

**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****RITA BADALAMENTI, dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
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**THERESA ANNE CAMPISI a/k/a****THERESA A. CAMPISI**, dec'd.

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ANNE CUNNINGHAM a/k/a ANNE  
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**CATHERINE GERMAN,** dec'd.

Late of the Township of Tinicum,  
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Late of the Township of Ridley, Delaware County, PA.

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Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: John J. Marren, Jr. c/o D.  
Selaine Keaton, Esquire, 21 W. Front  
Street, P.O. Box 1970, Media, PA  
19063.  
D. SELAINE KEATON, ATTY.  
21 W. Front Street  
P.O. Box 1970  
Media, PA 19063

**KAREN M. McGLYNN**, dec'd.

Late of the Township of Upper Darby,  
Delaware County, PA.  
Extx.: Eileen M. D'Amico 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

**CORALIE GRAIG MEBERT a/k/a**

**CORALIE MEBERT**, dec'd.  
Late of the Township of Middletown,  
Delaware County, PA.  
Extx.: Valerie E. Mebert, 632  
Swarthmore Avenue, Folsom, PA  
19033.  
ELIZABETH T. STEFANIDE, ATTY.  
339 W. Baltimore Avenue  
Media, PA 19063

**ROBERT J. MEEHAN**, dec'd.

Late of the Township of Aston,  
Delaware County, PA.  
Admx.: Carol M. Christie, 4350 Aston  
Mills Road, Aston, PA 19014-1155.

**PETER C. O'DONNELL a/k/a  
PETER O'DONNELL and PETER  
CHRISTOPHER O'DONNELL**,  
dec'd.

Late of the Township of Edgemont,  
Delaware County, PA.  
Admx.: Sophia Kyriakodis c/o George  
M. Nikolaou, Esquire, 166 Allendale  
Road, King of Prussia, PA 19406.  
GEORGE M. NIKOLAOU, ATTY.  
Nikolaou Law Offices  
166 Allendale Road  
King of Prussia, PA 19406

**MARIANNE ANGELA ORTALS a/k/a  
MARIANNE A. ORTALS**, dec'd.

Late of the Township of Bethel,  
Delaware County, PA.  
Extx.: Edward Joseph Ortals (Named  
in Will as Edward J. Ortals) c/o Daniel  
R. Coleman, Esquire, 300 W. State St.,  
Ste. 300, Media, PA 19063.  
DANIEL R. COLEMAN, ATTY.  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**QIANA M. PERRIN**, dec'd.

Late of the Borough of Yeadon,  
Delaware County, PA.  
Admr.: Devario Simpson c/o Daniella  
A. Horn, Esquire, 2202 Delancey Place,  
Philadelphia, PA 19103.  
DANIELLA A. HORN, ATTY.  
Klenk Law, LLC  
2202 Delancey Place  
Philadelphia, PA 19103

**LOUIS B. ROSE, JR.**, dec'd.

Late of the Township of Springfield,  
Delaware County, PA.  
Co-Admr.: Peter Louis Rose and Susan  
Rose-Vanderzille.  
TIMOTHY F. SULLIVAN, ATTY.  
116 West Baltimore Avenue  
Media, PA 19063

**WAYNE S. ROWELL a/k/a WAYNE  
ROWELL**, dec'd.

Extx.: Dawn M. Bonella, 301 Raintree  
Lane, Malvern, PA 19355.  
MAUREEN A. OSTIEN, ATTY.  
Lubker Ostien Law, LLC  
390 Waterloo Blvd.  
Ste. 210  
Exton, PA 19341

**GRETCHEN SCOTT, dec'd.**  
Late of the Township of Darby,  
Delaware County, PA.  
Admx.: Rhonda M. Anderson, Esquire,  
610 Old York Road, Suite 400,  
Jenkintown, PA 19046.  
**RHONDA M. ANDERSON, ATTY.**  
610 Old York Road  
Suite 400  
Jenkintown, PA 19046

**DEBORAH SINNO, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admx.: Stefanie Marie Sinno c/o  
Andrew Gavrin, Esquire, 306  
Clairemont Rd., Villanova, PA 19085.  
**ANDREW GAVRIN, ATTY.**  
The Law Office of Andrew Gavin  
306 Clairemont Rd.  
Villanova, PA 19085

**MICHAEL SINNO, JR., dec'd.**  
Late of the Borough of Clifton Heights,  
Delaware County, PA.  
Admx.: Stefanie Marie Sinno c/o  
Andrew Gavrin, Esquire, 306  
Clairemont Rd., Villanova, PA 19085.  
**ANDREW GAVRIN, ATTY.**  
The Law Office of Andrew Gavin  
306 Clairemont Rd.  
Villanova, PA 19085

**CORNELIA MURPHY SMITH a/k/a  
CORKY SMITH, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extx.: Irene M. Smith, 2003 Kenley  
Court, Alexander, VA 22308.

**ERIC STANBACK, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Eric Stanbeck Irrvocable Trust  
Trustee: PNC Bank NA c/o Jane K.  
Anastasia, Esquire, P.O. Box 600,  
Jamison, PA 18929.  
**JANE K. ANASTASIA, ATTY.**  
P.O. Box 600  
Jamison, PA 18929

**MAURICE C. TODD, dec'd.**  
Late of the Township of Chadds Ford,  
Delaware County, PA.  
Extx.: Michael C. Todd c/o Kerry  
Kalmbach, Esquire, 109 West Linden  
Street, Kennett Square, PA 19348.  
**KERRY KALMBACH, ATTY.**  
109 West Linden Street  
Kennett Square, PA 19348

**KATHLEEN F. TURNER, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Extx.: Paul D. Nelson c/o Emily M.  
Nelson, Esquire, 334 West Front  
Street, Media, PA 19063.  
**EMILY M. NELSON, ATTY.**  
334 West Front Street  
Media, PA 19063

**MARIE R. WALSH a/k/a MARIE  
WALSH, dec'd.**  
Late of the Borough of Ridley Park,  
Delaware County, PA.  
Extx.: Colleen Marie Walsh (Named  
in Will as Colleen Walsh) c/o Kelly  
C. Hayes, Esquire, 30 Cassatt Ave.,  
Berwyn, PA 19312.  
**KELLY C. HAYES, ATTY.**  
McAndrews, Mehalick, Connolly, Hulse  
and Ryan, P.C.  
30 Cassatt Ave.  
Berwyn, PA 19312

**CAROLE SCHAFFER WHARTNABY  
a/k/a CAROLE S. WHARTNABY  
a/k/a CAROLE F. WHARTNABY  
a/k/a CAROLE FRANCES  
WHARTNABY and CAROLE F.  
SCHAFFER, dec'd.**  
Late of the Township of Upper  
Chichester, Delaware County, PA.  
Extx.: Alan Wayne Baldwin (Named in  
Will as Alan W. Baldwin) c/o Douglas  
E. Cook, Esquire, P.O. Box 397, Drexel  
Hill, PA 19026.  
**DOUGLAS E. COOK, ATTY.**  
P.O. Box 397  
Drexel Hill, PA 19026

**JANE O. WILLIAMS a/k/a JANE  
OWENS WILLIAMS, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extx.: Paul G. Williams, 1 Clifton  
Court, Voorhees, NJ 08043.  
**SUSAN W. O'DONNELL, ATTY.**  
Reardon & Associates, LLC  
985 Old Eagle School Rd.  
Ste. 516  
Wayne, PA 19087

**DONALD ZEUNER, SR., dec'd.**  
Late of the Township of Ridley,  
Delaware County, PA.  
Extx.: Deborah Ogborne c/o Eugene  
A. Bonner, Esquire, 111 North Olive  
Street, Media, PA 19063.  
**EUGENE A. BONNER, ATTY.**  
111 North Olive Street  
Media, PA 19063



**THIRD AND FINAL PUBLICATION****CAROLANN M. ANDERSON a/k/a****CAROLANN ANDERSON**, dec'd.Late of the Township of Radnor,  
Delaware County, PA.Extr.: Allan L. Anderson, 121 Magnolia  
Dr., Phoenixville, PA 19460-5763.**MARLENE A. BUCKALEW**, dec'd.Late of the City of Chester, Delaware  
County, PA.Admx.: Florence Buckalew, 205 East  
Parkway Avenue, Chester, PA 19013.**FRANCES COLLETTE BYRNE**, dec'd.Late of the Township of Bethel,  
Delaware County, PA.Extr.: Collette Walsh, 1232 Woodsvie  
Drive, Garnet Valley, PA 19060.**ANNE F. EITELMAN**, dec'd.Late of the Borough of Sharon Hill,  
Delaware County, PA.Extr.: Michael Eitelman c/o Robert M.  
Firksr, Esquire, 333 West Baltimore  
Avenue, Media, PA 19063.**ROBERT M. FIRKSER, ATTY.**333 West Baltimore Avenue  
Media, PA 19063**FERDINAND D. GIARROCCO**, dec'd.Late of the Township of Upper Darby,  
Delaware County, PA.Admx.: Rita D. Giarrocco, 4013 Taylor  
Avenue, Drexel Hill, PA 19026.**JOHN A. SHOEMAKER, ATTY.**127 Headley Ave.  
Dushore, PA 18614**EARL J. GIBBLE**, dec'd.Late of the Borough of Folcroft,  
Delaware County, PA.Extr.: Earl Patrick Gible c/o Frank W.  
Daly, Esquire, 100 West Sixth Street,  
Ste. #204, Media, PA 19063.**FRANK W. DALY, ATTY.**100 West Sixth Street  
Ste. #204

