

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 settlors 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**PAULA JEAN AMAZEEN a/k/a****PAULA J. AMAZEEN and PAULA AMAZEEN, dec'd.**

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

Extx.: Sarah Beth Amazeen (Named in Will as Sarah Amazeen) c/o Thomas J. Burke, Jr., Esquire, 15 Rittenhouse Place, Armore, PA 19003.

THOMAS J. BURKE, JR., ATTY.

Haws & Burke, P.C.
15 Rittenhouse Place
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PAULA JEAN AMAZEEN a/k/a**PAULA J. AMAZEEN and PAULA AMAZEEN, dec'd.**

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

Paula J. Amazeen Tr Indenture Dated January 2021.

Trustee: Sarah Amazeen c/o Thomas J. Burke, Jr., Esquire, 15 Rittenhouse Place, Armore, PA 19003.

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GAIL BEATTY a/k/a GAIL**SCHREIBER, dec'd.**

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

Admr.: David K. Beatty c/o Dawn Getty Sutphin, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076.

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ANTHONY THOMAS CAMEROTE, dec'd.

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

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REGINALD CARY, dec'd.

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

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JOSEPH A. DiMEGLIO, JR., dec'd.

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

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ROSE MARIE DiTOMO a/k/a**ROSEMARIE DiTOMO, dec'd.**

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

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CYNTHIA DONATO, dec'd.

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

Extx.: Barbara Silpath, 1549 Schiavello Drive, Swarthmore, PA 19081.

JOHANNA B. EHART, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
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DANIEL M. FINEGAN, dec'd.

Late of the Township of Aston,
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DALE ANN FRANK, dec'd.

Late of the Township of Newtown,
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Late of the Township of Upper Darby,
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DOUGLAS R. GOECKEL, dec'd.

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ADJUAH T. JACKSON a/k/a ADJUAH

THERESA JACKSON, dec'd.
Late of the Township of Upper Darby,
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Late of the Township of Ridley,
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Extrs.: Ronald James Johnston
(Named in Will as Ronald J. Johnston)
and Joseph William Johnston (Named
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Late of the Township of Thornbury,
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ELIZABETH KRAYNIK, dec'd.

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GENNARO JOSEPH MAFFIA, dec'd.

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LINDA J. ANDREWS a/k/a LINDA
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Late of the Township of Upper
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NANCY J. CARMICHAEL, dec'd.

Late of the Township of Concord,
Delaware County, PA.
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19073.

EDMUND CARMEN

CIAMMAICHELLI a/k/a EDMUND
C. CIAMMAICHELLI, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
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VINCENT A. CRAIG a/k/a VINCENT
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Late of the Township of Radnor,
Delaware County, PA.
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CINDY LOUISE ETTIEN, dec'd.

Late of the Township of Tinicum,
Delaware County, PA.
Admr.: Joshua Allan Ettien, 132 Lane
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LAURETTA J. FITCHER, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extrs.: Michael Albert Fichter and
Ronald Albert Fichter c/o Michael
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MARGARET A. GIVEN a/k/a

MARGARET ANN GIVEN, dec'd.

Late of the Township of Upper Darby,
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RITA D. GRADY, dec'd.
Late of the Borough of Media,
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JOAN M. HARMER, dec'd.
Late of the Township of Haverford,
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**JOAN L. HAUGHEY a/k/a JOAN
LOUISE HAUGHEY and JOAN
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Late of the Borough of Darby,
Delaware County, PA.
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ELEANOR FARRIS HAYES, dec'd.
Late of the Township of Haverford,
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DARLENE JOHNSON, dec'd.
Late of the Borough of Lansdowne,
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EUGENE L. KANE, dec'd.
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BILL C. KAUFMANN, dec'd.
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**JOHN F. KELLY a/k/a JOHN
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**JOSEPHINE KELLY a/k/a
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JOHN C. KLINE, dec'd.
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**JACQUELINE DENISE LAWSON-
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JAMES G. MARKERT, dec'd.

Late of the Borough of Brookhaven,
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Late of the Township of Nether
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EUGENE McNALLY, SR., dec'd.

Late of the Township of Upper
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JOHN McNAMEE, dec'd.

Late of the Borough of Brookhaven,
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**ROBERTA ANN MILLS a/k/a
ROBERTA A. MILLS, dec'd.**

Late of the Township of Radnor,
Delaware County, PA.
Extr.: Rebecca Emma Broderick, 344
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JOHN V. MINKA, dec'd.

Late of the Borough of Chester
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Late of the Township of Aston,
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Late of the Township of Marple,
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**JANE A. NELSON a/k/a JANE
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DOLORES J. PARIS, dec'd.

Late of the Borough of Media,
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DIANE L. POOLE, dec'd.

