

Continued List for April 17, 2026

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
65-March2019		Springfield 269 Beechwood Road	18-007493	Frank B Szell Traci A Szell	\$420,073.46 \$3,000.00	Hladik Onorato Federman LLP
21-June2023		Upper Darby Twp. 105 Crestview Road	16-004380	Kareem Tomlin Lasheka Tomlin	\$282,318.95 \$28,231.90	Duane Morris LLP
STAYED						
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
26-October2023		Lansdowne 146 Windsor Avenue	22-008515	Kenneth Owens A/K/A Kenneth R Owens	\$91,609.09 \$9,160.91	RAS Citron PLLC
19-October2023		Chester 249 West Mowry Street	15-002965	Rebbeca A Williams Unknown Surviving Heirs Of Rebeccs A Williams Joe Louis Watson, Sr Known Surviving Heirs Of Rebecca A Williams Zubbie Mae Watson Known Surviving Heirs Of Rebecca A Williams Patricia Ann Williams Known Surviving Heirs Of Rebecca A Williams Peggy L Johnson Known Surviving Heirs Of Rebecca A Williams Erma Jean McMillian Known Surviving Heirs Of Rebecca A Williams	\$130,184.88 \$13,018.49	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 A/K/A Robert T Clark III Deceased 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	\$188,426.34 \$3,000.00	Albertelli Law
3-February2024		Chester 1206 West 7th Street	20-000823	Juanita P Carter The Estate Of Juanita P Carter	\$37,309.25 \$3,730.93	Albertelli Law
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
13-March2025		Ridley Twp. 158 Youngs Avenue	23-002661	Mamye Fitzgerald	\$119,625.29 \$11,962.53	Friedman Vartolo LLP
PENDING COURT ORDER						
39-March2025		Upper Darby Twp. 467 Lombardy Road	24-008156	Hashina Jenkins	\$254,579.17 \$25,457.92	Orlans Associates PC
12-May2025		Chester 841 East 14th Street	24-004619	Charles D Hamilton	\$49,818.94 \$4,981.89	The Law Office Of Gregeory Javarc
25-May2025		Ridley Twp. 1002 Hunter Avenue (GRD)	23-064370	James F Gavin	\$1,531.86 \$3,000.00	Portnoff Law Associates Ltd

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
23-June2025		Collingdale 743 Sharon Avenue	23-010494	Vigorous Versatile Investments LLC -	\$149,975.58 \$14,997.55	Friedman Vartolo LLP
34-June2025		Upper Darby Twp. 216 Copley Road	19-061430	Mohammad Nasim	\$1,926.04 \$3,000.00	Portnoff Law Associates LTD
STAYED						
12-July2025		Upper Darby Twp. 327 Wayne Avenue	24-001967	Elsie Smith	\$111,540.03 \$11,154.00	RAS Citron LLC
17-July2025		Aston Twp. 29 Blackthorne Lane	24-000053	Daniel J Trainor Joann Trainor	\$163,568.46 \$16,356.85	Brock & Scott PLLC
21-July2025		Middletown Twp. 54 Forge Road	24-010127	Jennifer A Roman Keith R Roman	\$377,213.89 \$37,721.39	KML Law Group PC
30-July2025		Newtown Twp 38 Harrison Drive	24-004313	Jospeh L Fox Christina Fox United States Of America -	\$2,761,500.45 \$3,000.00	Weber Gallagher Simpson Stapleto