Media, PA 19063

**ELSIE McKENNA**, dec'd.Late of the Township of Upper Darby,  
Delaware County, PA.Admx.: Kathleen Donahue, 201  
Carriage Lane, Newtown Square, PA  
19073.**MARGARET ELLEN NAYLOR a/k/a****MARGARET E. NAYLOR**, dec'd.Late of the Township of Upper Darby,  
Delaware County, PA.Extr.: Spring Ann Naylor c/o D.  
Selaine Keaton, Esquire, 21 W. Front  
Street, P.O. Box 1970, Media, PA  
19063.**D. SELAINE KEATON, ATTY.**

21 W. Front Street

P.O. Box 1970

Media, PA 19063

**CAROL E. SCHELL a/k/a CAROL****SCHELL**, dec'd.Late of the Township of Newtown,  
Delaware County, PA.Extr.: Barbara A. Mateer, 404 School  
Ln., Wayne, PA 19087.**JULIA STOUCH**, dec'd.Late of the Township of Upper Darby,  
Delaware County, PA.Extrs.: Theodore R. Stouch and  
William D. Stouch c/o Peter A.Mardinly, Esquire, 320 W. Front  
Street, Media, PA 19063.**PETER A. MARDINLY, ATTY.**

320 W. Front Street

Media, PA 19063

**ELIZABETH WILLIAMSON**, dec'd.Late of the Township of Upper Darby,  
Delaware County, PA.Extr.: Allison Tietjen, 46 Latschar  
Lane, Spring City, PA 19475.**ROLAND W. WOODRUFF**, dec'd.Late of the Township of Springfield,  
Delaware County, PA.Extr.: Bryan Woodruff c/o William P.  
Lincke, Esquire, 230 North Monroe

Street, Media, PA 19063.

**WILLIAM P. LINCKE, ATTY.**

230 North Monroe Street

Media, PA 19063

**AUDIT****ORPHANS' COURT****Estates listed for Audit on****May 18, 2022****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.

**BAKIA** - First and Final Account for the Estate of Catherine Bakia, Incapacitated Person Stated by PNC Bank National Association, Guardian.

RACHEL EZZELL BERRY, ESQUIRE  
Register of Wills and Clerk of  
Orphans' Court Division

May 6, 13

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2020 CV 001949

NOTICE IS HEREBY GIVEN THAT on February 26, 2020, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Christina Perrone Crombie** to **Christina Perrone**.

The Court has fixed Tuesday, June 7, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

May 6, 13

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2021-007559

NOTICE IS HEREBY GIVEN THAT on September 7, 2021 the Petition of Jones Fannubullah, a minor, by and through his her parent and natural guardian, Rebecca Massaquoi for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Jones Fannubullah** to **Davrin J. Massaquoi**.

The Court has fixed Saturday, May 14, 2022 at 9:30 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Apr. 29; May 6

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-000313

NOTICE IS HEREBY GIVEN THAT on January 18, 2022, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Eric Andrew S. Fu** to **Eric Andrew S. Fusunyan-Lee**.

The Court has fixed July 12, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

May 6, 13

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-000313

NOTICE IS HEREBY GIVEN THAT on January 18, 2022, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Francesca Joy S. Fu** to **Francesca Joy S. Fusunyan-Lee**.

The Court has fixed July 12, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

May 6, 13

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-001501

NOTICE IS HEREBY GIVEN THAT on March 4, 2022 a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Susan Hodge Levin** to **Susan Winslow Hodge**.

The Court has fixed Tuesday, June 21, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Apr. 29; May 6

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2021-010304

NOTICE IS HEREBY GIVEN THAT on Decembr 17, 2021 a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Paulianna Ling** to **Luna Evey Ling**.

The Court has fixed Tuesday, May 24, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Apr. 29; May 6

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-001445

NOTICE IS HEREBY GIVEN THAT on March 3, 2022 a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **MICHAEL WILLIAM PRESCOTT** to **BOHAN MICHEL WYATT**.

The Court has fixed Tuesday, June 21, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Apr. 29; May 6

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-21-010015

NOTICE IS HEREBY GIVEN THAT on DECEMBER 13, 2021 a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Nora Alyssa Rowan** to **Nora Rowan Barr**.

The Court has fixed Tuesday, June 21, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Apr. 29; May 6

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-001094

NOTICE IS HEREBY GIVEN THAT on February 16, 2022, the Petition of Atharva Vats, a minor, by and through his/her parents and natural guardians, Moti Lal Vats and Nivedita Bharti for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Atharva Vats to Maneet Vats.**

The Court has fixed Tuesday, May 24, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

L. THEODORE HOPPE, JR., Solicitor  
25 W. Second Street  
Second Floor  
Media, PA 19063

May 6, 13

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2022-001626

NOTICE IS HEREBY GIVEN THAT on March 9, 2021 the Petition of Jordan Anthony Kenneth Verdi, a minor, by and through his parent and natural guardian, Brittany Verdi for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Jordan Anthony Kenneth Verdi to Jordan Anthony Kenneth Doyle.**

The Court has fixed Tuesday June 21, 2022 at 9:00 a.m. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Apr. 29; May 6

**CHARTER APPLICATION**

NOTICE IS HEREBY GIVEN THAT Articles of Inc. were filed with the Dept. of State for

**VIRTUAL SPORTS ACADEMY, INC.**

a corp. organized under the PA Business Corp. Law of 1988.

OFFIT KURMAN, Solicitors  
401 Plymouth Rd.  
Ste. 100  
Plymouth Meeting, PA 19462

May 6

**CHARTER APPLICATION  
NON-PROFIT**

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

The name of the corporation is:

**The Barbara M. Barron Family  
Charitable Foundation**

The Articles of Incorporation have been (are to be) filed on: Tuesday January 25, 2022.

The purpose or purposes for which it was organized are as follows: to provide grants to organizations working in Israel and related areas and social services for the elderly.

DONALD J. WEISS, Solicitor  
6 Dickinson Dr.  
Ste. 110  
Chadds Ford, PA 19317

May 6

NOTICE IS HEREBY GIVEN THAT, Articles of Inc. were filed with Dept. of State for

**BRIDGE4STUDENTS, INC.**

a nonprofit corp. organized under the PA Nonprofit Corp. Law of 1988, exclusively for charitable purposes.

May 6

**Chatham Park Elementary School Home and School Association**

The Articles of Incorporation have been (are to be) filed on: March 22, 2022.

May 6

**Phoenix Foundation of Pennsylvania, Inc.**

The Articles of Incorporation have been (are to be) filed on: February 28, 2022.

The purpose or purposes for which it was organized are as follows: charitable, religious, educational and scientific purposes under section 501(c)(3) of the Internal Revenue Code or corresponding section of any future federal tax code.

TIMOTHY A. BERGER, Solicitor  
320 W. Front Street  
Media, PA 19063

May 6

NOTICE IS HEREBY GIVEN THAT, Articles of Inc. were filed with Dept. of State for

**Radnor Outreach & Animal Rescue**

a nonprofit corp. organized under the PA Nonprofit Corp. Law of 1988, exclusively for charitable purposes.

COZEN O'CONNOR, Solicitors  
One Liberty Place  
1650 Market St.  
Ste. 2800  
Philadelphia, PA 19103

May 6

**CLASSIFIED ADS**

**Associate Position—  
Professional Liability Department—  
5-6 Years of Experience**

Post & Schell, P.C. is looking for an Associate for the Firm's Professional Liability Department with 5-6 years of litigation experience, preferably in professional liability matters. Top-notch academic background as well as excellent written and oral advocacy skills required. Judicial clerkships are a plus. Must be licensed to practice in Pennsylvania, New Jersey would be a plus. Competitive salary and full benefits.