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**MARLENE DENISE SPENCE a/k/a
MARLENE D. SPENCE and
MARLENE SPENCE**, dec'd.
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KEITH STONE, dec'd.
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Kaye Anthony, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.
MARY KAYE ANTHONY, ATTY.
Breslin Murphy & Roberts, P.C.
3305 Edgmont Ave.
Brookhaven, PA 19015

MIRJAMI ANITA SULLIVAN, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admx.: Marjo H. Heisler c/o Robert
B. Shoemaker, Esquire, 1800 E.
Lancaster Ave., Paoli, PA 19301.
ROBERT B. SHOEMAKER, ATTY.
1800 E. Lancaster Ave.
Paoli, PA 19301

DAVID V.K. TYLER, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Esther Korpo Tyler c/o Robert
M. Firkser, Esquire, 333 West
Baltimore Avenue, Media, PA 19063.
ROBERT M. FIRKSER, ATTY.
333 West Baltimore Avenue
Media, PA 19063

RAY L. WILT, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Extr.: John D. Wilt, 15 Crescent Hill
Drive, Havertown, PA 19083.

THIRD AND FINAL PUBLICATION

**DOREEN L. BARRY a/k/a DOREEN
BARRY**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: William Dorazio c/o James R.
Abbott, Esquire, 103 Chesley Dr.,
Media, PA 19063.
JAMES R. ABBOTT, ATTY.
Abbott & Overholt PC
103 Chesley Dr.
Media, PA 19063

**DORIS A. BENDELL a/k/a DORIS
ANN BENDELL**, dec'd.
Late of the Borough of Folcroft,
Delaware County, PA.
Extx.: Christine Linvill, 2005 Carter
Road, Folcroft, PA 19032.

**ANDREW BROWN a/k/a ANDY
BROWN**, dec'd.
Late of the Borough of Yeadon,
Delaware County, PA.
Extx.: Linda Brown Carter, 679
Cherrydale Drive, Lafayette Hill, PA
19444.

LINDORA BROWN, dec'd.

Late of the Borough of Yeadon,
Delaware County, PA.
Extx.: Linda Brown Carter, 679
Cherrydale Drive, Lafayette Hill, PA
19444.

LUCILLE MARIE CELLUCCI, dec'd.

Late of the Township of Chadds Ford,
Delaware County, PA.
Extr.: Christopher Cellucci, 2014 St.
Andrews Dr., Berwyn, PA 19312.
DANIEL J. SIEGEL, ATTY.
Law Offices of Daniel J. Siegel, LLC
66 W. Eagle Rd.
Ste. 1
Havertown, PA 19083

JAMES T. DIRESO, JR. a/k/a JAMES THOMAS DIRESO, JR., dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Sharon Marino (Named in Will
as Sharon Ann Direso) c/o Matthew J.
McConnell, Esquire, Two Bala Plaza,
Ste. 300, Bala Cynwyd, PA 19004.
MATTHEW J. McCONNELL, ATTY.
Matt McConnell Law
Two Bala Plaza
Ste. 300
Bala Cynwyd, PA 19004

EDWARD A. DIXON a/k/a EDWARD ALBERT DIXON, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extx.: Maryann Dixon (Named in
Will as Mary Ann Dixon) c/o Rebecca
Rosenberger Smolen, Esquire, One
Bala Plaza, Ste. 623, Bala Cynwyd, PA
19004.
**REBECCA ROSENBERGER
SMOLEN**, ATTY.
Bala Law Group, LLC
One Bala Plaza
Ste. 623
Bala Cynwyd, PA 19004

MARC ERIPRET, dec'd.

Late of 1303 E. Lancaster Avenue,
Township of Radnor, Delaware County,
PA.
Personal Representative: Meagan
Mary Eripret c/o Catherine E. Sears,
Esquire, Gross McGinley, LLP, 33
South 7th Street, P.O. Box 4060,
Allentown, PA 18105-4060.
CATHERINE E. SEARS, ATTY.
Gross McGinley, LLP
33 South 7th Street
P.O. Box 4060
Allentown, PA 18105-4060

JoANNE MARIE FALKOWSKI a/k/a**JoANNE M. FAKLOWSKI**, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Admr.: Richard Falkowski, 429
Fernwood Avenue, Folsom, PA 19033.

JOAN GILROY, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Patrick Gilroy, 720 Outpost
Circle, Wayne, PA 19087.

WASYL KOMAR, dec'd.

Late of the Township of Bethel,
Delaware County, PA.
Extxs.: Debra L. Prein and Kimberly
M. Smitheman c/o William J. Luttrell,
Esquire, 11 S. Olive Street, 2nd Floor,
P.O. Box 1081, Media, PA 19063-8081.
WILLIAM J. LUTTRELL, ATTY.
11 S. Olive Street
2nd Floor
P.O. Box 1081
Media, PA 19063-8081

MARIE LUCCHETTA, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Extrs.: Gary Thomas Lucchetta
(Named in Will as Gary Lucchetta)
and William J. Lucchetta (Named in
Will as William Lucchetta) c/o Michael
S. Bloom, Esquire, 712 W. MacDade
Blvd., Milmont Park, PA 19033.
MICHAEL S. BLOOM, ATTY.
Pressman & Doyle, LLC
712 W. MacDade Blvd.
Milmont Park, PA 19033

TIMOTHY S. MACALEER, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Lucy Manaleer c/o Matthew
Konchel, Esquire, 13 Davenport Drive,
Downingtown, PA 19335.
MATTHEW KONCHEL, ATTY.
13 Davenport Drive
Downingtown, PA 19335

ALBERTA L. McCABE a/k/a**ALBERTA McCABE**, dec'd.

