

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

MENTANA ELAINE ALMOND a/k/a

MENTANA E. ALMOND, dec'd.

Late of the Township of Newtown Delaware County, PA.

Admxs.: Jacalyn A. Tase, 409 Merlin Rd., Newtown Square, PA 19073 and Janet Lee Barcaro, 203 Redwood Rd., King of Prussia, PA 19406.

DAVID A. MEGAY, ATTY.

OWM Law

41 E. High St.

Pottstown, PA 19464

DOROTHY A. ANDERSON, dec'd.

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

Admx. Pendente Lite: Shannon S. McFadden, Esquire, Carroll & Karagelian LLP, P.O. Box 1440, Media, PA 19063.

SHANNON S. McFADDEN, ATTY.

Carroll & Karagelian LLP

P.O. Box 1440

Media, PA 19063

K. RAMACHANDRA BHAT, dec'd.

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

Extx.: Haimavathi Bhat c/o Rudolph L. Celli, Jr., Esquire, 125 Strafford Ave., Ste. 115, Wayne, PA 19087.

RUDOLPH L. CELLI, JR., ATTY.

Celli & Associates

125 Strafford Ave.

Ste. 115

Wayne, PA 19087

JAMES E. BILSON, JR. a/k/a JAMES BILSON, JR. and JAMES EDWARD BILSON, JR., dec'd.

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

Extx.: Marie J. Bilson, 732 Brooke Circle, Morton, PA 19070.

THERESA ANNE CAMPISI a/k/a

THERESA A. CAMPISI, dec'd.

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

Extx.: Theresa A. Fine (Named in Will as Theresa Fine) c/o Kristen R. Matthews, Esquire, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341.

KRISTEN R. MATTHEWS, ATTY.

Kristen Matthews Law

403 W. Lincoln Highway

Ste. 110

Exton, PA 19341

ELIZABETH CATALUTCH, dec'd.

Late of the Borough of Marcus Hook, Delaware County, PA.

Extx.: Corinne Catalutch Foote (Named in Will as Corinne Foote), 29 Campbell Ave., Havertown, PA 19083.

CHARI M. ALSON, ATTY.

Anderson Elder Law

206 State Rd.

Media, PA 19063

CHRISTINE O'BRIEN CHARSHA

a/k/a CHRISTINE O'BRIEN, dec'd.

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

Extx.: Maureen J. Bixby, 1602

Dawman Road, Coatesville, PA 19320.

ANNE S. CLARK a/k/a ANNE CLARK, dec'd.

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

Extx.: Joseph John Clark and Leo Patrick Clark Jr., (Named in Will As Leo P. and Joseph J. Clark) c/o Guy F. Matthews, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.

GUY F. MATTHEWS, ATTY.

Eckell, Sparks, Levy, Auerbach, Monte,

Sloane, Matthews & Auslander, P.C.

300 W. State St.

Ste. 300

Media, PA 19063

RUTH G. CLARK a/k/a RUTH CLARK, dec'd.

Late of the Town of Livermore Falls, Androscoggin County, ME.

Admr.: Daniel F. Keeney.

ROBERT M. FIRKSER, ATTY.

333 West Baltimore Avenue

Media, PA 19063

CHRISTOPHER K. COSTALAS, dec'd.

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

Extx.: John K. Costalas, 2558 West Chester Pike, Broomall, PA 19008.

ANNE L. CUNNINGHAM a/k/a ANNE CUNNINGHAM a/k/a ANNE LOUISE CUNNINGHAM and NANCY CUNNINGHAM, dec'd.
Late of the Borough of Media, Delaware County, PA.
Extr.: Michael F. Griffin c/o Stephanie A. Henrick, Esquire, 1001 Conshohocken State Rd., Ste. 1-325, West Conshohocken, PA 19428.
STEPHANIE A. HENRICK, ATTY.
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1001 Conshohocken State Rd.
Ste. 1-325
West Conshohocken, PA 19428

ANNE M. CUNNINGHAM a/k/a ANNE MARIE CUNNINGHAM, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Michael J. Cunningham, Jr., 1066 Pontiac Rd., P.O. Box 305, Drexel Hill, PA 19026.