To apply, send resumes, with cover letter, by regular mail or electronically (preferred) to: Hiring Partner, Post & Schell, P.C., Four Penn Center, 1600 John F. Kennedy Boulevard, Philadelphia, PA 19103, jobs@postschell.com.

Apr. 22, 29; May 6

**PARALEGAL**

Berwyn law firm with very busy Estate Practice needs experienced, full-time Estate Planning/Estate Administration Paralegal with 3+ years of solid experience handling Pennsylvania Estates from start to finish including Inheritance Tax Returns, Federal Estate Tax Returns, Final Accountings, etc. Familiarity with Lackner Estate Administration software a plus. Must have a professional presentation in dealing with clients and attorneys, have a team mentality, be very organized, dependable and be comfortable working with multiple attorneys. Paralegal degree or Certificate preferred. E-mail resume with introductory letter stating salary requirements to responses10@gmail.com.

Apr. 29; May 6

**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:

**Endeavor Athletic**

with its principal place of business at 109 Darby Commons Court, Folcroft, PA 19032.

The name(s) and address(es) of the owning or interested in said business is (are): Endeavor Fitness, LLC, 109 Darby Commons Court, Folcroft, PA 19032.

The application has been/will be filed on or after April 18, 2022.

May 6

**SERVICE BY PUBLICATION**

**NOTICE OF HEARING**

NOTICE IS HEREBY GIVEN THAT on March 11, 2022 the Petition of the Township of Springfield for Approval of the Exchange of a Portion of Wagner Wayside Park to Springfield for a Similar Parcel of Property Previously Owned by the School District of Springfield and Located at the Intersection of Saxer and Powell Road, Springfield, PA, was filed with the Delaware County Orphans' Court, praying a decree be made approving the property exchange.

A Hearing on said Petition will be held on May 11, 2022, at 9:30 a.m., Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania 19063, at which a time and place all interested or concerned persons may appear and show cause, if any there should be, why the prayer of said Petition should not be granted.

JAMES J. BYRNE, JR., ESQUIRE  
McNichol, Byrne & Matlawski, P.C.  
1223 N. Providence Road  
Media, PA 19063

Apr. 22, 29; May 6

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 0116 of 2019 and 0117 of 2019

**NOTICE OF HEARING**

TO: Yusef Jackson a/k/a Joseph Freeman and John Doe, or any other person claiming paternity

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed by Children and Youth Services of Delaware County asking the Court to put an end to all rights you have to your child, Jabril J. bd. 8/4/12 (male) and Janiya S. bd. 9/16/14 (female). The mother's last name was Frazier and the children were born in Delaware County, PA.

The Court has set a hearing to consider ending your rights to your child. The hearing will be held before the Honorable Richard H. Lowe on June 2, 2022 at 9:00am. You have a right to appear at the hearing either in person or by video/conference call to contest the Petition. The Microsoft Teams

call in information is (724) 790-6118 and the conference code is 173 258 754#. You are warned that even if you fail to appear or call at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present. You have a right to be represented at the hearing by a lawyer.

In addition, you are advised that you may have an option for an enforceable voluntary agreement under ACT 101 of 2010 for continuing contact following the adoption of your child between the adoptive parents and a birth parent if all parties agree and the agreement is approved by the Court.

You should contact your lawyer at once regarding this Petition and to confirm the information necessary to participate in the hearing. Your attorney or the Agency may provide you a copy of said petition. The attorney that has been appointed to represent you is Dan Armstrong, Esquire at (610) 627-1400. You may also contact your caseworker, Jessica Bishop at (610) 447-1000 at Delaware County Children and Youth Services to confirm the information necessary to participate in the hearing.

Apr. 29; May 6, 13

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 0118 of 2019

**NOTICE OF HEARING**

TO: Joseph Huff a/k/a Joseph Houston

NOTICE IS HEREBY GIVEN THAT a Petition for Termination of Parental Rights has been filed by Children and Youth Services of Delaware County asking the Court to put an end to all rights you have to your child, Jasirh H. bd. 2/22/08 (male). The mother's last name was Frazier and the child was born in Delaware County, PA.

The Court has set a hearing to consider ending your rights to your child. The hearing will be held before the Honorable Richard H. Lowe on June 2, 2022 at 9:00am. You have a right to appear at the hearing either in person or by video/conference call to contest the Petition. The Microsoft Teams call in information is (724) 790-6118 and the conference code is 173 258 754#. You are

warned that even if you fail to appear or call at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present. You have a right to be represented at the hearing by a lawyer.

In addition, you are advised that you may have an option for an enforceable voluntary agreement under ACT 101 of 2010 for continuing contact following the adoption of your child between the adoptive parents and a birth parent if all parties agree and the agreement is approved by the Court.

You should contact your lawyer at once regarding this Petition and to confirm the information necessary to participate in the hearing. Your attorney or the Agency may provide you a copy of said petition. The attorney that has been appointed to represent you is Sean Duffy, Esquire at (610) 532-4222. You may also contact your caseworker, Jessica Bishop at (610) 447-1000 at Delaware County Children and Youth Services to confirm the information necessary to participate in the hearing.

Apr. 29; May 6, 13

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
JUVENILE COURT DIVISION  
NO. CP-23-DP-0000165-2020  
CP-23-DP-0000166-2020

**NOTICE OF HEARING**

TO: Lukman Lewis

NOTICE IS HEREBY GIVEN THAT a Goal Change to Adoption hearing has been scheduled by Children and Youth Services of Delaware County regarding the children, Sanaih L. bd. 1/12/12 and Saniyah L. bd. 6/25/16.

The hearing will be held before the Honorable Richard H. Lowe on May 19, 2022 at 1:00 pm. You have a right to appear at the hearing by video/conference call. You are warned that even if you fail to call at the scheduled hearing, the hearing will go on without you.

You have a right to be represented at the hearing by a lawyer.

You should contact your lawyer at once regarding this hearing and to confirm the information necessary to participate in the hearing. The attorney that has been appointed to represent you is Sean Duffy, Esquire at (610) 532-4222. You may also contact your caseworker, Jessica Bishop at (610) 447-1000 to confirm the information necessary to participate in the hearing.

Apr. 29; May 6, 13

**SERVICE BY PUBLICATION**

OFFICE OF THE  
REGISTER OF WILLS  
DELAWARE COUNTY,  
PENNSYLVANIA  
FILE NO. 2322-0882

IN RE: ESTATE OF KYISHA ERIN-  
MINAE HARVIN, DEC'D.  
RE: PETITION FOR CITATION TO  
SHOW CAUSE WHY PETITIONER  
SHOULD NOT BE APPOINTED  
ADMINISTRATOR

**RULE**

AND NOW, this 28<sup>th</sup> day of April, 2022, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a Rule to Show Cause is issued and directed upon Allan Michael Hudson on behalf of minor child, Alayah Lashae Harvin, to show cause why this Petition should not be granted. Since the whereabouts are unknown, Service of Process by Publication has been authorized pursuant to Rule 430(b) of the PA Rules of Civil Procedure. Respondent(s) shall submit a written response on or before the 8<sup>th</sup> day of June, 2022, via one or more of the following options: (1) U.S. mail at ATTN: Register of Wills, 201 W. Front St., Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Fl., Government Center Bldg., Media, PA, 19063; (3) fax at 610.891.4812; and/or (4) email at regofwills@co.delaware.pa.us. No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 231 Pa. R.C.P. 206.7.

/s/ Rachel Ezzell Berry, Esq.  
Register of Wills and  
Clerk of Orphans' Court Div.

May 6, 13

**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO.: CV-2021-010267

SANTANDER BANK, N.A., Plaintiff  
v.

JENNIFER M. KOEHRSON, IN HIS  
CAPACITY AS EXECUTRIX AND  
DEVISEE OF THE ESTATE OF  
WILBERT KIMPLE a/k/a WILBERT  
K. KIMPLE, JR.; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
WILBERT KIMPLE a/k/a WILLIAM K.  
KIMPLE, JR., DECEASED, Defendant(s)

**NOTICE**

NOTICE TO: Unknown Heirs, Suc-  
cessors, Assigns and  
All Persons, Firms or  
Associations Claiming  
Right, Title or Interest  
From or Under Wilbert  
Kimple a/k/a William  
K. Kimple, Jr., De-  
ceased

You are hereby notified on that on De-  
cember 15, 2021, Plaintiff, SANTANDER  
BANK, N.A. filed a Complaint against you  
in the Court of Common Pleas of DELA-  
WARE County, Pennsylvania, Docket No.  
CV-2021-010267, wherein Plaintiff seeks to  
enforce its rights under its loan documents.  
If you wish to defend, you must enter a  
written appearance personally or by at-  
torney and file your defenses or objections  
in writing with the Court. You are warned  
that if you fail to do so the case may proceed  
without you and a judgment may be entered  
against you without further notice for the  
relief requested by the Plaintiff. You may  
lose money or property or other rights im-  
portant to you. **YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER AT ONCE.  
IF YOU DO NOT HAVE A LAWYER, GO  
TO OR TELEPHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMATION  
ABOUT HIRING A LAWYER. IF YOU  
CANNOT AFFORD TO HIRE A LAWYER,  
THIS OFFICE MAY BE ABLE TO PRO-  
VIDE YOU WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER LEGAL**

SERVICES TO ELIGIBLE PERSONS AT  
A REDUCED FEE OR NO FEE.