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Henry Hauptfuhrer c/o Karen
M. Stockmal, Esquire, 1235 Westlakes
Dr., Ste. 320, Berwyn, PA 19312.
KAREN M. STOCKMAL, ATTY.
KMS Law Offices, LLC
1235 Westlakes Dr.
Ste. 320
Berwyn, PA 19312

**BARBARA BROWN McCLENAHAN
a/k/a BARBARA B. McCLENAHAN
and BARBARA BROWN, dec'd.**

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

Extx.: Ann Baird McClenahan, 19
Garden St., Apt. 47, Cambridge, MA
02138.

CHARI M. ALSON, ATTY.

Anderson Elder Law
206 State Rd.

Media, PA 19063

PATRICIA A. MULLEN a/k/a

PATRICIA MULLEN, dec'd.

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

Admx.: Lindsey J. Conan, Esquire, 755
North Monroe St., Media, PA 19063.

ANGELINA M. REDFERN, dec'd.

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

Extx.: Patricia Ann Friel c/o Stephen
Carroll, Esquire, P.O. Box 1440, Media,
PA 19063.

STEPHEN CARROLL, ATTY.

Carroll & Karagelian LLP
P.O. Box 1440

Media, PA 19063

BETTE SCHREGEL, dec'd.

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

Extx.: Keri Golas c/o Carrie Woody,
Esquire, 110 West Front Street, Media,
PA 19063.

CARRIE WOODY, ATTY.

110 West Front Street
Media, PA 19063

LAURA SHELL, dec'd.

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

Extx.: Jacquelyn Mack, 98 Ashlea
Gardens, New Holland, PA 17557.

ELIZABETH T. STEFANIDE, ATTY.

339 W. Baltimore Avenue
Media, PA 19063

ELEANOR BARBARA TICKNER

a/k/a ELEANOR B. TICKNER

**a/k/a ELEANOR H. TICKNER and
ELEANOR HAMMOND TICKNER,
dec'd.**

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

Extxs.: Donna Marie Tickner Luglio
and Elizabeth Ann Tickner, 1739
Middletown Rd., Glen Mills, PA 19342.

STEPHEN J. OLSEN, ATTY.

Gawthrop Greenwood, PC

17 E. Gay St.

Ste. 100

West Chester, PA 19380

DIANE WEIDENBURNER a/k/a

DIANE W. WORRELL, dec'd.

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

Extx.: Jill Hanratty, 207 Morristown
Rd., Linden, NJ 07036.

BRIDGET M. WEIDENBURNER, ATTY.

McVan & Weidenburner

162 S. Easton Rd.

Glenside, PA 19038

EMY WHITEMAN, dec'd.

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

Extr.: Robert C. Keller, Esquire, 101 E.
Darby Road, Havertown, PA 19083.

AUDIT**ORPHANS' COURT****Estates listed for Audit on**

MAY 21, 2025

10:30 A.M. Prevailing Time

Notice is hereby given to the heirs, legatees, creditors and all persons interested that accounts in the following estates have been filed for confirmation with the office of the Register of Wills and Clerk of the Orphans' Court of Delaware County at the above date and time. The Orphans' Court will audit these accounts, hear objections to the same and make distribution of the balance ascertained to be in the hands of the accountants.

BRENNAN - First and Final Account of Joseph E. Lastowka, Jr., Administrator For Estate of Theresa L. Brennan.

BRANCY - First and Final Account of Barton Robinson, Executor For Estate of Marion E. Brancy, Deceased.

VINCENT A. RONGIONE, ESQUIRE
Register of Wills and Clerk of
Orphans' Court Division

May 9, 16

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2024-11122

NOTICE IS HEREBY GIVEN THAT on December 20, 2024, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Patrick Stuart Herzog** to **Evelyn Herzog**.

The Court has fixed May 21, 2025, at 10:15 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA 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.

MATTHEW HANNA, Solicitor
319 West Front Street
Media, PA 19063

May 2, 9

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2025-001558

NOTICE IS HEREBY GIVEN THAT on February 21, 2025, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Annelise Laura Leonhart** to **Annelise Leonhart Putiri**.

The Court has fixed Tuesday, July 15, 2025, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA 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.

May 2, 9

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2025-001664

NOTICE IS HEREBY GIVEN THAT on February 26, 2025, the Petition of Melik Cihan Pekel, minor, by and through his/her parent and natural guardian, Hicran Roberts, for a Change of Name was filed in the above named Court, praying for a decree to change the name of **Melik Cihan Pekel** to **Melik Cihan Roberts**.

The Court has fixed Tuesday, May 20, 2025, at 9:00 a.m. in Courtroom “TBA”, Delaware County Courthouse, Media, PA 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.

DEON B. BROWNING, Solicitor
25 West Second Street
Media, PA 19063

May 9, 16

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.