Continued List for April 17, 2026

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
1-August2025		Aldan Boro. 237 Priscilla Lane	24-003796	Lijah J Thompson In His Capacity As Heir Of Cheryl B Thompson A/K/A Cheryl Beverly Thompson A/K/A Cheryl Thompson Deceased La Roi S Thompson In His Capacity As Heir Of Cheryl B Thompson A/K/A Cheryl Beverly Thompson A/K/A Cheryl Thompson Deceased Unknown Heirs Successors Assigns And All Persons Firms Or Associations Claiming Right Title Or Interest From Or Under Cheryl B Thompson A/K/A Cheryl Beverly Thompson A/K/A Cheryl Thompson Deceased Ralph G Thompson A/K/A Ralph Thompson In His Capacity As Heir Of Barbara V Greenwood A/K/A Barbara Greenwood A/K/A Barbara Venetia Greenwood Deceased Karen Cross In Her Capacity As Heir Of Barbara V Greenwood A/K/A Barbara Greenwood A/K/A Barbara Venetia Greenwood Deceased Unknown Heirs Successors Assigns And All Persons Firms Or Associations Claiming Right Title Or Interest From Or Under Barbara V Greenwood A/K/A Barbara Greenwood A/K/A Barbara Venetia Greenwood Deceased	\$93,818.10 \$9,381.81	Brock & Scott PLLC

PENDING COURT ORDER

Continued List for April 17, 2026

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
37-August2025		Tinicum Twp. 92 S Governor Printz Blvd,	24-002839	William J Carr In His Capacity As Executor Of The Estate Of Billie May Passarella Edward J Creely In His Capacity As Heir Of Billie May Passarella Mary A Moran In Her Capacity As Heir Of Billie May Passarella Vincent J Carr In His Capacity As Heir Of Billie May Passarella John Passarella In His Capacity As Heir Of Billie May Passarella Michael V Carr In His Capacity As Heir Of Billie May Passarella Lisa Zambino In Her Capacity As Heir Of Billie May Passarella Sharon A Stienman In Her Capacity As Heir Of Billie May Passarella Debra J Nutter In Her Capacity As Heir Heir Of Billie May Passarella Unknown Heirs Successors Assigns And All Persons Firms Or Assocations Claiming Right Title Or Interest From Or Under Billie May Passarella John Passarella	\$110,017.48 \$11,001.75	RAS Citron LLC
44-August2025		Darby Boro. 906 Cedar Avenue	24-000350	Kevin Rex Nate Gilliard-Hanton	\$213,370.94 \$21,337.09	RAS Citron LLC
49-August2025		Prospect Park 701 16th Avenue	23-002454A	Sandra Lynne Zehnder	\$99,151.91 \$9,915.19	The Law Office Of Gregory Javardi
11-September2025		Upper Darby Twp. 7026 Atlantic Avenue	24-010365	RSN Funding LLC - RSN Funding LLC	\$147,461.14 \$14,746.11	Orlans Associates PC

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
16-September2025		Nether Providence Twp. 300 Copples Lane	22-000284	Joseph LLOYD Harris A/K/A Lloyd Harris Known Heir Of J Mervyn Harris Deceased Unknown Heirs Successors And Assigns And All Persons Claiming Right Title And Interest From Or Under J Marvyn Harris Deceased	\$347,286.48 \$35,703.98	Pincus Law Group PLLC
28-September2025		Radnor Twp. 206 Gulph Creek Road	24-011042	Edith M Chew	\$214,107.60 \$3,000.00	Hladik Onorato And Federman LLP
48-September2025		Newtown Twp 4601 Florida Avenue	25-003408	Megan R Gehring	\$216,253.78 \$3,000.00	Hladik Onorato And Federman LLP
6-October2025		Newtown Twp 401 Hempstead Circle	25-001815	Richard J Capoferri The United States Of America Dept Of The Treasury- IRS C/O The United States Attorney For The Eastern District Of PA	\$475,790.88 \$47,579.09	Brock & Scott PLLC
STAYED						
19-October2025		Yeadon 121 Bailey Road	24-008120	Hu Quality Care LLC -	\$378,408.86 \$37,840.88	Friedman Vartolo LLP
STAYED						
28-October2025		Darby Twp 1000 Tribbit Avenue	25-001736	Marvin E Smith, Jr	\$123,308.73 \$12,330.87	RAS Citron LLC
29-October2025		Upper Darby Twp. 45 Golf Road	24-009526A	Graystar Partners LLC -	\$181,666.83 \$18,166.83	Orlans Associates PC
37-October2025		Folcroft 1556 Warwick Avenue	22-005570	Katty M Pena	\$105,311.43 \$10,531.14	Friedman Vartolo LLP