Delaware County Bar Association  
335 W. Front Street  
Media, PA 19063  
Telephone: (610) 566-6625

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff  
(844) 856-6646

May 6

**JUDGMENT NOTICES**

JUDGMENTS, VERDICTS, LIENS,  
WAIVER OF LIENS AND OTHER MAT-  
TERS ENTERED IN THE JUDGMENT  
INDEX IN THE OFFICE OF JUDICIAL  
SUPPORT AT MEDIA, PENNA.

The name of the person against whom  
such entry is made in each case appears  
first, followed by the name of the person  
in whose favor the entry is made and the  
amount. Details concerning the nature  
of the entry are available in the Judicial  
Support record.

The Judgment Index in the Judicial Sup-  
port office at Media discloses that the fol-  
lowing judgments, verdicts, liens, waiver of  
liens and other matters have been entered  
on the dates indicated.

**Accuracy of the entries  
is not guaranteed**

- Papa, Gary; Commonwealth of PA Depart-  
ment of Revenue; 1/28/21; \$1,174.44
- Parks, Terrence; Department of Labor & In-  
dustry to the Use of the Unemployment  
Compensation Fund; 1/29/21; \$806.00
- Paulson, Steven; Commonwealth of PA  
Dept of Revenue; 1/27/21; \$289.76
- Payne Sr, John Reginald; City of Chester;  
1/28/21; \$882.82
- Payne, Denise; City of Chester; 1/28/21;  
\$882.82
- Peacock, Mark; Commonwealth of PA Dept  
of Revenue; 1/27/21; \$2,287.88
- Penn, Bernice; Upper Darby Township;  
1/26/21; \$158.60
- Penn, Bernice; Upper Darby Twp; 1/28/21;  
\$176.90
- Penn, Bernice; Upper Darby Township;  
1/29/21; \$189.10
- Penn, Bernice; Upper Darby Township;  
1/26/21; \$176.18



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

**May 20, 2022  
11:00 A.M. Prevailing Time**

**BOROUGH**

- Alden 23
- Clifton Heights 26
- Collingdale 16
- Colwyn 4, 5, 6, 9
- Darby 38, 53
- East Lansdowne 11
- Folcroft 28, 34, 50, 55
- Lansdowne 3, 20, 29
- Norwood 54
- Ridley Park 18, 33
- Sharon Hill 47
- Yeadon 13, 40, 46

**CITY**

- Chester 44

**TOWNSHIP**

- Bethel 31, 43
- Concord 51
- Darby 30, 35
- Haverford 36, 39, 48
- Lower Chichester 12
- Middletown 15
- Nether Providence 17, 22, 27
- Newtown 14, 25
- Radnor 49
- Ridley 1, 2, 24, 32, 42
- Springfield 52
- Tinicum 45
- Upper Darby 19, 21, 37, 41

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. 000731 1. 2020**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Northwesterly side of Secane Road.

Front: IRR Depth: IRR

BEING Premises: 2343 Secane Road, Secane, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Maria McLaughlin.

Handy Money \$22,339.06

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 004782 2. 2021**

**MORTGAGE FORECLOSURE**

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

Front: 40 Depth: 122

BEING Premises: 207 Amosland Rd, Holmes, PA 19043.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William Cubler and Melissa J. Cubler.

Handy Money \$20,320.85

Brock & Scott, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 006908 3. 2018**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 23-00-01882-00

Property: 20 Legion Terrace, Lansdowne, PA 19050.

BEING the same premises which Newport Blue, LLC, a PA Limited Liability Company, by Deed dated January 30, 2007 and recorded February 1, 2007 in and for Delaware County, Pennsylvania in Deed Book Volume 4019, page 1246, granted and conveyed unto Angela Womack.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Angela Womack.

Handy Money \$19,207.35

Katherine M. Wolf, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 064131 4. 2014**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the three story brick message or tenement thereon erected,

SITUATE on the South side of Chestnut Street at the distance of twenty-five feet Westward from the West side of Front Street, in the Borough of Colwyn, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on the said Chestnut Street twenty-three feet and extending Southwardly of that width in length or depth between parallel lines with the said Front Street and at right angles with the said Chestnut Street one-hundred and twenty-five feet to the Northside of Sansom Street.

LOCATION OF PROPERTY: 102 Chestnut Street, Colwyn, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Harry K. Hawkins.

Handy Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 062931 5. 2018**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the brick message thereon erected SITUATE in the Borough of Colwyn, County of Delaware and State of Pennsylvania.

BEGINNING at a point on the South side of Walnut Street (as laid out fifty feet wide) at its intersection with the extension of the West line of Second Street (as said Second Street is laid out North of said Walnut Street) being a corner of land of James Banham; thence in said line and by said land, South twenty one degrees, fifty four minutes West one hundred feet to land of W.T. Baxter; thence by same North sixty eight degrees four minutes West twenty five feet; thence North twenty one degrees, fifty four minutes East one hundred feet, passing through the center of the party wall of the message hereby conveyed and the message adjoining to a point in said side of said Walnut Street and thence along the same South sixty eight degrees, four minutes East, twenty five feet to the first mentioned point and place of beginning.

LOCATION OF PROPERTY: 132 Walnut Street, Colwyn, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Weston Smith.

Handy Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 064147 6. 2012**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, SITUATE on the Southeasterly side of 4th Street, in the Borough of Colwyn, in the County of Delaware and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point, in the said Southeasterly side of 4th Street, at the distance of 50 feet, Northeastwardly, from a point in the Northeastwardly corner of 4th Street and Pine Street; thence, by 4th Street and Pine Street, measured Northeastwardly, 25 feet and extending Southeastwardly, of that width, between parallel lines at right angles to 4th Street, 100 feet, to the Northeastly side of Apple Street, the Northeastly line thereof passing through the center of the party wall of the message herein described and the message adjoining on the Northeast.

LOCATION OF PROPERTY: 325 S. 4th Street, Colwyn, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jerome N. Onu.

Handy Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 063768 9. 2015**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Colwyn, County of Delaware, Commonwealth of Pennsylvania, being lot number 196 on a conveyance plan of Westbrook Park in Colwyn Sections CO-1 and CO-2 made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on the 10th day of October A.D. 1956 which plan is recorded in the Office of the Recording of Deeds in and for the County of Delaware at Media in Plan Case No. 11 Plate 37 and described as follows, to wit:

BEGINNING at a point on the Southeastly side of Second Street, (60 feet wide) (said point also being in the bed of a walkway easement) which point is measured on the arc of a circle curving to the right having a radius of 210 feet the arc distance of 33.93 feet from a point of curve on the Northeastly side of Second Street; which point of curve is measured South 25 degrees 9 minutes East 291 feet from a point of tangent therein; which point of tangent is measured on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 92.50 feet from a point of compound curve therein; which point of compound curve is measured on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 25.51 feet from a point of curve on the Southeastly side of Ellis Avenue(50 feet wide); thence extending from said point of beginning through the bed of said walkway easement North 74 degrees 6 minutes 23 seconds East crossing a certain driveway which extends Northwestwardly into Ellis Avenue and Southwest; thence Northwestwardly into Tribet Place (60 feet wide) 164.87 feet to a point; thence extending South 6 degrees 44 minutes 18

seconds West 88.02 feet to a point; thence extending North 81 degrees 58 minutes 22 seconds West recrossing the above mentioned driveway and passing through the party walls of the building erected on the lot and the building erected on the lot adjoining to the Southwest thereof 144.64 feet to a point on the Southeasterly side of Second Street; thence extending along the same on the arc of a circle to the left having a radius of 210 feet the arc distance of 22.64 feet to the first mentioned point and place of beginning.

LOCATION OF PROPERTY: 541 S. 2nd Street, Colwyn, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Grace Thompson.

Handy Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 011983 11. 2010**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, SITUATE in the Borough of East Lansdowne, County of Delaware and State of Pennsylvania, bounded and described, as follows, to wit:

SITUATE on the Northerly side of Baltimore Avenue at the distance of 142 feet 9 inches measured Eastwardly from the Easterly side of Melrose Avenue.