New Duck Inn Inc.

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

LUNDY BELDECOS & MILBY,
PC, Solicitors
450 N. Narberth Ave.
Suite 200
Narberth, PA 19072

May 9

NOTICE IS HEREBY GIVEN THAT Articles of Inc. were filed with the Dept. of State for **THE SOROCHEN GROUP, INC.**, a corporation organized under the PA Business Corporation Law of 1988.

PALMARELLA & RAAB, PC, Solicitors
1255 Drummers Ln.
#105
Wayne, PA 19087

May 9

CHARTER APPLICATION PROFESSIONAL

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for

Jerome Reitano, Attorney at Law PC

a corporation organized under the Professional Corporation Law of 1988.

JEROME REITANO, Solicitor
3739 School Lane
Newtown Square, PA 19073

May 9

CLASSIFIED ADS

OFFICE SPACE—MEDIA, PA

Great front office with views of courthouse. Private bath and kitchen. \$750 per month. Available June 1, 2025. Cable, fax and phone hookup available. Perfect for satellite office. Free parking behind building. If interested please call (610) 565-9200.

May 9, 16

TRANSITIONING TO RETIREMENT

Active practice to transition. Primarily wills, estates, and real estate. Building to sell: 22 State Road (Old), Media. \$489,000. 1st fl.: 6 rms & pwdr; 2nd fl.: 4 rms & pwdr; 3rd fl.: finished loft.

Kyle Burch (610) 891-0788; Cell: (484) 557-2752.

May 9, 16, 23, 30

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the Shareholders and Directors of **MATTHEW T. KLINE M.D., P.C.**, a PA professional corporation, with a registered office at 225 Fawnhill Rd., Broomall, PA 19008, has approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Sec. 1975 of the PA Business Corporation Law of 1988, as amended.

LAW OFFICE OF WENDY F.
BLECZINSKI, Solicitors
661 Moore Rd.
#105

King of Prussia, PA 19406

May 9

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:

Blake Communications

with its principal place of business at 41 Linda Lane, Media, PA 19063.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Jennifer Blake, 41 Linda Lane, Media, PA 19063.

The application has been/will be filed on or after Friday, May 2, 2025.

May 9

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA for an Application for the conduct of business in Delaware County, PA, under the assumed or fictitious name, style or designation of **Commercial Wallcovering**, with a principal place of business at c/o David Lynch, 1720 Green Valley Rd., Havertown, PA 19083. The name and address of the entity interested in said business is Bottle Hill Corp., 1720 Green Valley Rd., Havertown, PA 19083.

COOPER SCHALL & LEVY,
P.C., Solicitors
1204 Twp. Line Rd.
Drexel Hill, PA 19026

May 9

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA on January 13, 2025, for an Application for the conduct of business in Delaware County, PA, under the assumed or fictitious name, style or designation of **Inspired Home Health Care**, with a principal place of business at c/o Karnanjeet Singh, 303 S. 69th St., Upper Darby, PA 19082 The name and address of the entity interested in said business is American Dream 88, LLC, 303 S. 69th St., Upper Darby, PA 19082.

HARRY J. KARAPALIDES, Solicitor
42 Copley Rd.
Upper Darby, PA 19082

May 9

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA on April 24, 2025, for an Application for the conduct of business in Delaware County, PA, under the assumed or fictitious name, style or designation of **National Mail & Digital Marketing**, with a principal place of business at c/o Kathryn Jennings, 450 Parkway Dr., Ste. 106, Broomall, PA 19008. The name and address of the entity interested in said business is National Mail – Marketing Corp., 450 Parkway Dr., #106, Broomall, PA 19008.

ANTHEIL, MASLOW & MACMINN,
LLP, Solicitors
131 W. State St.
P.O. Box 50
Doylestown, PA 18901

May 9

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA on January 19, 2025, for an Application for the conduct of business in Delaware County, PA, under the assumed or fictitious name, style or designation of **Upper Darby Auto Tag**, with a principal place of business at c/o Karnanjeet Singh, 303 S. 69th St., Upper Darby, PA 19082 The name and address of the entity interested in said business is American Dream 88, LLC, 303 S. 69th St., Upper Darby, PA 19082.

HARRY J. KARAPALIDES, Solicitor
42 Copley Rd.
Upper Darby, PA 19082

May 9



FREE NOTARY SERVICE FOR DCBA MEMBERS

Another benefit of membership.
If you have any questions, please call
(610) 566-6625.

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

**May 16, 2025
11:00 A.M. Prevailing Time**

BOROUGH
Brookhaven 9, 47, 51
Parkside 48
Yeadon 39, 42

CITY
Chester 12

TOWNSHIP
Aston 1
Concord 41
Nether Providence 45
Newtown 1, 36
Radnor 13, 24
Ridley 6, 8, 25, 26, 30
Upper Chichester 29
Upper Darby 2, 3, 7, 15,
19, 21, 23, 28, 31, 33, 35,
37, 38, 40, 46, 49, 50,
Upper Providence 5

Conditions: \$3,000.00 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. 008132 1. 2023

MORTGAGE FORECLOSURE

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

BEING Premises: 648 Convent Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Key & Deeds Holding, LLC.

