
12-February2025		Ridley Twp. 426 Folsom Avenue	24-006054	Dennis E Dorrin Margaret M Dorrin	\$51,675.88 \$3,000.00	Stern & Eisenberg PC
STAYED						
15-February2025		Brookhaven 107 E Garrison Road	19-006265B	Millard Preston Coale IV Administrator Of The Estate Of Gloria D Coale Deceased The Secretary Of Housing And Urban Development	\$96,941.74 \$9,694.17	Purcell Krug & Haller
PENDING COURT ORDER						

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
22-February2025		Upper Darby Twp. 335 Maypole Road	24-007953	Amarjit Fnu Sukhwinder Kaur	\$79,325.39 \$3,000.00	Hladik Onorato And Federman LLP
33-February2025		Haverford Twp. 724 Loraine Street a/k/a 724 Loraine Avenue a/k/a 724 Lorraine Avenue	23-008992	Giuseppe Civitella	\$709,930.66 \$3,000.00	Stern & Eisenberg PC
CONTINUED TO JUNE 20, 2025 (3/120)						
38-February2025		Lansdowne 269 N Highland Avenue	24-000590	Davida M Hollis Antoine H Reaves	\$191,558.50 \$19,155.85	Barley Snyder LLP
CONTINUED TO JULY 18, 2025 BOC						
2-March2025		Collingdale 205 Pershing Avenue	24-003149	Jean White a/k/a Jean Delores White a/k/a Jean D White Daniel Marshall a/k/a Daniel D Marshall a/k/a Daniel Dashaun Marshall	\$181,299.54 \$18,129.96	Orlans Associates PC
CONTINUED TO JULY 18, 2025 (2/120)						
3-March2025		Haverford Twp. 2 Barrister Court	24-005127	Jennifer Chu	\$706,529.36 \$70,652.93	Sirlin Lesser & Benson PC
CONTINUED TO JUNE 20, 2025 (2/90)						
4-March2025		Aston Twp. 65 Glenn Road	24-004934	James W Buggy Michele C Buggy	\$255,028.47 \$25,502.85	RAS Citron PLLC
CONTINUED TO JULY 18, 2025 (2/120)						
5-March2025		Ridley Park 13 Jackson Avenue	24-007418	Joseph McDevitt Kimberly McDevitt	\$181,996.84 \$18,199.68	Lee M Herman Esquire
CONTINUED TO JULY 18, 2025 (2/120)						
7-March2025		East Lansdowne 909 Pembroke Avenue	23-003835	Hubert N Watson A/K/A Hubert Watson	\$109,514.43 \$10,951.43	Friedman Vartolo LLP
CONTINUED TO JULY 18, 2025 BOC						

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
12-March2025		Nether Providence Twp. 640 W Wiltshire Drive	23-000780A	John J Braccili	\$208,972.80 \$3,000.00	Stern & Eisenberg PC
CONTINUED TO JUNE 20, 2025 (2/90)						
13-March2025		Ridley Twp. 158 Youngs Avenue	23-002661	Mamye Fitzgerald	\$119,625.29 \$11,962.53	Friedman Vartolo LLP
CONTINUED TO JULY 18, 2025 (2/120)						
16-March2025		Folcroft 1808 Cricket Lane A/K/A Folcroft Township	23-003415	Thomas R Mason Wendy Naomi Brown Mason A/K/A Wendy N Bro Mason A/K/A Wendy Naomi Brown-Mason A/K/A Wendy Brown-Mason	\$98,278.88 \$3,000.00	Stern & Eisenberg PC
21-March2025		Upper Darby Twp. 116 Overhill Road	19-062493	Tuan Anh Lieu	\$1,933.08 \$3,000.00	Portnoff Law Associates Ltd
STAYED						
25-March2025		Yeadon 941 Church Lane	14-063624	Michelle A Jackson	\$5,863.14 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JULY 18, 2025 (2/120)						
26-March2025		Upper Darby Twp. 4027 Vernon Road	19-062892	Carol Johnson	\$1,667.26 \$3,000.00	Portnoff Law Associates Ltd
STAYED						
29-March2025		Collingdale 221 Collingdale Avenue a/k/a 221 Collingdæ	24-007262	Linda Smith a/k/a Linda Van-otoo	\$93,769.61 \$9,376.96	Powers Kirn LLC
CONTINUED TO JULY 18, 2025 (2/120)						
30-March2025		Upper Darby Twp. 6940 Guilford Road	23-004103	Rodney A Lowery	\$158,852.84 \$15,885.28	KML Law Group PC
STAYED						

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
32-March2025		Tinicum Twp. 215 Chippewa Street	16-010543B	Patricia F Giordano-Norcutt Kenneth D Norcutt, Sr United States Of America -	\$144,722.83 \$14,472.28	Friedman Vartolo LLP
CONTINUED TO JULY 18, 2025 (2/120)						
33-March2025		Aston Twp. 23 Morgan Road	19-004886B	Craig M Huska	\$289,160.86 \$28,916.08	KML Law Group PC
CONTINUED TO JULY 18, 2025 (2/120)						
34-March2025		Yeadon 808 Pleasant Road	24-008740	Rosita Nixon	\$208,746.68 \$20,874.66	KML Law Group PC
CONTINUED TO JUNE 20, 2025 (2/90)						
35-March2025		Upper Darby Twp. 319 Avon Road	24-008215	Sibri Kyelem	\$115,562.09 \$11,556.21	RAS Citron PLLC
CONTINUED TO JULY 18, 2025 (2/120)						
39-March2025		Upper Darby Twp. 467 Lombardy Road	24-008156	Hashina Jenkins	\$254,579.17 \$25,457.92	Orlans Associates PC
CONTINUED TO JULY 18, 2025 (2/120)						
42-March2025		Ridley Park 513 Chestnut Street	18-066198	Russell Lee Aikins Karen Ann Aikins	\$2,770.68 \$3,000.00	Portnoff Law Associates Ltd
STAYED						
44-March2025		Upper Darby Twp 229 Ashy Road	19-063179	Alex Dennis Amelia Garlo	\$2,050.79 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JULY 18, 2025 (2/120)						
51-March2025		Yeadon 809 Cypress Street	15-063682	Harold Faust Charlotte B Faust	\$1,859.59 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JULY 18, 2025 (2/120)						
52-March2025		Upper Darby Twp. 83 Barbara Road	19-062381	Michael Marconi Dolores Marconi	\$1,963.41 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JULY 18, 2025 (2/120)						