CONTAINING in front or breadth on the said Baltimore Avenue Eastwardly 15 feet 9 inches and extending of that width in length or depth Northwardly between parallel lines at right angles to the said Baltimore Avenue 80 feet including on the rear the whole of a 6 feet wide alley extending Westwardly into Melrose Avenue.

LOCATION OF PROPERTY: 519 E. Baltimore Avenue, East Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Matula Moscharis.

Handy Money \$3,000.00

Robert P. Daday, Esquire  
David D. Dugan, Esquire, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008315 12. 2021**

**MORTGAGE FORECLOSURE**

Property situated in the Township of Lower Chichester, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on July 6, 1993 in the Office of the Delaware County Recorder of Deed in Deed Book Volume 1115, at page 1805.

Folio No. 08-00-00762-00

BEING known as 1588 Market Street, Linwood, PA 19061.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Howard R. Young and Rene L. Young.

Handy Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

No. 062319 13. 2018

MONEY JUDGMENT

ALL THAT CERTAIN tract, piece or parcel of SEATED land containing 1219 S. Longacre Blvd.

2 sty hse 2 c gar

40 x 122

PREMISES "A"

ALL THOSE TWO CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Yeadon, County of Delaware, State of Pennsylvania, known and designated as Lots Nos. 481 and 482 Section "N" on a certain plan of lots called "Manor Hills" prepared by Damon and Foster, C.E. on 5/19/1924 and recorded in the Office for the Recording of Deeds in and for the County of Delaware in Case No. 2 page 24, SITUATE on the Northwesterly side on Longacre Boulevard (South ) at the distance of 360 feet Southwestwardly from the Southwesterly side of Rockland Avenue.

CONTAINING in front or breadth on the said Longacre Boulevard (South ) 40 feet (each lot 20 feet) and extending of the width in length or depth Northwestwardly between parallel lines at right angles to the said Longacre Boulevard (South ) 122.5 feet.

PREMISES "B"

ALL THOSE TWO CERTAIN lots or pieces of ground with the buildings and improvements thereon erected SITUATE in the Borough of Yeadon, County of Delaware, State of Pennsylvania, known and designated as lots Nos. 483 and 483 Section "N" on a certain plan of lots called "Manor Hills" prepared by Damon and Foster, C.E. on 5/19/1924 and recorded in the Office for the Recording of Deeds in and for the County of Delaware in Case No. 2 page 24, SITUATE on the Northwesterly side of Longacre Boulevard (South ) at the distance of 320 feet Southwestwardly from the Southwesterly side of Rockland Avenue.

CONTAINING in front or breadth on the said Longacre Boulevard (South) 40 feet (each lot 20 feet) and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Longacre Boulevard (South ) 120.5 feet bounded on the Northeast by lands of William T. Joyce, on the Southwest by lands of Anna Marics and on the Northwest by lands of Sarah Shore.

LOCATION OF PROPERTY: 1219 S. Longacre Boulevard, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Jealdine Collins.

Handy Money \$3,000.00

Robert P. Daday, Esquire

David D. Dugan, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001360 14. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and appurtenances, SITUATE in Newtown Township, County of Delaware and State of Pennsylvania, bounded and described according to a Map of Echo Valley Farm made by Yerkes Engineering Co., Consulting Engineers & Surveyors, Bryn Mawr, PA dated March 17, 1964 and last revised March 2, 1065 as follows, to wit:

BEGINNING at a point on the Northerly side of Goshen Road, which point is measured the (2) following courses and distances along same from a point of curve on the Westerly side of Partridge Lane (50 feet wide); (1) from said point of curve on a line curving to the right having a radius of 25 feet the arc distance of 39.78 feet to a point of reverse curve on the Northerly side of Goshen Road; and (2) on a line curving to the left having a radius of 17,213.76 feet the

arc distance of 159.48 feet to the point and place of beginning; thence extending from said beginning point along the Northerly side of Goshen Road on a line curving to theft having a radius of 17,213.76 feet the arc distance of 175 feet to a point; thence extending North 4 degrees, 9 minutes, 30 seconds West 347.01 feet to a point; thence extending North 85 degrees, 50 minutes, 30 seconds East 175 feet to a point; thence extending South 4 degrees, 9 minutes, 30 seconds East, 348.09 feet to the first mentioned point and place of beginning.

BEING Lot No. 31 on said Plan.

PREMISES being: 4203 Goshen Road, Newtown Square, PA 19073.

Block and Lot No. 30-00-01140-04.

BEING the same premises which Frances E. Francisco and Gregory J. Francisco by Deed dated June 19, 1986 and recorded in the Office of Recorder of Deeds of Delaware County on July 7, 1986 Book 0353, page 0253 granted and conveyed unto Frances E. Francisco and Gregory J. Francisco.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Frances E. Francisco and Gregory J. Francisco; the United States Attorney's Office Eastern District of Pennsylvania.

Handy Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000256B 15. 2018**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of Township of Middletown, in the County of Delaware and State of Pennsylvania.

BEGINNING at a point on the title line in the bed of Linville Road, measured the 3 following courses and distances, along same, from its intersection with the extended Northwesterly side of Spring Valley Road (50 feet wide): (1) extending from said point of intersection, North 35 degrees 10 minutes West, 169.89 feet to a point; (2) North 72 degrees 46 minutes West, 147.90 feet to a point; and (3) South 83 degrees 01 minutes West, 92.63 feet to the point any place of beginning; thence extending from said beginning point, along the title line in the bed of Linville Road, South 83 degrees 01 minutes West, 128 feet to a point; thence extending North 19 degrees 10 minutes East, 23.32 feet to a point; thence extending North 86 degrees 35 minutes East, 187.73 feet to a point; thence extending South 22 degrees 25 minutes 10 seconds East, 264.84 feet to the first mentioned point and place of BEGINNING.

Premises being: 473 Linville Road, Media, PA 19063.

BEING the same premises as Cool Valley Investments, LLC, by Deed dated September 20, 2013, and recorded in the Office of Recorder of Deeds of Delaware County on November 1, 2013 at Book 5423, page 1750 granted and conveyed unto Barbara J. Cross-Tedesco and Theodore J. Tedesco.

Block and Lot No. 27-00-02594-00.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Barbara J. Cross-Tedesco, Theodore J. Tedesco.

Handy Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 003971 16. 2018

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Collingdale, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 456 Clifton Park on a certain plan of lots of the Clifton Land and improvements company, said plan recorded in the Office for the Recording of Deeds in and for Delaware County, in Deed Book 'W' No. 7, page 624, described according thereto as follows, to wit:

BEGINNING at a point on the North side of Broad Street (50 feet wide) at the distance of 200 feet West from the West side of Clifton Avenue, (50 feet wide).

CONTAINING in front or breadth on said Broad Street 25 feet and extending of that width length or depth Northwardly between parallel lines said Clifton Avenue 100 feet and bonded Westwardly by Lot No. 457, Northwardly by Lot No. 470, Eastwardly by Lot No. 455, and Southwardly by Broad Street.

FOLIO NO. 11-00-00345-00.

Property Address: 817 Broad Street, Darby, PA 19023.

BEING the same premises which Habana Holding Corporation by Deed dated July 25, 2014 and recorded in the Office of Recorder of Deeds of Delaware County on August 18, 2014 at Book 6534, page 1448 granted and conveyed unto Benito F. Natividad.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Benito F. Natividad.

Handy Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 003974 17. 2015

**MORTGAGE FORECLOSURE**

614 Washington Avenue  
Media, PA 19063

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Maria A. Townes.

Handy Money \$19,728.75 (10% of Judgment)

RAS Citron, LLC, Attorney

**JERRY L. SANDERS, JR., Sheriff**

No. 006042 18. 2021

**MORTGAGE FORECLOSURE**

Judgment Amount: \$147,943.66

Property in Borough of Ridley Park, County of Delaware and State of Pennsylvania.

Front: Irregular Depth: Irregular

BEING Premises: 601 Haverford Road, Ridley Park, PA 19078.

Folio Number: 37-00-00853-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Margaret M. Simmonds a/k/a Margaret M. Flynn.

Handy Money \$14,794.37

Kristen D. Little, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

No. 001969A 19. 2017

**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.

BEGINNING at a point on the Southwesterly side of Fairfax Road (fifty feet wide) at the distance of two hundred twenty-eight and seven one-hundredths feet measured South thirty-two degrees, thirty-seven minutes East from the point of intersection of the said Southwesterly side of Fairfax Road with the Southeasterly original side of Garrett Road (fifty feet wide); thence extending along the Southwesterly side of Fairfax Road South thirty-two degrees, thirty-seven minutes East fifty-five feet to a point; thence extending Southwardly fifty-seven degrees, twenty-three minutes West one hundred fifty-six and sixty-nine one-hundredths feet to a point; thence extending Northwardly fifty-three degrees, sixteen minutes, fifty seconds West fifty-five and ninety-six one-hundredths feet to a point; and thence extending Northwardly fifty-seven degrees, twenty-three minutes East one hundreds sixty-seven and three one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to the same right, privileges, agreements, right-of ways, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on ground.