JOHN A. DAVIS, JR., dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Extr.: Rosemary V. Davis c/o Kevin Frankel, Esquire, 150 N. Radnor Chester Road, Suite F-200, Radnor, PA 19087.
KEVIN FRANKEL, ATTY.
150 N. Radnor Chester Road
Suite F-200
Radnor, PA 19087

KATHRYN L. DAVIS a/k/a KITTY DAVIS, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Extr.: Georgiana M. Radell, 2 Penny Lane Court, Wilmington, DE 19803.

CAROLYN K. DEMING, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Extr.: Robert William Deming (Named in Will as Robert W. Deming), 1111 N. Valley Rd., Malvern, PA 19355 and Christina D. Jacobsen, 14 Tanglewood Circle, Wallingford, PA 19086.

LARISSA R. WHITMAN, ATTY.
Faegre Drinker Biddle & Reath LLP
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Ste. 2000
Philadelphia, PA 19103

MARK G. ESDALE, dec'd.
Late of the Township of Concord, Delaware County, PA.
Admx.: Deborah Gilbert Powell c/o Denise D. Nordheimer, Esquire, 2001 Baynard Boulevard, Wilmington, DE 19802.
DENISE D. NORDHEIMER, ATTY.
2001 Baynard Boulevard
Wilmington, DE 19802

JOHN CHARLES FLEMING, JR. a/k/a JOHN C. FLEMING and JOHN C. FLEMING, JR., dec'd.
Late of the Township of Newtown, Delaware County, PA.
Extr.: Dominick M. Agatone, III c/o Harris J. Resnick, 22 Old State Road, Media, PA 19063.
HARRIS J. RESNICK, ATTY.
22 Old State Road
Media, PA 19063

CATHERINE A. GERMAN a/k/a CATHERINE GERMAN, dec'd.
Late of the Township of Tincicum, Delaware County, PA.
Extr.: Cathy Ann Koban (Named in Will as Cathy Coban) c/o Guy F. Matthews, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.
GUY F. MATTHEWS, ATTY.
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300 W. State St.
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Media, PA 19063

ROBERT A. GREGG, JR. a/k/a ROBERT A. GREGG and ROBERT GREGG, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Admx.: Kimberly Elizabeth Gregg c/o Emmet E. Ciccone, Esquire, 312 East 2nd Street, Suite A, Media, PA 19063.
EMMET E. CICCONE, ATTY.
312 East 2nd Street
Suite A
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JAY L. GRUENER a/k/a JAY GRUENER, dec'd.
Late of the Township of Radnor, Delaware County, PA.
Extr.: Susan E. Ritter c/o Jessica L. Wilson, Esquire, 30 Cassatt Ave., Berwyn, PA 19312.
JESSICA L. WILSON, ATTY.
McAndrews, Mehalick, Connolly, Hulse and Ryan, P.C.
30 Cassatt Ave.
Berwyn, PA 19312

DAVID GEORGE HABICH, SR., dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: April Habich, 7132 Marsh View
Terrace, Bradenton, FL 34212.

IRENE A. HARDY, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: John D. Hardy c/o Robert M.
DiOrio, Esquire, 21 West Front Street,
Media, PA 19063.
ROBERT M. DIORIO, ATTY.
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**CHARLENE C. HENNESSY a/k/a
CHARLENE HENNESSY,** dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Co-Extr.: Jefferson D. Hennessy and
Meg M. Flisek c/o Joseph W. Bullen,
III, Esquire, P.O. Box 217, Lansdowne,
PA 19050-0217.
JOSEPH W. BULLEN, ATTY.
Hennessy Bullen Walker
P.O. Box 217
Lansdowne, PA 19050-0217

CLAUDE HUBBARD, dec'd.
Late of the City of Chester, Delaware
County, PA.
Extr.: Claudene D. McCartney c/o
Rebecca M. Young, Esquire, Lia K.
Snyder, Esquire, 119 E. Main Street,
Macungie, PA 18062.
REBECCA M. YOUNG, ATTY.
LIA K. SNYDER, ATTY.
Young & Young
119 E. Main Street
Macungie, PA 18062