Continued List for April 17, 2026

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
42-October2025		Chester 2904 West 9th Street	23-004499	Debra Hunt A/K/A Debra Hunt-Ricketts	\$55,895.78 \$5,589.57	Friedman Vartolo LLP
44-October2025		Upper Darby Twp. 814 Providence Road	24-009855	Eric L Goldhahn	\$159,823.19 \$15,982.32	RAS Citron LLC
47-October2025		Chester 1348 West 7th Street	23-009084	Natricia S Granger Known Heir Of Alberta Granger Deceased Unknown Heirs Successors Assigns And All Persons Firms Or Associations Claiming Right Title Or Interest From Or Under Alberta Granger Deceased	\$67,480.67 \$6,748.06	Friedman Vartolo LLP
11-November2025		Darby Twp 1070 Startford Road	24-009064	Thomas F Durning, Jr	\$211,634.01 \$21,163.40	Orlans Associates PC
1-December2025		East Lansdowne 218 Wildwood Avenue	18-003143D	Kerline Aslam	\$263,105.72 \$26,310.57	KML Law Group PC
STAYED						
3-December2025		Yeadon 515 Cypress Street	23-004503	Kamala Thompson	\$99,948.16 \$9,994.82	RAS Citron LLC
STAYED						
5-December2025		Colwyn 523 S 2nd Street	25-002300	David L Stief a/k/a David Stief	\$72,120.03 \$3,000.00	Stern & Eisenberg PC
STAYED						
20-December2025		Upper Chichester Twp. 2025 Mill Road	25-005110	Marcia L Fawcett Keith W Fawcett	\$213,598.29 \$21,359.83	Logs Legal Group LLP
STAYED						

Continued List for April 17, 2026

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
25-December2025		Haverford Twp. 530 Kenmore Road	25-005516	Erin L Denman a/k/a Erin Denman	\$49,364.03 \$4,936.40	McCabe Weisberg & Conway LLC
STAYED						
26-December2025		East Lansdowne 206 Wildwood Avenue	19-006164	David R Hubbard Jerilynn S Lawrence	\$290,852.72 \$29,085.27	McCabe Weisberg & Conway LLC
29-December2025		Morton 47 S Morton Avenue	20-064131	Lonnie M Dodson	\$1,585.90 \$3,000.00	Portnoff Law Associates Ltd
STAYED						
30-December2025		Colwyn 537 S 2nd Street	17-065885	Cynthia Banks Elizabeth Crudup	\$3,884.44 \$3,000.00	Portnoff Law Associates Ltd
PENDING COURT ORDER						
35-December2025		Clifton Heights 67 S Church Street	25-002968	James B Hee	\$120,828.16 \$12,082.82	Brock & Scott PLLC
PENDING COURT ORDER						
36-December2025		Springfield 245 Powell Road	25-005118	Michael Stephen Panichi, Jr A/K/A Michael Panichi	\$181,679.45 \$18,167.95	Brock & Scott PLLC
STAYED						
37-December2025		Trainer Borough formely the Township of L 3511 W 3rd Street	25-004419	Hector Oyola	\$104,285.18 \$10,428.52	Brock & Scott PLLC
PENDING COURT ORDER						
38-December2025		Lansdowne 213 Hansell Road	23-064823	Dennis Whaley	\$7,889.14 \$3,000.00	Portnoff Law Associates Ltd
PENDING COURT ORDER						
44-December2025		Colwyn 206 Walnut Street	19-065394	Henry T Freeman	\$3,479.64 \$3,000.00	Portnoff Law Associates Ltd
PENDING COURT ORDER						