HAVING erected thereon a residential dwelling.

BEING the same premises as Gertrude Edward a/k/a Gertrude V. Edwards, by her Power of Attorney, Trudee L. Daly, by Deed dated November 23, 2015, and recorded on December 3, 2015, in Book 5739, at page 128, Instrument No. 2015065754, granted and conveyed unto John B. Murray, an Individual.

BEING known and Numbered as 386 Fairfax Road, Drexel Hill, PA 19026.

FOLIO No. 16090039300.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John B. Murray.

Handy Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 001822 20. 2020

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Northwesterly side of East Essex Avenue (formerly Johnson Avenue) at the distance of 50 feet Northeastwardly from the North-easterly side of Second Avenue(now known as Congress Avenue) in the Borough of Lansdowne, County of Delaware and Commonwealth of Pennsylvania.

CONTAINING in front or breadth on said East Essex Avenue, 25 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Essex Avenue, 100 feet.

County Tax Parcel No. 23-00-00938-00.

Premises being: 53 E. Essex Avenue, Lansdowne, PA 19050.

BEING the same premises which Tanguy Noel Balou by Deed dated October 7, 2011 and recorded in the Office of Recorder of Deeds of Delaware County on October 18, 2011 at Book 05006, page 0120 granted and conveyed unto Tanguy Noel Balou.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Tanguy Noel Balou.

Handy Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**



**No. 007750 21. 2021**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Darby, County of Delaware, Commonwealth of PA on the Northeast side of Maypole Road.

Front: IRR Depth: IRR

BEING Premises: 335 Maypole Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Amarjit Fnu and Sukhwinder Kaur.

Handy Money \$10,077.82

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008897A 22. 2019**

**MORTGAGE FORECLOSURE**

523 Washington Avenue  
Media, PA 19063

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Charles K. Jacobs.

Handy Money \$13,122.61 (10% of Judgment)

RAS Citron, LLC, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 001982A 23. 2021**

**MORTGAGE FORECLOSURE**

108 E. Providence Road  
Aldan, PA 19018

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Genevieve Molineux f/k/a Genevieve Walsh.

Handy Money \$10,078.08

RAS CITRON, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008929 24. 2019**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Northwesterly side of Marlin Street.

Front: IRR Depth: IRR

BEING Premises: 119 Marlin Street, Folsom, PA 19033.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Julia B. Marcelli.

Handy Money \$38,389.04

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 004462 25. 2021**

**MONEY JUDGMENT**

ALL THAT CERTAIN Unit, designated as Unit Number F2, being a Unit in Radnor Place Condominium, Situate in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Radnor Place Condominium, including the Plates and Plans, bearing date the 27th day of January A.D. 1983, and recorded in the Office for the Recording of Deeds, in and for the County of Delaware at Media, Pennsylvania on the 27th day of January A.D. 1983 in Volume No. 58 page 853, etc. As amended by Amendment of Condominium Documents dated January 27, 1983 and recorded Jan. 27, 1983 in the aforesaid Recorder of Deeds Office.

TOGETHER with all right, title and interest, being 3.19 percent undivided interest, of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

BEING part of the same premise which Sidney S. Walkenstein and Hua Walkenstein, his wife by Indenture bearing date the 27th day of January A.D. 1983 and recorded in the Office of the Recorder of Deeds in and for the County of Delaware in Volume No. 58 page 843, granted and conveyed unto Radnor Surrey Associates, in fee.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easement and agreements of record in the aforesaid Office, containing in the aforesaid Declaration, and the instruments recorded in Deed Book 341 page 388; Deed Book 432 page 404; Deed Book 1425 page 95; Deed Book 2135 page 343 and Deed Book 2520 page 466.

TOGETHER with all and singular the buildings, improvements, streets, alleys, passages, ways, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof and all the estate right, title interest, property, claim and demand whatsoever.

TO HAVE AND TO HOLD the said Condominium Unit above described, with the hereditaments and premises hereby granted, or mentioned unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said grantee, her heirs and assigns forever.

BEING the same premises which Radnor Surrey Associates, a Pennsylvania Limited Partnership, by Deed dated and recorded on July 13, 1983 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 00092 page 1286, granted and conveyed unto Catherine L. Barmes, unmarried.

FOLIO No. 30-00-02046-77.

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: Catherine L. Barmes.

Handy Money \$3,000.00

Michelle J. Cunningham, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 000316 26. 2020**

**MORTGAGE FORECLOSURE**

Property in the Borough of Clifton Heights, County of Delaware, Commonwealth of PA on the Northwesterly side of Broadway Avenue.

Front: IRR Depth: IRR

BEING Premises: 45 West Broadway Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jesse Davis.

Handy Money \$13,385.63

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 006907 27. 2020**

**MONEY JUDGMENT**

ALL THAT CERTAIN Unit located in the Township of Nether Providence, County of Delaware and Commonwealth of Pennsylvania, being Unit No. 7-L in the Crum Creek Valley Condominium, as shown on a plan recorded with the Declaration.

TOGETHER with a proportionate undivided percentage interest in the Common Elements assigned to said Unit in the Declaration of Condominium for the Crum Creek Valley Condominium, which as heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., same being recorded in the Office of the Recorder of Deeds in and for the County of Delaware, Pennsylvania as Volume 286, page 2001, and any all Amendments thereto, as the same may change from time to time.

Folio No. 34-00-00082-80

BEING the same premises which Tariq Rahman and Alia Benammar, husband and wife, by Deed dated 06-30-98 and recorded 01-11-99 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 1820 page 1320, granted and conveyed unto Marshall Kuperstein.

IMPROVEMENTS CONSIST OF: residential condominium unit.

SOLD AS THE PROPERTY OF: Michael William Keefer, in his capacity as Administrator of the Estate of George Christopher P. Fahler Keefer aka Christopher P. Keefer, deceased.

Handy Money \$3,000.00

Michelle J. Cunningham, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 009511A 28. 2017**

**MORTGAGE FORECLOSURE**

2014 Heather Road  
Folcroft, PA 19032-1609

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Theresa M. Carr a/k/a Theresa Willoughby Carr a/k/a Theresa W. Carr a/k/a Terri Willoughby, known heir of Bernard L. Carr; unknown Heirs, Successors, Assigns and all persons, firms or associations, claiming right, title to interest from or under Bernard L. Carr.

Handy Money (10% of Judgment) \$11,983.84

RAS CITRON, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 011108A 29. 2016**

**MORTGAGE FORECLOSURE**

Property in Lansdowne Borough, County of Delaware and State of Pennsylvania.

Front: 132 Depth: 154

BEING Premises: 89 West Baltimore Avenue, a/k/a 89 West Baltimore Avenue, 1st Floor, Lansdowne, PA 19050-1979.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Margaret A. Griffith.

Handy Money \$22,892.54

Brock & Scott, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 003165A 30. 2021**

**MORTGAGE FORECLOSURE**

1110 W Ashland Ave  
a/k/a 1110 Ashland Ave  
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Thomas McMonagle.

Handy Money \$14,208.30

RAS Citron LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 002743 31. 2017**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Bethel, County of Delaware, Commonwealth of Pennsylvania, and described according to a plan of Property of Media Development Company, known as "Garnet Woods", said plan made by T.D. Houtman and Son, Civil Engineers and Land Surveyors, dated 3/8/1960, last revised 4/8/1963 as follows:

BEGINNING at a point on the Southeastly side of Dorothy Drive (50 feet wide), said point being measured by the three following courses and distances from a point of curve on the Southeastly side of Princess Anne Road (50 feet wide): (1) leaving Princess Anne Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of Dorothy Drive; (2) South 72 degrees 20 minutes East, along the Southwesterly side of Dorothy Drive, 168.43 feet to a point of curve in the same; and (3) Southeastwardly and Northeastwardly partly along the Southwesterly and partly along the Southeastly sides of Dorothy Drive on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 125.85 feet to the point of beginning; thence extending from point of beginning Northeastwardly along the Southeastly side of Dorothy Drive on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 74.47 feet to a point, a corner of Lot No. 24 Section No. 2 as shown on the above mentioned plan; thence extending along Lot No. 24 Section No. 2, South 47 degrees 55 minutes East, 251.84 feet to a point in line of land of Emerick Zerbe; thence extending along the last mentioned land, South 36 degrees 45 minutes 30 seconds West, 146.52 feet to a point, a corner of Lot No. 31 Section No. 1; thence extending along Lot No. 31 Section No. 1, North 72 degrees 20 minutes West, 64.95 feet to a point, a corner of Lot No. 26 Section No. 1; North 23 degrees 32 minutes West, 243.65 feet to the first mentioned point and place of beginning.