**ANNE P. HUNTER a/k/a ANNE
HUNTER,** dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Martha Anne Tiriris (Named in
Will as Martha Tiriris) c/o Frank M.
Fiore, Esquire, 1112 MacDade Blvd.,
P.O. Box 158, Woodlyn, PA 19094.
FRANK M. FIORE, ATTY.
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**BRANDON R. JACKSON a/k/a
BRANDON JACKSON,** dec'd.
Late of the City of Chester, Delaware
County, PA.
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JUSTIN M. BERNSTEIN, ATTY.
334 West Front Street
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REUEL F. KLECKNER, JR., dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extr.: Sandra Ann Kleckner c/o
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Box 623, Springfield, PA 19064.
MICHAEL R. GALANTINO, ATTY.
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Springfield, PA 19064

JEAN LeBRETON, dec'd.
Late of the Township of Upper
Providence, Delaware County, PA.
Extr.: Jonathan A. LeBreton c/o D.
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19063.
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**CARLA P. LORENZ a/k/a CARLA
PAULINE LORENZ and CARLA
LORENZ,** dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Vicky B. Howe, 560 Paterno
Drive, Harleyville, PA 19438.

ROSEMARIE MANKO, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extr.: Christiane T. Manko-Morgan
(Named in Will as Christiane Manko-
Morgan) c/o Cynthia A. McNicholas,
225 North Olive Street, P.O. Box 1065,
Media, PA 19063.
CYNTHIA A. McNICHOLAS, ATTY.
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**MANOOG MIKE MANOOGIAN
a/k/a M. MIKE MANOOGIAN and
MANOOG M. MANOOGAIN,** dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extr.: Michael John Manoogian c/o
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MADELYN GRACE MARREN, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extr.: John J. Marren, Jr. c/o D.
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19063.

D. SELAINE KEATON, ATTY.

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KAREN M. McGLYNN, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
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STEPHEN CARROLL, ATTY.

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CORALIE GRAIG MEBERT a/k/a

CORALIE MEBERT, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extr.: Valerie E. Mebert, 632
Swarthmore Avenue, Folsom, PA
19033.

ELIZABETH T. STEFANIDE, ATTY.

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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
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GEORGE M. NIKOLAOU, ATTY.

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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.

Extr.: 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.

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Sloane, Matthews & Auslander, P.C.
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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.

Extr.: Dawn M. Bonella, 301 Raintree
Lane, Malvern, PA 19355.

MAUREEN A. OSTIEN, ATTY.

Lubker Ostien Law, LLC
390 Waterloo Blvd.

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Exton, PA 19341

GRETCHEN SCOTT, dec'd.

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

Admx.: Rhonda M. Anderson, Esquire,
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RHONDA M. ANDERSON, ATTY.

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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.

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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
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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.
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**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.
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985 Old Eagle School Rd.
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Wayne, PA 19087

DONALD ZEUNER, SR., dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extx.: Deborah Ogborne c/o Eugene
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EUGENE A. BONNER, ATTY.
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SECOND PUBLICATION

**CAROLANN M. ANDERSON a/k/a
CAROLANN ANDERSON, dec'd.**

Late of the Township of Radnor,
Delaware County, PA.
Extx.: 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.
Extx.: Collette Walsh, 1232 Woodsvie
Drive, Garnet Valley, PA 19060.

ANNE F. EITELMAN, dec'd.

Late of the Borough of Sharon Hill,
Delaware County, PA.
Extx.: Michael Eitelman c/o Robert M.
Firkser, 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
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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 Gibble c/o Frank W.
Daly, Esquire, 100 West Sixth Street,
Ste. #204, Media, PA 19063.
FRANK W. DALY, ATTY.
100 West Sixth Street
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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.
Extr.: 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

**THIRD AND FINAL PUBLICATION
LUCILLE ALEXANDER**, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Admr.: James Allen Alexander, Jr., 32
W. Forge Road, Glen Mills, PA 19342-
8818.

LOUISE B. AULD, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extr.: James deVries, 137 Russell
Circle, Collegeville, PA 19426.