Hand Money \$30,806.29

LaRocca Hornik Greenberg Kittredge Carlin & McPartland, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009872 2. 2024

MORTGAGE FORECLOSURE

550 N. Sycamore Avenue
a/k/a 550 Sycamore Avenue
Clifton Heights, PA 19018

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: David J. Mann.

Hand Money \$6,697.28

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004691 3. 2023

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 309 S. Oak Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Harry J. Soroka.

Hand Money \$14,615.69

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006770 5. 2024

MORTGAGE FORECLOSURE

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

Front: Depth:

BEING Premises: 48 Greenhill Road, Media, PA 19063.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Zhi Bo Ou and Chun Wa Li.

Hand Money \$8,490.17

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002193A 6. 2024

MORTGAGE FORECLOSURE

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

Front: 37 Depth: 147

BEING Premises: 153 Maple Avenue, Holmes, PA 19043.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rachel Ross.

Hand Money \$17,803.50

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010669 7. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania.

BEING the same premises which Nattie McGraw, by Deed dated 8/16/2022 and recorded in the Office of the Recorder of Deeds of Delaware County on 8/22/2022 in Deed Book Volume 6854, page 0216, Instrument No. 2022045997, granted and conveyed unto Andrew W. Smith.

BEING known as 3444 Valley Green Drive, Drexel Hill, Pennsylvania 19026.

PARCEL No. 16120084700

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Andrew W. Smith.

Hand Money \$22,838.58

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010389 8. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN parcel of land lying and being situate in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

CONTAINING

Folio No. 38040064400.

Property: 2367 Chipmunk Lane, Secane, PA 19018.

BEING the same premises which Terence P. Walsh and Roslyn R. Walsh, his wife, by Deed dated November 19, 1984 and recorded December 4, 1984 in and for Delaware County, Pennsylvania in Deed Book Volume 202, page 808, granted and conveyed unto Ronald R. Elias and Ann E. Elias, his wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Ronald R. Elias and Ann E. Elias, his wife.

Hand Money \$4,629.93

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010037 9. 2024

MORTGAGE FORECLOSURE

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

CONTAINING

Folio No. 05000101600.

Property: 128 Ridge Boulevard, Brookhaven, PA 19015.

BEING the same premises which Vladimir Surant, by Deed dated March 29, 2007 and recorded April 2, 2007 in and for Delaware County, Pennsylvania in Deed Book Volume 040605, page 1506, granted and conveyed unto Vladimir Surant.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Vladimir Surant.

Hand Money \$13,279.08

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009982 11. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN parcel of land lying and being situate in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

CONTAINING

Folio No. 30000108755.

Property: 510 Guinevere Drive, Newtown Square, PA 19073.

BEING the same premises which Carolyn A. McIntyre, by Deed dated June 26, 2007 and recorded August 9, 2007 in and for Delaware County, Pennsylvania in Deed Book Volume 4174, page 2204, granted and conveyed unto Dewayne A. Hughes and Katerina G. Hughes.

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: Dewayne A. Hughes and Katerina G. Hughes.

Hand Money \$51,259.71

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004619 12. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 841 East 14th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Charles D. Hamilton.

Hand Money \$4,981.89

Law Office of Gregory Javardian, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009654 13. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration of Condominium referred to below as "Radnor House Condominium" a Condominium located in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A., Section 3101 et seq., by the recording at Media, Pennsylvania in the Office for the Recording of Deeds &c., in and for the County of Delaware, of a Declaration of Condominium dated 2/27/1986 and recorded 2/28/1986 in Volume 312 page 1336, together with the Declaration Plats and Plans attached thereto and made a part thereof (said Plats and Plans being also recorded in Plan Volume I 4 page 424), a First Amendment thereto dated 5/13/1986 and recorded 5/15/1986 in Volume 333 page 1489; a Second Amendment thereto dated 12/10/1986 and recorded 12/12/1986 in Volume 411 page 554; a Third Amendment thereto dated 9/25/1987 and recorded 9/29/1987 in Volume 513 page 262; a Fourth Amendment thereto recorded 12/14/1988 in Volume 631 page 1236; a Fifth Amendment thereto dated 1/23/1990 and recorded 1/24/1990 in Volume 734 page 84, being and designated in such Declaration as Unit No. 924, as more fully described in such Declaration, and Plats and Plans, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time.

BEING 1030 East Lancaster Avenue, Unit 924, Rosemont, PA 19010.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Keera Stanton.

Hand Money \$5,000.00

Donald J. Weiss, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 065770 15. 2019

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 839 Gainsboro Road, Upper Darby, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kelly A. Conway.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 063293 19. 2019

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground SITUATE on the Northwest side of Ashby Road at the distance of five hundred forty-two and three-tenths feet Southwestward from the Southwest side of Walnut Street in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 242 Ashby Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-03-00114-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Monet K. Christmas.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 061803 21. 2019

MONEY JUDGMENT

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

LOCATION OF PROPERTY: 241 Wembley Road, Upper Darby, Pennsylvania 19082.

