

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 settlers 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

SAMUEL J. CAMPAGNA, dec'd.

Late of the Borough of Folcroft, Delaware County, PA.
 Extx.: Melissa R. Dunn c/o David S. Daniel, Esquire, 319 West Front Street, Media, PA 19063.
DAVID S. DANIEL, ATTY.
 319 West Front Street
 Media, PA 19063

JAMES COMEGER, dec'd.

Late of the City of Chester, Delaware County, PA.
 Admx.: Khadijah Regene Comeger, 5839 Park Avenue, Kansas City, MO 64130.
DAVID SCHACHTER, ATTY.
 1528 Walnut Street
 Suite 1507
 Philadelphia, PA 19102

ANNE M. D'ALLURA a/k/a ANNE

GENOVESE D'ALLURA, dec'd.
 Late of the Borough of Media, Delaware County, PA.
 The Anne M. D'Allura Trust Agreement Dated October 26, 2004.
 Trustee: Mark P. D'Allura c/o Stephen D. Potts, Esquire, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115.
STEPHEN D. POTTS, ATTY.
 Herr, Potts & Potts, LLC
 Strafford Office Building #2
 200 Eagle Road
 Suite 106
 Wayne, PA 19087-3115

ROBERT JAMES ESNER, dec'd.

Late of the Township of Concord, Delaware County, PA.
 Extx.: Lauren Guite, 96085 Marsh Lakes Drive, Fernandina Beach, FL 32034.

KENNETH C. RUSSELL, ATTY.
 Baratta, Russell & Baratta
 3500 Reading Way
 Huntingdon Valley, PA 19006

LEONA R. GITOMER a/k/a LEE GITOMER, dec'd.

Late of the Township of Haverford, Delaware County, PA.
 Extr.: Glenn Stuart Gitomer c/o McKinley C. McAdoo, Esquire, 80 W. Lancaster Avenue, 4th Floor, Devon, PA 19333.

McKINLEY C. McADOO, ATTY.
 McCausland, Keen & Buckman
 80 W. Lancaster Avenue
 4th Floor
 Devon, PA 19333

ANNE ELAINE HAZLETT a/k/a NANCY HAZLETT, dec'd.

Late of the Township of Haverford, Delaware County, PA.
 Extr.: William J. Cunningham c/o Joseph L. Monte, Jr., Esquire, 300 West State Street, Suite 300, Media, PA 19063.

JOSEPH L. MONTE, JR., ATTY.
 Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
 300 West State Street
 Suite 300
 Media, PA 19063

THOMAS J. JUDGE, SR., dec'd.

Late of the Borough of Glenolden, Delaware County, PA.
 Extr.: Thomas J. Judge, Jr.
WILLIAM E. MALONE, JR., ATTY.
 21 West Third Street
 Media, PA 19063

MARGARET HELEN McGINNIS a/k/a MARGARET McGINNIS, dec'd.

Late of the Township of Marple, Delaware County, PA.
 Extrs.: Michael McGinnis and Marianne McGinnis c/o Dana Breslin, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015.
DANA BRESLIN, ATTY.
 3305 Edgmont Ave.
 Brookhaven, PA 19015

VIRGINIA MORSE MINISCI, dec'd.

Late of the Township of Nether Providence, Delaware County, PA.
 Co-Extrs.: Bradley C. Brown and Rebecca E. Hansen.
TIMOTHY F. SULLIVAN, ATTY.
 216 South Orange Street
 Media, PA 19063

MARILYN A. RONZONI a/k/a MARILYN RONZONI, dec'd.
Late of the Township of Haverford, Delaware County, PA.
Extr.: Terrance D. Tumolo (Named in Will As Terrance Tumolo) c/o Bennett Block, Esquire, 401 S. Narberth Avenue, Suite 1-A, Narberth, PA 19072.
BENNETT BLOCK, ATTY.
401 S. Narberth Avenue
Suite 1-A
Narberth, PA 19072

DORIS J. RUSSELL a/k/a DORIS RUSSELL, dec'd.
Late of the Township of Ridley, Delaware County, PA.
Extr.: Joan Saunders (Named in Will As Joan R. Saunders) c/o Frank M. Fiore, Esquire, 1112 MacDade Boulevard, P.O. Box 158, Woodlyn, PA 19094.
FRANK M. FIORE, ATTY.
1112 MacDade Boulevard
P.O. Box 158
Woodlyn, PA 19094

JUANITA SHANTON, dec'd.
Late of Philadelphia.
Admr.: Michael V. Puppio, Jr., Esquire c/o William E. Malone, Jr., Esquire, 21 West Third St., Media, PA 19063.
WILLIAM E. MALONE, JR., ATTY.
21 West Third St.
Media, PA 19063

RUTH SHERMAN, dec'd.
Late of the Township of Marple, Delaware County, PA.
Extr.: Stanley Jay Sherman, 3684 Stanton Street, Philadelphia, PA 19128.
JAMES E. EGBERT, ATTY.
Egbert & Barnes, P.C.
349 York Road
Suite 100
Willow Grove, PA 19090

PHYLLIS A. THOMPSON, dec'd.
Late of the Township of Ridley, Delaware County, PA.
Trustee: John Kutcher c/o Patricia A. Coacher, Esquire, 166 Allendale Road, King of Prussia, PA 19406.
PATRICIA A. COACHER, ATTY.
166 Allendale Road
King of Prussia, PA 19406