**FRANCIS T. BENSON, JR. a/k/a
FRANCIS THOMAS BENSON, JR.
and FRANCIS BENSON**, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Michael Benson (Named in Will
as Michael J. Benson), 1247 N. Van
Dorn St., Alexandria, VA 22304.
MICHAEL L. GALBRAITH, ATTY.
Two Logan St.
Ste. 660
Philadelphia, PA 19103

WILLIAM G. DAVIES, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Extr.: Karen Forte c/o Christina B.
Roberts, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
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RICHARD DiZEBBA, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Anthony DiZebba c/o Teresa A.
Miller, Esquire, 8 West Front Street,
Media, PA 19063.
TERESA A. MILLER, ATTY.
8 West Front Street
Media, PA 19063

**JOAN M. DOURLET a/k/a JOAN
DOURLET and JOAN McCOY
DOURLET**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Richard Taylor Parton (Named
in Will as Richard T. Parton) c/o
Catherine T. Duffy, Esquire, 300 W.
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CATHERINE T. DUFFY, ATTY.
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Sloane, Matthews & Auslander, P.C.
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**JOSEPH EDWARD DUNN, JR. a/k/a
JOSEPH EDWARD DUNN**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Susan Dunn-Lisuzzo, 304
Ground Hog College Rd., West Chester,
PA 19382.

PATRICIA N. ENDY, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Extr.: David F. Endy c/o Peter E. Bort,
Esquire, 101 Lindenwood Dr., Ste. 225-
G, Malvern, PA 19355.
PETER E. BORT, ATTY.
Bort Law
101 Lindenwood Dr.
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**THOMAS CHARLES FARMER a/k/a
THOMAS C. FARMER**, dec'd.
Late of the Borough of Prospect Park,
Delaware County, PA.
Extr.: Kristen Brenner c/o Dawn
Getty Sutphin, Esquire, 852 11th Ave.,
Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 11th Ave.
Prospect Park, PA 19076

JEAN A. FOLEY a/k/a JEAN FOLEY,
dec'd.
Late of the Township of Upper
Providence, Delaware County, PA.
Extr.: Maryanne Foley, 234 Pancoast
Ave., Springfield, PA 19064.
CHARI M. ALSON, ATTY.
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**THOMAS K. GAISSER a/k/a THOMAS
KORFF GAISSER**, dec'd.
Late of the Borough of Swarthmore,
Delaware County, PA.
Extr.: Julia Haig Gaisser (Named in
Will as Julia H. Gaisser) c/o Edmund
L. Harvey, Jr., Esquire, 1835 Market
St., Ste. 320, Philadelphia, PA 19103.
EDMUND L. HARVEY, JR., ATTY.
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**JEANNE E. GLENNON a/k/a BETTY
GLENNON**, dec'd.
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Delaware County, PA.
Extr.: Michael Glennon, 9 Village
Drive, Somers Point, NJ 08244.

**JAMES A. HAINES, SR. a/k/a JIM
HAINES and JAMES HAINES**,
dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extr.: Katharine H. Frankovich, P.O.
Box 1273, Island Heights, NJ 08732.

**JACK E. HENRICH a/k/a JACK
EUGENE HENRICH**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Joseph P. Krott, 388 Nottingham
Rd., West Deptford, NJ 08096.

EVA K. MAGISO a/k/a EVA MAGISO,
dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extrs.: Peter Magiso and Linda E.
Lavrich (Named in Will as Linda
Magiso) c/o Joseph A. Bellinghieri,
Esquire, 17 West Miner Street, West
Chester, PA 19382.
JOSEPH A. BELLINGHERI, ATTY.
MacElree Harvey, Ltd.
17 West Miner Street
West Chester, PA 19382

KATHLEEN M. MARTINENZA, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: Maureen E. Earlywine c/o
Jennifer Abracht, Esquire, 610 Millers
Hill, P.O. Box 96, Kennett Square, PA
19348.
JENNIFER ABRACHT, ATTY.
610 Millers Hill
P.O. Box 96
Kennett Square, PA 19348

IOLANDA R. MAZZIOL, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Co-Extr.: Rita Eve Mazziol and Vilma
M. Mazziol c/o Robert M. DiOrio,
Esquire, 21 West Front Street, Media,
PA 19063.
ROBERT M. DIORIO, ATTY.
DiOrio & Sereni, LLP
21 West Front Street
Media, PA 19063

**FRANCES ANN MOORE a/k/a
FRANCES A. MOORE and
FRANCES MOORE**, dec'd.
Late of the Borough of Marcus Hook,
Delaware County, PA.
Extr.: Kelly Guessford, 237 Green
Giant Road, Townsend, DE 19734.