Folio Number: 16-04-02357-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Linda Singleton.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 067926 23. 2019

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 200 Chapman Avenue, Upper Darby, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Trina Yvonne Jackson and Laura Yvonne Boyd Askew.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006433 24. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration of Condominium referred to below as "Radnor House Condominium" a Condominium located in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A., Section 3101 et seq., by the recording at Media, Pennsylvania in the Office for the Recording of Deeds &c., in and for the County of Delaware, of a Declaration of Condominium dated 2/27/1986 and recorded 2/28/1986 in Volume 312 page 1336, together with the Declaration Plats and Plans attached thereto and made a part thereof (said Plats and Plans being also recorded in Plan Volume I 4 page 424), a First Amendment thereto dated 5/13/1986 and recorded 5/15/1986 in Volume 333 page 1489; a Second Amendment thereto dated 12/10/1986 and recorded 12/12/1986 in Volume 411 page 554; a Third Amendment thereto dated 9/25/1987 and recorded 9/29/1987 in Volume 513 page 262; a Fourth Amendment thereto recorded 12/14/1988 in Volume 631 page 1236; a Fifth Amendment thereto dated 1/23/1990 and recorded 1/24/1990 in Volume 734 page 84, being and designated in such Declaration as Unit No. 908, as more fully described in such Declaration, and Plats and Plans, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time.

BEING 1030 East Lancaster Avenue, Unit 908, Rosemont, PA 19010.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Sangbum Kim.

Hand Money \$20,000.00

Donald J. Weiss, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 064370 25. 2023

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground, SITUATE on the Northerly side of a twenty-five foot wide street running Westwardly from Fairview Road at the distance of four hundred sixty-seven and forty one-hundredths feet Southeast-wardly from the corner of the said Fairview Road and Michigan Avenue. In the Township of Ridley, County of Delaware and State of Pennsylvania.

LOCATION OF PROPERTY: 1002 Hunter Avenue, GRD, Ridley Township, Pennsylvania.

Folio Number: 38-02-01206-01

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James F. Gavin.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062958 26. 2023

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania.

LOCATION OF PROPERTY: 211 Lynn Road, Ridley Township, Pennsylvania.

Folio Number: 38-06-00829-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Michael J. Kraus.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008636 28. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

BEING Premises: 125 Heather Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Lazaros Tsaousidis and Olga Tsaousidis.

Hand Money \$18,931.03

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005805A 29. 2021

MORTGAGE FORECLOSURE

Judgment Amount: \$216,832.55

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

Front: Irregular Depth: Irregular

BEING Premises: 4500 Pilgrim Lane, Boothwyn, PA 19061.

FOLIO Number: 09-00-02756-09

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Barbara Ann T. Galazeski a/k/a Barbara A. Galazeski a/k/a Barbara Ann Galazeski and Chris Galazeski a/k/a Chris A. Galazeski.

Hand Money \$21,683.26

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006882 30. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$289,022.63

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

Front: Irregular Depth: Irregular

BEING Premises: 702 Brookside Avenue, Swarthmore, PA 19081.

Folio Number: 38-05-00198-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ronald Jaworsky and Lisa Jaworsky.

Hand Money \$28,902.26

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008143 31. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$188,742.59

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

Front: Irregular Depth: Irregular

BEING Premises: 139 Saint Laurence Road, Upper Darby, PA 19082.

Folio Number: 16060108100

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Annmarie Bryan a/k/a Annmarie Josephs a/k/a Annmarie Joyce Josephs a/k/a Annmarie Joyce Bryan.

Hand Money \$18,874.26

LOGS LEGAL GROUP, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062338 33. 2019

MONEY JUDGMENT

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.

LOCATION OF PROPERTY: 409 Sansom Street, Upper Darby, Pennsylvania 19082.

Folio Number: 16-05-01177-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Tonya Willie Docery.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 060728 35. 2019

MONEY JUDGMENT

ALL THAT CERTAIN tract 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.

LOCATION OF PROPERTY: 128 N. Pennock Avenue, Upper Darby, Pennsylvania 19082.

Folio Number: 16-06-00941-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Shawn P. Simmons.

Hand Money \$3,000.00

Portnoff Law Associates, Ltd., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004145 36. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE in the Township of Newton, County of Delaware and Commonwealth of Pennsylvania.

Front: Depth:

BEING known as: 137 North Line Road, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Justin C. Wertz and Anna P. Wertz.

Hand Money \$3,000.00

Emmanuel J. Argentieri, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003681 37. 2023

MORTGAGE FORECLOSURE

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the beginning at a point on the Northeast side of Wildell Road.

Front: 25 Depth: 115

BEING Premises: 725 Wildell Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Bonnie McGinnis, solely in her capacity as Heir of Michael McGinnis, deceased and the unknown Heirs of Michael McGinnis, deceased.

Hand Money \$16,137.99

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008972 38. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$102,245.45

Date Entered: 1/7/25

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Westerly side of Mason Avenue.

BEING Premises: 816 Mason Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: Residential real estate.