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
47-December2025		Lansdowne 240 N Highland Avenue	19-064858	Morris Mathews	\$3,183.44 \$3,000.00	Portnoff Law Associates Ltd
PENDING COURT ORDER						
48-December2025		Lansdowne 144 N Highland Avenue	19-065746	James G Barnes Agnes C Barnes	\$4,013.18 \$3,000.00	Portnoff Law Associates Ltd
STAYED						
50-December2025		Yeadon 519 Orchard Avenue	23-064857	Barbara Ann Leatherberry	\$2,004.80 \$3,000.00	Portnoff Law Associates Ltd
PENDING COURT ORDER						
51-December2025		Chester 930 Edwards Street	23-003075	Delia L Scott Serena Allen Patrick Known Heir Of Delia L Scott Anthony Jackson Known Heir Of Delia L Scott David Scott Known Heir Of Delia L Scott Tasmania Scott Known Heir Of Delia L Scott Sena Whittaker Known Heir Of Delia L Scott Martha Brooking Known Heir Of Delia L Scott Bertha Jackson Known Heir Of Delia L Scott Martel Scott Known Heir Of Delia L Scott Elice Wayne Known Heir Of Delia L Scott Justin Scott Known Heir Of Delia L Scott Unknown Heirs Successors Assigns And All Persons Firms Or Associations Claiming Right Title Or Interest From Or Under Delia I Scott Deceased	\$43,272.61 \$4,408.31	Friedman Vartolo LLP
53-December2025		Haverford Twp. 21 Colonial Road	14-001758C	Patrick G Gillespie Michelle L Gillespie	\$242,549.68 \$3,000.00	Hladik Onorato & Federman LP

Continued List for April 17, 2026

No.	Sold For	Location	Term & No.	Name	Debt	Attorney
56-December2025		Lansdowne 323 N Maple Avenue	25-005560	Diane Epps	\$159,099.44 \$3,000.00	Stern & Eisenberg PC
2-January2026		Parkside 233 E Roland Road	25-001723	Marnechia Alexander F/K/A Marnechia Millhouse	\$305,409.19 \$30,540.92	RAS Citron LLC
CONTINUED TO MAY 15 2026 (2/120)						
17-January2026		Haverford Twp. 400 Glendale Road Unit A34	24-009942	Darrin O'Donnell	\$22,933.18 \$3,000.00	Gawthrop Greenwood PC
19-January2026		Darby Twp 1545 Hermesprota Drive	25-006516	Juanita V Braxton	\$25,542.37 \$2,595.40	RAS Citron LLC
20-January2026		Haverford Twp. 601 Willowbrook Road	18-006048A	Patricia M Tripler Thomas W Tripler	\$242,497.03 \$24,249.70	Brock & Scott PLLC
STAYED						
30-January2026		Chester 336 West 15th Street	25-006998	Andrew Ross Stimpfle Jesse David Johnston So Gray LLC -	\$136,675.68 \$3,000.00	Hladik Onorato & Federman LLP
2-February2026		Radnor Twp. 9 Ivy Lane,,,	25-006150	9 Ivy LLC - Robert N Coyle Virginia Coyle	\$3,649,769.05 \$364,976.91	Archer & Greiner PC
3-February2026		Clifton Heights 424 South Church Street	25-006835	Philip A Cuculino, Jr Joei L Cuculino a/k/a Joei Lyne Cuculino	\$115,031.64 \$11,503.16	McCabe Weisberg & Conway LLC
STAYED						
5-February2026		Springfield 60 Server Lane	25-003612	James Larkin Megan Larkin	\$218,705.23 \$21,870.52	Leopold & Associates PPLC
STAYED						