JAMES S. MURPHY, JR., dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Admr.: James Murphy, 356 Smith
Road, Yorktown Heights, NY 10598.

CHARLES A. SIMPSON, dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Jill Evans MacIntyre (Named in
Will as Jill E. MacIntyre) c/o Joseph E.
Lastowka, Jr., Esquire, 300 W. State
St., Ste. 300, Media, PA 19063.
JOSEPH E. LASTOWKA, JR., ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

MICHELE JOAN STANLEY, dec'd.
Late of the Borough of Ridley Park,
Delaware County, PA.
Extr.: Mark S. Pinnie, Esquire, 218
West Front Street, Media, PA 19063.
MARK S. PINNIE, ATTY.
Barnard, Mezzanotte, Pinnie and
Seelaus, LLP
218 West Front Street
Media, PA 19063

**BRIAN ADAM STIEF a/k/a BRIAN
STIEF**, dec'd.
Late of the Township of Tinicum,
Delaware County, PA.
Admx.: Marcella A. Stief, 333
Wanamaker Ave., Essington, PA
19029.

ALAN N. WHITE a/k/a ALAN WHITE,
dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extr.: Donna Marie White (Named in
Will as Donna Marie Imre) c/o Edmund
L. Harvey, Jr., Esquire, 1835 Market
St., Ste. 320, Philadelphia, PA 19103.
EDMUND L. HARVEY, JR., ATTY.
Teeters Harvey Marrone &
Kaier LLP
835 Market St.
Ste. 320
Philadelphia, PA 19103

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
Fanmubullah, 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
Fanmubullah 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-2022-001501

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-2022-000780

NOTICE IS HEREBY GIVEN THAT on February 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 **Sheree Deborah Monroe to Sheree Deborah Monroe Whitsett.**

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. 22, 29

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-2022-001290

NOTICE IS HEREBY GIVEN THAT on February 25, 2022, the Petition of Qa'moni Milan Sewell-Granger, a minor, by and through his/her parent and natural guardian, Elisha Granger for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Qa'moni Milan Sewell-Granger** to **Qa'moni Milan Granger**.

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. 22, 29

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 a corporation is to be or has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

BISHA, INC

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

McCREESH, McCREESH, McCREESH & CANNON, Solicitors
7053 terminal Square
Upper Darby, PA 19082

Apr. 29

Perfect Touch Landscape and Tree Service

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

McCREESH, McCREESH, McCREESH & CANNON Solicitor
7053 terminal Square
Upper Darby, PA 19082

Apr. 29

Professional Placement Partners, Inc

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

Apr. 29

Wilson-Smith Golf League

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

Apr. 29

Wilson-Smith Golf League Of The Delaware Valley

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

Apr. 29

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

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **THE ALFRED AND MARY DOUTY FOUNDATION**, with its registered office at 2933 Morris Road, Admore, PA 19003, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Disso-

lution with the Pennsylvania Corporation Bureau pursuant to Section 5975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Apr. 29

FOREIGN CORPORATION

NOTICE IS HEREBY GIVEN that Home Aide Service of Easton New York, Inc., a foreign nonprofit corporation formed under the law of the State of New York and its principal office is located at 433 River St., Troy, NY 12180, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 12, 22, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Delaware County.