SOLD AS THE PROPERTY OF: John Wieners.

Hand Money \$10,224.55

M. Jacqueline Larkin, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010731 39. 2024

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware, Commonwealth of PA on the Southwest side of Duncan Avenue.

Front: 23 Depth: 100

BEING Premises: 1042 Duncan Avenue, Yeadon a/k/a Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Helena A. Davis.

Hand Money \$11,638.50

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007680 40. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, SITUATE on the Westerly side of Heather Road at the distance of seventy-five feet Northwardly from the Northerly side of Sansom Street in the Township of Upper Darby, County of Delaware and State of pennsylvania.

BEING the same premises which Splendora Crocetti, widow on June 18, 2004 recorded on June 24, 2004 in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2004080496 granted and conveyed to Jagir Singh and Sukhpal Kaur, husband and wife, their heirs and assigns, as tenants by entirety.

BEING Premises: 118 Heather Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jagir Singh and Sukhpal Kaur.

Hand Money \$11,654.93

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008238 41. 2024

MONEY JUDGMENT

Real Property: 6 Spring Lane, Chadds Ford, PA 19317

Parcel No. 04-00-00140-07

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Chadds Ford (erroneously set forth in prior deed as Birmingham Township), County of Delaware and State of Pennsylvania, bounded and described according to a Final Subdivisions Plan made by George E. Regester, Jr. and Sons (erroneously set forth in prior deed as Bone), Inc., registered Land Surveyor, Kennett Square, Pennsylvania, dated 12/3/1986, last revised 5/11/1987 and recorded 5/29/1987 in Plan Book 15 page 219 as follows, to wit:

BEGINNING at a point on the Southern side of Spring Lane (SO feet wide private right of way) said point being the Northeast corner of Lot herein described and the North the Northwest corner of Lot 2, as shown on said plan, thence from said point, South 9 degrees, 51 minutes, 49 seconds East, 307.89 feet to a point, thence along land, now or late of Edward W. Bauman, Jr. South 79 degrees, 12 minutes, 12 seconds West, (erroneously shown in prior deed as South 79 degrees, 5 minutes, 0 seconds) West, 285.56 feet to a point, thence along Lot 4, as known on the said Plan, North 9 degrees, 51 minutes, 49 seconds West 263.55 feet to a point on the Southern side of cul-de-sac, being the terminus of the said Spring Lane; thence along Spring Lane, the following courses and distances: (1) along the cul-de-sac along a curve to the left having a radius of 50 feet (erroneously omitted from prior deeds), the arc distance of 51.47 feet; (2) further along the cul-de-sac on a reverse curve having a radius of 25 feet (erroneously omitted from prior deeds) having an arc distance of 30.77 feet and (3) North 80 degrees 8 minutes, 11 seconds East, 224.83 feet to a point, the place of beginning.

BEING Lot 3 as shown on said Plan.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Craig J. Geyer.

Hand Money \$98,844.62

David V. Dzara, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010425 42. 2024

MORTGAGE FORECLOSURE

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

BEING Premises: 805 Cypress St. Yeadon, PA 19050.

Parcel Nos. 48000131500

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Sandra Faye Council-Davis.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004557 45. 2024

MORTGAGE FORECLOSURE

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

ALL THAT CERTAIN lots, pieces or parcels of land being known and designated as Lot Numbers thirty-one (31) and thirty-two (32), in Block "A", on plan of Garden City, as recorded at Media, Pennsylvania.

BEING known as 17 Ridley Drive, Wallingford, Pennsylvania 19086.

Parcel No. 34000229000

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Jaclyn Denise Bowen.

Hand Money \$25,986.99

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007843 46. 2024

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE in the Township of Upper Darby, County of Delaware and State of Pennsylvania.

BEING the same premises which Marion M. Powers on June 1, 1998, recorded on June 2, 1998, in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 1998036320 granted and conveyed unto John E. Gallagher.

BEING Premises: 901 Ormond Ave., Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John E. Gallagher.

Hand Money \$2,906.30

Hill Wallack, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001196 47. 2025

MONEY JUDGMENT

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as "Hilltop No. I", a Condominium, located at 5200 Hilltop Drive, Brookhaven, Pennsylvania, in the Borough of Brookhaven, County of Delaware and Commonwealth of Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office for the Recording of Deeds, in and for the County of Delaware, Commonwealth of Pennsylvania, of a Declaration dated 4/16/1974 and recorded on 4/19/1974, in Deed Book 2499 page 736, a Declaration Plan dated the 7th day of February, A.D. 1974 and last revised the 22nd day of February 1974 and recorded April 19, 1974 in Condominium Drawer No. 1, and a Code of Regulations dated April 18, 1974 and recorded April 19, 1974 in Deed Book 2499 page 759, being designated on such Declaration Plan as Unit No. 87, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and as shown on such Declaration and as shown on such Declaration Plan) of .777%.

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

UNDER AND SUBJECT to a Declaration of Easement as recorded in Deed Book 2499, page 446.

BEING commonly known as 5200 Hilltop Drive, Unit 87, a/k/a Unit E 15, Brookhaven, PA 19015.