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
9-February2026		Chester 925 W 9th Street	23-003748A	Walter Miles Jr	\$75,715.73 \$7,571.57	Brock & Scott PLLC
PENDING COURT ORDER						
10-February2026		Upper Darby Twp. 164 Westdale Road	23-009292A	Craig Dixon, Jr	\$178,099.40 \$17,809.94	Hill Wallack LLP
11-February2026		Parkside 39 W Garrison Road	23-001650A	Sean Hansen Francesca Desio	\$179,203.73 \$17,920.37	Hill Wallack LLP
CONTINUED TO JUNE 18 2026 (2/120)						
15-February2026		Folcroft 20 Folcroft Avenue	25-005158	Ronald McGee, Jr	\$151,642.84 \$3,000.00	Stern & Eisenberg PC
CONTINUED TO MAY 15 2026 (2/90)						
22-February2026		Nether Providence Twp. 799 Pennsylvania Avenue	15-061754	Union Sqaure Properties LLC -	\$1,214.73 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JUNE 18 2026 (2/120)						
23-February2026		Radnor Twp. 1030 East Lancaster Avenue Unit 326,	25-008009	Phillipa E Ashby a/k/a Phillipa Ashby	\$39,222.81 \$3,922.28	Powers Kirn LLC
25-February2026		Upper Chichester Twp. 703 Hawthorne Lane,	25-005370	Michele A Fidelibus A/K/A Michele Fidelibus	\$38,697.36 \$3,869.74	Brock & Scott PLLC
CONTINUED TO JUNE 18 2026 (2/120)						
28-February2026		Upper Darby Twp. 25 S Madison Avenue,,,	25-004347	Michael Holland A/K/A Michael J Holland Ann Marie Jackson A/K/A Ann Jackson The United States Of America - Department Of The Treasury- Internal Revenue Service C/O The United States Of America For The Eastern District Of Pennsylvania	\$197,951.59 \$19,795.16	Brock & Scott PLLC
STAYED						

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
33-February2026		Glenolden 100 East Glenolden Avenue Unit O-05,	25-001675	Sunday Sunshine LLC -	\$9,391.71 \$6,000.00	Gawthrop Greenwood PC
36-February2026		Yeadon 12 Elder Avenue,	24-011061	Alice N Greene A/K/A Alice N Louis	\$226,590.61 \$22,659.06	Friedman Vartolo LLP
38-February2026		Marple Twp. 2201 Anthony Avenue	24-060939	Steven A Lisa Stephanie E Lisa	\$2,769.86 \$3,000.00	Portnoff Law Associates Ltd
CONTINUED TO JUNE 18 2026 (2/120)						
43-February2026		Chester 30 E Mowry Street	25-007468	Herschel Garrett Solely In His Capacity As Known Heir Of Herschel Garrett Deceased Kelly Garrett Solely In His Capacity As Known Heir Of Herschel Garrett Deceased Kenneth Garrett Solely In His Capacity As Known Heir Of Herschel Garrett Deceased The Unknown Heirs Of Herschel Garrett	\$193,371.86 \$3,000.00	Stern & Eisenberg PC
46-February2026		Haverford Twp. 306 Greenbriar Lane,	24-006578	Kevin Koren	\$256,203.91 \$3,000.00	Hladik Onorato & Federman LLP
48-February2026		Chester 709 West 14th Street,	25-008662	Brian Kirkland	\$197,187.91 \$19,718.79	Powers Kirn LLC
CONTINUED TO JUNE 18 2026 (2/120)						
9-March2026		Prospect Park 724 9th Avenue,,	24-007121A	Shanise Palmer Charles Johnson	\$214,812.40 \$21,481.24	Brock & Scott PLLC
12-March2026		Upper Darby Twp. 7018 Atlantic Avenue,	24-008997	RSN Funding LLC -	\$98,899.05 \$3,000.00	Eckert Seamans Cherin & Mellott L

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No.	Sold For	Location	Term & No.	Name	Debt	Attorney
14-March2026		Sharon Hill 1434 Sharon Park Drive,,	23-005904	Richard P Rippel Tina Rippel a/k/a Tina L Rippel	\$99,020.65 \$9,902.06	Pressman Doyle Bloom & York
32-March2026		Yeadon 835 Fern Street,	25-009177	Karima Robinson	\$155,862.58 \$3,000.00	Weber Gallagher Simpson Stapleto