Apr. 29

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY, PA
CIVIL ACTION—LAW
No. 160 of 2002-A

NOTICE IS HEREBY GIVEN THAT a Petition for an Involuntary Termination of Parental Rights was filed in the above-named Court, praying for a Decree to terminate the parental rights and duties of Amy Paulson, Birth Mother of Mark Alan McGowan, Jr. The Court has fixed 5/24/2022, at 11:00 a.m. The Hearing will be virtual. A Zoom link will be sent prior to the hearing. Contact Kathryn A. Meloni, Esq. 610.565.1260 to request a link. You are warned that, even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to the child may be ended by the Court without you present. You have a right to an attorney. You should take this paper to your attorney at once. If you do not have an attorney, or cannot afford one, contact the;

Lawyer Reference Service
Bar Assn. Bldg.
335 W. Front Street
Media, PA 19063
(610) 566.6625.
www.delcobar.org

KATHRYN A. MELONI, ESQUIRE
Atty. for Petitioner
117-119 N. Olive St.
Media, PA 19063
(610) 565-1260

Apr. 29

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 hear-

ing 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
CIVIL ACTION—LAW
NO.: CV-2021-009477

IN QUIET TITLE

Roland Oris, Plaintiff
vs.
Albert L. Galbusera, Jr., Defendant

YOU HAVE BEEN SUED IN COURT
TO QUIET TITLE TO 3126 Bethel Rd.,
Marcus Hook, PA 19061.

Being Folio Number: 09-00-00315-00.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections

in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, 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 PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Delaware County Bar Association
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

Apr. 29

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO.: CV-2021-009478

IN QUIET TITLE

Roland Oris, Plaintiff
vs.
Thomas E. Miller & Mary Ann Miller,
Defendants

YOU HAVE BEEN SUED IN COURT
TO QUIET TITLE TO 1026 Hopkins Ave.,
Glenolden, PA 19036.

Being Folio Number: 15-00-01729-00.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you

and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, 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 PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Delaware County Bar Association
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

Apr. 29

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

**COURT OF COMMON PLEAS OF
DELAWARE COUNTY
CIVIL DIVISION
NO.: CV-2022-000633**

**Reverse Mortgage Funding, LLC,
PLAINTIFF**

vs.

**Angela Costa, known Heir of Mary Costa, deceased; Richard Costa, known Heir of Mary Costa, deceased; Peter Costa, known Heir of Mary Costa, deceased; Charles Costa, known Heir of Mary Costa, deceased; Nicholas Costa, known Heir of Mary Costa, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary Costa, deceased,
DEFENDANTS**

TO: The Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary Costa, deceased

NOTICE

TAKE NOTICE THAT THE Plaintiff, Reverse Mortgage Funding, LLC has filed an action Mortgage Foreclosure, as captioned above.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS 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 IMPORTANT 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 PROVIDE 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
(610) 566-6625
www.delcobar.org

CHRISTOPHER A. DeNARDO, ESQUIRE
PA I.D. NO. 78447
KRISTEN D. LITTLE, ESQUIRE
PA I.D. NO. 79992
ELIZABETH L. WASSALL, ESQUIRE
PA I.D. NO. 77788
LESLIE J. RASE, ESQUIRE
PA I.D. NO. 58365
SAMANTHA GABLE, ESQUIRE
PA I.D. NO. 320695
LILY CALKINS, ESQUIRE
PA I.D. NO. 327356
HEATHER RILOFF, ESQUIRE
PA I.D. NO. 309906
LOGS Legal Group LLP
3600 Horizon Drive
Suite 150
King of Prussia, PS 19406
Telephone: (610) 278-6800
E-mail: pahelp@logs.com

Apr. 29

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA
NO.: 2022-2147 TERM, 2022

EMINENT DOMAIN PROCEEDING
IN REM

IN RE: CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, OF THE RIGHT-OF-WAY FOR STATE ROUTE 0322, SECTION CSX IN THE TOWNSHIP OF UPPER CHICHESTER

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

NOTICE IS HEREBY GIVEN THAT the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on March 28, 2022 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on October 9, 2020 a plan entitled Drawings Authorizing Acquisition of Right-of-Way for State Route 0322 Section CSX R/W in Delaware County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on August 12, 2021, in Plan Book 6727 Page 2354.

The purpose of the condemnation is to acquire right-of-way for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not

required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.; Parcel No.; Name; Address.

2301133000; 47; Mildred D. Dunston; unknown and undeterminable after diligent search.