BEING Lot No. 25 Section No. 1 as shown on the above mentioned plan.

BEING known as 3482 Dorothy Drive, Garnet Valley, Bethel Township, PA 19060.

BEING the same premises which Robert Lewis and Stephanie Lewis by Deed dated 3/3/2011 and recorded 3/11/2011 in Delaware County in Volume 4905 page 1282 conveyed unto Stephanie Lewis, in fee.

BEING Tax ID/Parcel No. 03-00-00133-23.

BEING 3482 Dorothy Drive, Garnet Valley, Bethel Township, PA 19060.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Stephanie Lewis a/k/a Stephanie A. Lewis.

Handy Money \$42,256.60

Michael S. Bloom, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 009012A 32. 2018**

**MORTGAGE FORECLOSURE**

Property in the Township of Springfield, County of Delaware, Commonwealth of PA on the Westerly side of Meetinghouse Lane.

Front: IRR Depth: IRR

BEING Premises: 90 Meetinghouse Lane, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kristin M. Nardella.

Handy Money \$18,196.37

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000223A 33. 2020**

**MORTGAGE FORECLOSURE**

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

CONTAINING

FOLIO: 37000249601

Property: 106 Welcome Lane, aka 106 Welcome Avenue, Ridley Pak, PA 19078.

BEING the same premises which Nicholas J. DiVario, by Deed dated July 19, 2004 and recorded August 2, 2004 in and for Delawre County, Pennsylvania in Deedbook Volume 3252, page 705, granted and conveyed unto Jason A. DiVario and Corinne DiVario, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Jason A. DiVario and Corinne DiVario, husband and wife.

Handy Money \$21,224.69

Katherine M. Wolf, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 002527 34. 2021**

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware, Commonwealth of PA on the Northeasterly side of Valleyview Drive.

Front: IRR Depth: IRR

BEING Premises: 2145 Valleyview Drive, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Brooke Hoffmann and Daniel Rizzolo.

Handy Money \$11,133.14

KML Law Group, P.C., Attorney

**JERRY L. SANDERS, JR., Sheriff**

No. 000566 35. 2020

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Darby, County of Delaware, Commonwealth of Pennsylvania, being Lot No. 328 on a Plan of Briarcliffe Section of Westbrook Park No. 8-B made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on the 26th day of October, A.D., 1951, which Plan is recorded in the Office of the Recorder of Deeds in and for the County of Delaware at Media on the 2nd Day of November, A.D., 1951 in Plan Case No. 9 Plate 6 and described as follows:

BEGINNING at a point on the Southeastly side of Beech Avenue (50 feet wide) which point is measured South 65 degrees 29 minutes 50 seconds West, 207.72 feet from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.05 feet from a point of curve on the Southwesterly side of Madison Avenue (50 feet wide); thence extending from said point of beginning South 24 degrees 30 minutes 10 seconds East passing partly through the party wall of the building erected on this lot and the building erected on the lot adjoining to the Northeast thereof and crossing a certain 12 feet wide driveway which extends Northeastwardly into Madison Avenue and Southwestwardly communicating at is Southwesternmost end thereof with another certain driveway which extends Northwestwardly from Rively Avenue (50 feet wide) into Beech Avenue, 124 feet to a point; thence extending South 65 degrees 29 minutes 50 seconds West, 16 feet wide driveway and passing through the party wall of the building erected on this lot and the building erected on the lot adjoining to the Southwest thereof 124 feet to a point on the Southeasterly side of Beech Avenue; thence extending along the same North 65 degrees 29 minutes 50 seconds East, 16 feet to the first mentioned point and place of BEGINNING.

UNDER AND SUBJECT to certain building restrictions as of record.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Elinore M. Munro a/k/a Elinore M. Schaeffer.

Handy Money \$10,220.63

Law Office of Gregory Javardian, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

No. 000771 36. 2020

**MORTGAGE FORECLOSURE**

Judgment Amount: \$196,153.77

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

Front: 50 feet Depth: 120 feet

BEING Premises: 1324 Robinson Avenue, Havertown, PA 19083.

Folio Number: 220101504400

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Frederick R. Peters and Stefanie J. Peters.

Handy Money \$19,615.38

Christopher A. DeNardo, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

No. 000748 37. 2019

**MORTGAGE FORECLOSURE**

Judgment Amount: \$327,158.36

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

Front: Irregular Depth: Irregular

BEING Premises: 147 Hilldale Road, Lansdowne, PA 19050.

Folio Number: 16-02-01188-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Brian Bricklin and Andrea Bricklin.

Handy Money \$32,715.84

Christopher A. DeNardo, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 002001A 38. 2018**

**MORTGAGE FORECLOSURE**

Property in the Borough of Darby, County of Delaware, Commonwealth of PA on the Southeast side of Ninth Street as laid out forty feet wide, with the Northeast side of Main Street.

Front: IRR Depth: IRR

BEING Premises: 891 Main Street aka 889-891-893 Main Street, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a commercial dwelling.

SOLD AS THE PROPERTY OF: DMD SERVICES INC.

Handy Money \$92,666.93

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008218B 39. 2017**

**MORTGAGE FORECLOSURE**

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania described according to a survey or plan of lots made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania for City National Bank dated December 21, 1937 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Shelbourne Road (40 feet wide), which point is at the distance of 25 feet Northeastward from the point of intersection of the said Northwesterly side of Shelbourne Road (40 feet wide) with the Northeasterly side of Maryland Avenue (40 feet wide) if both were extended to intersect; thence extending along the said Northwesterly side of Shelbourne Road North 18 degrees 6 minutes 30 seconds East, 30 feet to a point; thence extending North 71 degrees 53 minutes 30 seconds West, 110 feet to a point; thence extending South 18 degrees 6 minutes 30 seconds West, 65 feet to a point on the said Northeasterly side of Maryland Avenue; thence extending along the said Northeasterly side of Maryland Avenue South 71 degrees 53 minutes 30 seconds East, 85 feet to a point of curve; thence extending along a line curving to the left with a radius of 25 feet the arc distance of 39.27 feet to the point and place of BEGINNING.

PARCEL No. 22-01-01680-00.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, described according to a Survey thereof made by Damon and Foster, Civil Engineers, dated February 7th, A.D. 1939 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Shelbourne Road (40 feet wide) at the distance of 30 feet measured North 18 degrees 6 minutes 30 seconds East from a point of tangent of a circle curving to the left with a radius of 25 feet the arc distance of 39.27 feet from a point of tangent on the Northeastwardly side of Maryland Avenue; thence extending North 71 degrees 53 minutes 30 seconds West, 110 feet to a point; thence extending North 18 degrees

6 minutes 30 seconds East, 25 feet to a point; thence extending South 71 degrees 53 minutes 30 seconds East, 110 feet to the Northwesterly side of Shelbourne Road; thence along the same South 18 degrees 6 minutes 30 seconds West, 25 feet to the first mentioned point place of BEGINNING.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Dorothy A. Sliben.

Handy Money \$17,442.49

Law Office of Gregory Javardian, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 010171A 40. 2018**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Yeadon, County of Delaware, Pennsylvania on the Northwest side of Rundale Avenue at the distance of 835 feet 6 inches Northeastward from the Northeast side of Bunting Road.

CONTAINING in front or breadth on the said Rundale Avenue 23 feet and extending of that width in length or depth Northwestward between parallel lines at right angles to said Rundale Avenue 125 feet including in said depth the soil of a certain 12 feet wide driveway extending Northeastwardly and Southwestwardly on a line parallel with Rundale Avenue at the distance of 75 feet 6 inches Northwestward therefrom and communicating at its Northeastern most and Southwestern most ends with certain other 9 feet 6 inches wide driveways extending Southeastward into said Rundale Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveways as and for passageways, driveways and watercourses at all times hereafter, forever, keeping said driveway in good order and repair at all times hereafter.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cynthia Stevenson.

Handy Money \$9,691.23

Law Office of Gregory Javardian, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 008977 41. 2021**

**MORTGAGE FORECLOSURE**

8527 Monroe Avenue  
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: Carlo Triboletti.

Handy Money \$16,117.43 (10% of Judgment)

RAS Citron, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 009846A 42. 2019**

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 38040054000.

BEING Premises: 361 Cedar Avenue, Holmes, Pennsylvania 19043-0000.