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
53-March2025		Upper Darby Twp. 7611 Parkview Road	19-060937	Sheldon Isles	\$1,930.41 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JULY 18, 2025 (2/120)						
54-March2025		Upper Darby Twp. 4136 Rosemont Avenue	19-061432	Michael A Yula Linda Yula	\$1,954.43 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JULY 18, 2025 (2/120)						
55-March2025		Ridley Park 100-104 Hinckley Avenue	18-064706	Gabe A Tron, L P A Pa Ltd Partnership -	\$7,058.49 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JULY 18, 2025 (2/120)						
58-March2025		Yeadon 808 Fern Street	16-062195	Mildred Postell	\$1,469.70 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JULY 18, 2025 (2/120)						
59-March2025		Yeadon 670 Church Lane	16-063198	Osinakachi Egbukwu	\$8,829.17 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JULY 18, 2025 (2/120)						
60-March2025		Yeadon 528 Arbor Road	17-065696	Gwendolyn Burnett Kahlil H Taylor	\$1,609.76 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JULY 18, 2025 (2/120)						
62-March2025		Ridley Park 414 Tome Street	22-064232	John T Wilson	\$3,323.71 \$3,000.00	Portnoff Law Associates Ltd
STAYED						
63-March2025		Ridley Twp. 704 Clymer Lane	16-003145B	Brian Gardner Ashley Simpson	\$197,845.45 \$19,784.55	Manley Deas Kochalski LLC
CONTINUED TO JULY 18, 2025 (2/120)						

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
69-March2025		Colwyn 542 Keystone Avenue	23-003230	Isabel A Bencrowsky Known Survivng Heir Of Michael Bencrowsky Megan Bencrowsky Known Survivng Heir Of Michael Bencrowsky Luke N Bencrowsky Known Survivng Heir Of Michael Bencrowsky Unknown Surviving Heirs Of Michael Bencrowsky	\$46,268.74 \$4,626.87	McCabe Weisberg & Conway LLC
74-March2025		Clifton Heights 120 North Diamond Street	24-003629	Joseph Senkow Tracy Senkow	\$179,427.83 \$17,942.78	KML Law Group PC
75-March2025		Nether Providence Twp. 500 Oakcrest Lane	24-003308	Lisa Foth William H Foth AKA William Foth AKA Bill Foth	\$328,337.93 \$32,833.79	KML Law Group PC
PENDING COURT ORDER						
79-March2025		Chester 712 Mcllvain Street	23-010899	Alphonso Green	\$24,316.79 \$2,431.68	The Law Office Of Gregory Javardik
CONTINUED TO JULY 18, 2025 (2/120)						
80-March2025		Glenolden 40 E Knowles Avenue	23-006042A	Joseph T Hageman Lisa M Law	\$158,527.86 \$15,852.79	Barley Snyder LLP
1-April2025		Ridley Twp. 419 Fairview Road	23-010732	Community Homes Philadelphia LLC -	\$439,312.86 \$4,393.12	Friedman Vartolo LLP
5-April2025		Ridley Twp. 625 Fulmer Circle	24-003302	Julianne M Roe A/K/A Julieanne M Roe	\$195,676.80 \$19,567.68	RAS Citron PLLC
STAYED						

Continued List for May 16, 2025

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
6-April2025		Upland 5 8th Street	24-007326	Graystar Partners LLC -	\$140,590.47 \$14,059.05	Friedman Vartolo LLP
CONTINUED TO JULY 18, 2025 (2/90)						
18-April2025		Collingdale 235 Felton Avenue	24-005721	Mark Thomas Peeples Known Heir Of Dovey Perry Deceased Unkown Heirs Successors Assigns And All Persons Firms Or Associations Claiming Right Title Or Interest From Or Under Dovey Perry Deceased	\$188,912.06 \$18,891.21	Logs Legal Group LLP
21-April2025		Glenolden 129 North Llanwellyn Avenue	18-009529A	Courtney Bates	\$123,180.54 \$12,318.05	Brock & Scott PLLC
STAYED						
23-April2025		Darby Twp 1552 Roosevelt Drive	24-001028	Margaret O Harmon	\$191,022.88 \$19,102.29	RAS Citron PLLC
24-April2025		Upper Darby Twp. 404 South Carol Boulevard	24-006350	Juan Contla	\$154,591.01 \$15,459.10	Timothy D Padgett PA
CONTINUED TO JULY 18, 2025 (2/90)						
28-April2025		Yeadon 734 Fern Street	24-005438	Tanya D Downels-Wright A/K/A Tanya D Downes-Wright	\$66,354.61 \$6,635.46	RAS Citron PLLC
CONTINUED TO JULY 18, 2025 (2/90)						