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Roger Joseph
District Right-of-Way Administrator
Engineering District 6-0
Pennsylvania Department of
Transportation

Apr. 29

SERVICE BY PUBLICATION

DOCKET NO.: 2013-004901

Audane Steel
vs.
Marc Steel

Audane Steel, a hearing is scheduled to be held on Defendant’s Petition to Distribute Escrow Funds for May 4, 2022 at 9:00 A.M. in the Delaware County Court of Common Pleas before the Honorable Deborah A. Krull. If you wish to defend the Petition, you must appear with or without counsel at the hearing. You are warned that if you fail to appear at the hearing the hearing may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Defendant. You may lose your interest in the funds being held in escrow from the sale of real estate.

You should take this paper to an attorney at once. Your prior attorney Lawrence C. Welsh, Esquire has been granted leave by the Court to withdraw as your attorney. If you do not have an attorney and cannot afford an attorney, you can go to or telephone the office set forth below to find out whether you can get legal help.

LAWYER REFERRAL SERVICE
Delaware County Bar Association
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

Apr. 29

SERVICE BY PUBLICATION

DELAWARE COUNTY
COURT OF COMMON PLEAS
NUMBER: CV-2022-000579

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

Longbridge Financial, LLC, Plaintiff
v.

Heather L. Smith, Known Surviving Heir of Carole D. Smith and Unknown Surviving Heirs of Carole D. Smith, Defendants

TO: Unknown Surviving Heirs of Carole D. Smith.

Premises subject to foreclosure: 2313 Euclid Avenue, Boothwyn, Pennsylvania 19061.

NOTICE:

If you wish to defend, you must enter a written appearance personally or by attorney 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 important 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 provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyers Reference Service
Delaware County Bar Association
335 West Front Street
Media, Pennsylvania 19063
(610) 566-6625
www.delcobar.org

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St.
Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

Apr. 29

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2020-003567

ACTION TO QUIET TITLE
NOTICE OF ENTRY JUDGEMENT

Nadeem Ahmed Malik, Plaintiff
vs.

Samir Matta, Elias Abifadel, Eddie Matta,
Defendants

By Court Order dated April 8, 2022, judgment was entered against the Defendant(s) regarding the premises known as 700 MacDade Blvd., Collingdale, County of Delaware, regarding case number 2002-003567.

Defendant(s) have only thirty (30) days from the date of publication to file a Motion to Reconsider. If the Motion to Reconsider is not filed within thirty (30) days, Plaintiff may, by Praecept, enter final judgment.

JOHN H. McCREESH, IV, ESQUIRE
7053 Terminal Square
Upper Darby, PA 19082

Apr. 29

SERVICE BY PUBLICATION

IN THE COURT OF COMMON
PLEAS OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO.: 2020-003567

NADEEM AHMED MALIK

v.

SAMIR MATTATA and ELIAS ABIFADEL
and EDDIE MATTATA

ORDER

AND NOW, this day 8th of April, 2022, upon consideration of Plaintiff's Motion for Default Judgment for Quiet Title Pursuant to Pa.R.C.P. 1066(a), it is hereby ORDERED that said Motion is GRANTED. Unless Defendants file a Motion to Reconsideration or otherwise respond to this Order within thirty (30) days of the date of service hereof, on application of Plaintiff, the Office of Judicial Support shall enter final Judgment in favor of Plaintiff and against Defendants forever barring Defendants from asserting any right, lien, title or interest in the real property of 700 MacDade Boulevard, Collingdale, County of Delaware, Pennsylvania, Folio # 11-00-01746-00 which is more specifically described in the Complaint and the Motion filed in this matter. Service of this Order shall be made in accordance with the Order entered on June 21, 2021 with respect to service of the Complaint.

BY THE COURT:

/s/ Barry C. Dozor
 BARRY C. DOZOR J.

Apr. 29

JUDGMENT NOTICES

JUDGMENTS, VERDICTS, LIENS, WAIVER OF LIENS AND OTHER MATTERS 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 Support office at Media discloses that the following judgments, verdicts, liens, waiver of liens and other matters have been entered on the dates indicated.