IMPROVEMENTS CONSIST OF: residential dwelling.



SOLD AS THE PROPERTY OF: Matthew S. Dinan and Danyelle I. Dinan.

Handy Money \$25,342.60

McCabe, Weisberg & Conway LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 004670A 43. 2019**

**MORTGAGE FORECLOSURE**

Property in the Bethel Township, County of Delaware, Commonwealth of PA on the Northerly side of Brookstone, Drive.

Front: IRR Depth: IRR

BEING Premises: 1251 Brookstone Road, Boothwyn, PA 19061 a/k/a 1251 Brookstone Road, Garnet Valley, PA 19060.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Hezron Gurley and Josephine V. Gurley.

Handy Money \$58,134.23

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 007305B 44. 2019**

**MORTGAGE FORECLOSURE**

Property in Chester City, County of Delaware, Commonwealth of PA on the Easterly side of Mowry Street.

Front: IRR Depth: IRR

BEING Premises: 23 East Mowry Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Camia Robinson and Corey Robinson.

Handy Money \$6,432.17

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 009754 45. 2021**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tincum, County of Delaware and Commonwealth of Pennsylvania described according to a survey and plan thereof made for Tincum Development Company by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated August 6th, 1952, and last revised April 16, 1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Saude Avenue (60 feet wide) at the distance of 181.5 feet measured North 9 degrees 44 seconds East from the intersection of the said Southeasterly side of Saude Avenue (60 feet wide) with the Northeasterly side of 3rd Street (60 feet wide).

CONTAINING in front or breadth along the said Southeasterly side of Saude Avenue North 9 degrees 44 minutes East, 26 feet and extending of that width in length or depth South 80 degrees 16 minutes East between parallel lines at right angles to said Southeasterly side of Saude Avenue crossing the bed of a 12 feet wide driveway, which extends Southwestwardly communicating at the Southwesterly end with another 12 feet wide driveway which extends Northwestwardly into Saude Avenue and extends Northeastwardly into 4th Street, 125 feet.

BEING Lot No. 5 on said plan.

UNDER AND SUBJECT to conditions and restrictions of record.

TOGETHER with the free and common use, right, liberty and privilege of the aforementioned 12 feet wide driveway in common with other owners abutting said driveway and entitled to the use thereof.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Maryann Michener, deceased.

Handy Money \$6,963.01

Law Office of Gregory Javardian, LLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 538 46. 2015**

**MORTGAGE FORECLOSURE**

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

Front: 33 Depth: 80

BEING Premises: 818 Cypress Avenue, Yeadon, PA 19050-3607.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Curtis Hurst.

Handy Money \$19,965.34

Brock & Scott, PLLC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 006164A 47. 2018**

**MORTGAGE FORECLOSURE**

Premises to be sold: 62 Florence Avenue, Sharon Hill, PA 19079.

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

Front: 25 Depth: 86

BEING Premises: 62 Florence Avenue, Sharon Hill, PA 19079.

Parcel No. 41000088400

IMPROVEMENTS CONSIST OF: 2 Sty Hse Gar.

SOLD AS THE PROPERTY OF: Aviszelema McKenzie.

Handy Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 005421 48. 2021**

**MORTGAGE FORECLOSURE**

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

BEING more commonly known as: 400 Glendale Road, Apt. 32K, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: Condo.

SOLD AS THE PROPERTY OF: Stephen Dever.

Handy Money \$3,000.00

McNichol, Byrne & Matlawski, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 000792B 49. 2016**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 535 Brandymede Road, Rosemont, PA 19010.

BEING the same premises which Thomas Wang and Charlene Wang on January 10, 2001 recorded on February 13, 2001 in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2001008489 granted and conveyed to Richard Posoff and Susan Posoff.

IMPROVEMENTS CONSIST OF: residential property.

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

Handy Money \$67,745.26

Hill Wallack LLP, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 009502A 50. 2018**

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware, Commonwealth of PA on the Westerly side of Bennington Road.

Front: IRR Depth: IRR

BEING Premises: 772 Bennington Road, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Sean Heberling and Solidea Heberling.

Handy Money \$9,867.74

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 007035 51. 2020**

**MORTGAGE FORECLOSURE**

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

BEING known as: 380 Ivy Mills Road, Glen Mills, PA 19342.

BEING Folio No. 13-00-00478-00

BEING the same premises which is vested in Nancy M. Smith, by Deed dated May 5, 2005 recorded June 6, 2005 in the Delaware County Clerk's/Register's Office in Deed Book 3504 page 1131.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Estate of Nancy M. Smith deceased last record owner/mortgagor c/o John Gamble IV as Executor of the Estate of Nancy M. Smith and not individually.

Handy Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 007291A 52. 2019**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Springfield Township, Delaware County, Pennsylvania, according a Plan of Springdell Farms No. 2 Section "A" made for Springview Corporation, by Damon and Foster, C.E., under date of May 24, 1954, last revised July 12, 1954, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Gleaves Road (55 feet wide) at the distance of 322.43 feet measured along the said of Gleaves Road on the arc of a curving to the right having a radius of 3029.93 feet from a point of tangent on the same, which point of tangent is at distance of 421.49 feet measured South 21 degrees, 37 minutes, 50 seconds East from a point of curve on Southwesterly side of Gleaves Road, which point of curve is at the arc distance of 8.93 feet measured along the arc of a circle curving to the right having a radius of 5560.64 feet from a point of compound curve on the Southwesterly side of Gleaves Road, which point of compound curve is at the arc distance of 171.79 feet measured along Southerly side of Gleaves Road, having a radius of 130 feet from a point of compound curve on the Southerly side of Gleaves Road, said point being the Northeasterly end of a radial round corner having a radius of 25 feet connecting the said Southerly side of Gleaves Road with the Northeasterly side of Sproul Road (70 feet wide); thence from said point of beginning and extending along the Southwesterly side of Gleaves Road on the arc of a circle curving to the having a of 3029.93 feet the arc distance of 74.92 feet to a point; thence the said side of Gleaves Road and extending South 75 degrees 53 minutes West 130 feet to a point on Northeasterly side of Sproul Road; thence extending along the same on the arc of a circle curving to the left having a radius of 2899.93 feet the arc distance of 71.70 feet to a point; thence leaving the said side of Sproul Road and extending North 74 degrees 28 minutes East 130 feet to the Southwesterly side of Gleaves Road, the point of beginning.

BEING Lot No. 15 on said Plan.

UNDER AND SUBJECT to the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

HAVING erected thereon a residential dwelling.

BEING the same premises as Albert Campagna and Christina Campagna, by Deed dated June 28, 2018, and recorded on July 18, 2018, by the Delaware County Recorder of Deeds as Instrument No. 2018035141, granted and conveyed unto Jason Klambara and Dawn Klambara, as Tenants by the Entireties.

BEING known and numbered as 306 Gleaves Road, Springfield, PA 19064.

FOLIO No. 42000206500

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jason Klambara and Dawn M. Klambara.

Handy Money \$33,447.96

Stern & Eisenberg, PC, Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 009213 53. 2021**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, together with the message or tenement thereon erected, situate in Darby Borough, Delaware County and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Easterly side of Poplar Street at the distance of 42 feet Northwardly from the Northerly side of Pine Street; thence by said side of Poplar Street, North 27 degrees East, 21 feet to a point; thence South 62 degrees 47 minutes East, passing through the center of the party wall of the said message and the

message adjoining on the North, 97 feet to a point; thence South 27 degrees 13 minutes West, 21 feet to a point; thence North 62 degrees 47 minutes West, 97 feet to a point in the Easterly side of Poplar Street, being the place of beginning.

HAVING thereon erected a dwelling house known and numbered as: 315 Poplar Street, Darby, PA 19023.

Parcel No. 14-00-02555-00.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Titi D. Kaliku.

Handy Money \$6,253.64 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**

**No. 002040B 54. 2018**

**MORTGAGE FORECLOSURE**

Property in the Borough of Norwood, County of Delaware, Commonwealth of PA on the Northeast side of Amosland Road.

Front: IRR Depth: IRR

BEING Premises: 69 West Amosland Road, Norwood, PA 19074.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tiffany Bello and Vince Bello.

Handy Money \$20,606.07

KML Law Group, P.C., Attorneys

**JERRY L. SANDERS, JR., Sheriff**

**No. 007773 55. 2019**

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware, Commonwealth of PA on the Southwesterly side of Ashland Avenue.

Front: IRR Depth: IRR

BEING Premises: 620 Ashland Avenue, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Adrienne Oliver.

Handy Money \$12,592.66

KML Law Group, P.C., Attorneys

**Jerry L. Sanders, Jr., Sheriff**

Apr. 29; May 6, 13