BEING Parcel Number: 05-00-00620-87.

BEING the same premises which Doris Rosanio, by Deed dated April 29, 2003 and recorded in the Office for the Recording of Deeds in and for the County of Delaware, in Record Book 02772-2213, granted and conveyed unto the said Doris Rosanio who departed this life on December 30, 2022, and Kelly Lynn Lewes, in fee.

BEING Premises: 5200 Hilltop Drive, Unit 87, a/k/a Unit E15, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: Kelley Lynn Lewes a/k/a Kelley Lewis.

Hand Money \$3,000.00

Clemons Richter & Reiss PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000506

48.

2023

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected. SITUATE in the Borough of Parkside, County of Delaware and State of Pennsylvania, described according to a plan of "Green Tree", also known as Park Valley, a Planned Residential Development, made by Brandywine Valley Engineers, dated 5/11/1982, revised 6/30/1982 and recorded at Media in Plan Case 13 page 335, as follows:

BEGINNING at a point in a corner of Lot No. 13 as shown on said plan; thence extending along same South 39 degrees 31 minutes West, 90.84 feet to a point; thence extending North 57 degrees 14 minutes 25 seconds West, 12.89 feet to a point, a corner of Lot No. 11; thence extending along same North 39 degrees 31 minutes East, 90.17 feet to a point; thence extending South 60 degrees 11 minutes East, 12.99 feet to the first mentioned point and place of beginning.

BEING commonly known as 12 Park Vallei Lane, Brookhaven, PA 19015.

BEING Tax Map Parcel No. 32-00-00598-11.

BEING Lot No. 12 as shown on said Plan.

BEING the same premises which Nicholas Dashkiwsky and Rachel Dashkiwsky by Deed dated 8/16/2005 and recorded 9/27/2005 in Delaware County in Deed Book 3608 page 921 conveyed unto Rachel R. Grant, in fee.

BEING Premises: 12 Park Vallei Lane, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: Townhouse.

SOLD AS THE PROPERTY OF: Rachel R. Grant.

Hand Money \$3,000.00

Clemons Richter & Reiss PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006853 49. 2024

MORTGAGE FORECLOSURE

434 Littlecroft Road
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Michael Duane Cantland, Jr. and Tiffany Sasha Cantland.

Hand Money \$2,348.38

Weltman, Weinberg & Reis, Co LPA,
Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010742 50. 2024

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 Commonwealth of Pennsylvania and described according to a survey thereof made by Norman Foster, Civil Engineers, Upper Darby, PA dated September 15, 1922, known as the "Reese Tract" Drexel Hill, as follows, to wit:

BEGINNING at a point in the Easterly side of Upland Way (50 feet wide) at the distance of 395 feet South 35 degrees 21 minutes East from the Southerly side of Garrett Road (50 feet wide); thence along the said Easterly side of Upland Way South 35 degrees 21 minutes East, 27.61 feet to a point; thence Northeastwardly along the radial line of a circle the radius of which is 577.31 feet the distance of 188.86 feet to a point; thence North 57 degrees 44 minutes 46 seconds West, 29.86 feet to a point; thence South 54 degrees 39 minutes West, 177.48 feet to the first mentioned point and place of BEGINNING.

UNDER AND SUBJECT to building restrictions of record.

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

BEING Lot No. 241 on said Plan.

BEING premises: 371 Upland Way, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tiffany Webb and Senfuab Menhaaq Stoney.

Hand Money \$24,090.08

Law Office of Gregory Javardian, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008580A 51.

2018

MONEY JUDGMENT

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to Herein as "Hilltop No. I", a Condominium, located at 5200 Hilltop Drive, Brookhaven, Pennsylvania, in the Borough of Brookhaven, County of Delaware and Commonwealth of Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office for the Recording of Deeds, in and for the County of Delaware, Commonwealth of Pennsylvania, of a Declaration dated 4/16/1974 and recorded on 4/19/1974, in Deed Book 2499 page 7361, a Declaration Plan dated February 7, 1974 and last revised February 22, 1974 and recorded April 19, 1974 in Condominium Drawer No. 1, and a Code of Regulations dated April 18, 1974 and recorded April 19, 1974 in Deed Book 2499 page 759, being designated on such Declaration Plan as Unit No. 64, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and as shown on such Declaration and as shown on such Declaration Plan) of .612%.

BEING Parcel Number: 05-00-00620-64.

BEING commonly known as 5200 Hilltop Drive, Unit D4, Brookhaven, PA 19015.

BEING the same premises which Harry Roessner, III and Amy M. Klinger, also known as Amy M. Roessner, by Deed dated June 15, 1991, and recorded in the Office for the Recording of Deeds, in and for the County of Delaware, in Deed Book 0898 at Page 1500, et seq., granted and conveyed unto Eileen Ecomony, in fee.

BEING Premises: 5200 Hilltop Drive, Unit D4, Brookhaven, PA 19015.

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: Eileen Economy.

Hand Money \$3,000.00

Clemons Richter & Reiss PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

Apr. 25; May 2, 9

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