Accuracy of the entries is not guaranteed

- Li, Weizhong; Cmwlt of PA Department of Revenue; 1/29/21; \$4,034.78
- Life Stone by Stefan, LLC d/b/a Stefan Memorials; Commonwealth of Pennsylvania; 1/29/21; \$383,130.70
- Link, Frank Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$2,215.75
- Linrose Properties LLC; Borough of Glendolen; 1/19/21; \$1,193.10
- Linrose Properties, LLC; Borough of Glendolen; 1/19/21; \$1,381.10
- Litwin, John J; Commonwealth of PA Dept of Revenue; 1/28/21; \$3,364.38
- Lowe, Patricia; Cmwlt Dept of Revenue; 1/25/21; \$3,829.40
- Lundy, Michael; Borough of Sharon Hill; 1/25/21; \$281.25
- Lundy, Michael; Borough of Sharon Hill; 1/25/21; \$303.13
- Lundy, Michael; Borough of Sharon Hill; 1/25/21; \$313.13
- Lundy, Michael; Borough of Sharon Hill; 1/25/21; \$365.00
- Lynch, Philip F., III; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$1,657.25

- M R Falcone Construction; Cmwlt Unemployment Comp Fund; 1/29/21; \$1,833.72
- M R Falcone Construction; Cmwlt Unemployment Comp Fund; 1/29/21; \$4,432.91
- M R Falcone Construction; Cmwlt Unemployment Comp Fund; 1/29/21; \$1,833.72
- Makell, Joseph; Delaware County Juvenile Court; 1/26/21; \$65.25
- Mann, Susan; Cmwlt Dept of Revenue; 1/26/21; \$478.07
- Markun, Ryan; Cmwlt of PA Department of Revenue; 1/27/21; \$1,566.37
- Martin, Lucian Andrew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 1/29/21; \$1,965.75
- Massimo, Dennis; Commonwealth of PA Department of Revenue; 1/25/21; \$8,981.79
- Mayhew, Jasmine; Frontline Property Management; 1/28/21; \$5,537.85
- Mazzola, John; Cmwlt Dept of Revenue; 1/25/21; \$6,596.11
- Mazzola, Louise; Cmwlt Dept of Revenue; 1/25/21; \$6,596.11
- Mbu, Brenda; Commonwealth of PA Department of Revenue; 1/27/21; \$1,286.77
- McBride, Dennis; Cmwlt PA Dept of Revenue; 1/27/21; \$7,086.87
- McGettigan, Paul E; Township of Upper Darby; 1/28/21; \$259.33
- McGettigan, Paul E; Township of Upper Darby; 1/28/21; \$207.42
- McGettigan, Paul E; Township of Upper Darby; 1/28/21; \$259.33
- McGowan, John J; Township of Haverford; 1/12/21; \$527.34
- McGowan, Marie C; Township of Haverford; 1/12/21; \$527.34
- McGreevy, Daniel B; Cmwlt Dept of Revenue; 1/27/21; \$3,362.65
- McGreevy, Margaret M; Cmwlt Dept of Revenue; 1/27/21; \$3,362.65
- McGreevy, Daniel B; Commonwealth of PA Department of Revenue; 1/27/21; \$356.50
- McGreevy, Daniel B; Commonwealth of PA Department of Revenue; 1/27/21; \$356.50
- McGurk, Stephen D; Cmwlt Dept of Revenue; 1/28/21; \$1,492.97
- McKeith, Edwward J; Commonwealth of PA Department of Revenue; 1/28/21; \$2,647.21
- McKeith, Edwward J; Cmwlt of PA Department of Revenue; 1/28/21; \$4,392.70
- McKinney, Daniel J; Cmwlt Dept of Revenue; 1/27/21; \$1,301.67

**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 Southeastern 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 hundred 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 its 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 Southeastly 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 Southeastly side of Saude Avenue (60 feet wide) with the Northeastly side of 3rd Street (60 feet wide).

CONTAINING in front or breadth along the said Southeastly 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 Southeastly side of Saude Avenue crossing the bed of a 12 feet wide driveway, which extends Southwestwardly communicating at the Southwestly 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