SECOND PUBLICATION

HELEN ELIZABETH AMMEN a/k/a HELEN E. AMMEN and HELEN AMMEN, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Extr.: John N. Schaeffer, III, 60 East Court Street, P.O. Box 1389, Doylestown, PA 18901-0137.
JOHN N. SCHAEFFER, III, ATTY.
Eastburn and Gray, PC
60 East Court Street
P.O. Box 1389
Doylestown, PA 18901-0137

PATRICIA MAE BRITT, dec'd.
Late of the Township of Middletown, Delaware County, PA.
Extr.: Clinton Hamilton Britt c/o William B. Cooper, III, Esquire, P.O. Box 673, Exton, PA 19341.
WILLIAM B. COOPER, III, ATTY.
Fox Rothschild LLP
P.O. Box 673
Exton, PA 19341

JEAN M. FINNEGAN a/k/a JEAN M. JOHNSON, dec'd.
Late of the Borough of Sharon Hill, Delaware County, PA.
Admr.: Michael Finnegan.
MICHAEL F. SCHLEIGH, ATTY.
1004 S. Front Street
Philadelphia, PA 19107

RALPH E. FREEMAN, SR., dec'd.
Late of the City of Chester, Delaware County, PA.
Admr.: Ralph E. Freeman, Jr., 601 Highland Avenue, Apt. C, Chester, PA 19013.
DAVID SCHACHTER, ATTY.
1528 Walnut Street
Suite 1507
Philadelphia, PA 19102

THOMAS GILROY, SR., dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Extr.: Thomas Gilroy, Jr., 3847 Brunswick Avenue, Drexel Hill, PA 19026.
KELLY C. HAYES, ATTY.
McNichol, Byrne & Matlawski
1223 N. Providence Road
Media, PA 19063

HELEN E. HECKMAN a/k/a HELEN HECKMAN, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extr.: Duane A. Heckman c/o Griffin B. Evans, Esquire, 712 West MacDade Boulevard, Milmont Park, PA 19033.

GRIFFIN B. EVANS, ATTY.
Pressman & Doyle, LLC
712 West MacDade Boulevard
Milmont Park, PA 19033

**FREDERICK KOHLER, JR. a/k/a
FREDERICK W. KOHLER, JR. and
FREDERICK WILLIAM KOHLER,
JR.,** dec'd.

Late of the Township of Nether
Providence, Delaware County, PA.
Admx.: Catherine L. Kohler c/o Guy
F. Matthews, Esquire, 300 West State
Street, Suite 300, Media, PA 19063.

GUY F. MATTHEWS, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 West State Street
Suite 300
Media, PA 19063

**DANIEL A. LEBANO a/k/a DANIEL
LEBANO,** dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Louise Marie Hellings c/o Joseph
A. Walheim, Esquire, 40 West Eagle
Road, Suite Two, Havertown, PA
19083-1425.

JOSEPH A. WALHEIM, ATTY.
Joseph A. Walheim & Associates, P.C.
40 West Eagle Road
Suite Two
Havertown, PA 19083-1425

EVELYN S. PERLOFF, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
The Evelyn S. Perloff Living Trust,
dated October 7, 2016.
Trustee: Donna P. Suhey, 550 Carriage
Way, Deerfield, IL 60015.

DANIEL BALTUCH, ATTY.
104.5 Forrest Avenue
Suite 10
Narberth, PA 19072

JOHN P. REYBURN, dec'd.

Late of the Borough of Collingdale,
Delaware County, PA.
Extr.: John P. Reyburn, Jr. c/o Mark
M. Vakil, Esquire, 1489 Baltimore
Pike, Suite 103, Springfield, PA 19064.

MARK M. VAKIL, ATTY.
1489 Baltimore Pike
Suite 103
Springfield, PA 19064

VIOLA M. SAHAGIAN, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Admr.: Vahan R. Sahagian c/o Nicholas
M. Orloff, Esquire, 1 West Third
Street, Media, PA 19063.

NICHOLAS M. ORLOFF, ATTY.
Orloff Law
1 West Third Street
Media, PA 19063

THIRD AND FINAL PUBLICATION

SANDRA GAIL BETHEA, dec'd.

Late of the Borough of Lansdowne,
Delaware County, PA.
Admr.: Michael V. Puppio, Jr., 19 W.
Third St., Media, PA 19063.
MICHAEL V. PUPPIO, JR., ATTY.
19 W. Third St.
Media, PA 19063

PAUL H. FRISHKORN, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extx.: Louise Cochran (Named in Will
As Louise Cochran-Levinson) c/o Paul
C. Heintz, Esquire, Centre Square
West, 1500 Market Street, Suite 3400,
Philadelphia, PA 19102.
PAUL C. HEINTZ, ATTY.
Obermayer, Rebmann, Maxwell &
Hippel, LLP
Centre Square West
1500 Market Street
Suite 3400
Philadelphia, PA 19102

MICHAEL KEALY, dec'd.

Late of the Borough of Folcroft,
Delaware County, PA.
Admr.: Michael V. Puppio, Jr., 19 W.
Third St., Media, PA 19063.
MICHAEL V. PUPPIO, JR., ATTY.
19 W. Third St.
Media, PA 19063

JOHN McKENNA, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Michael V. Puppio, Jr., 19 W.
Third St., Media, PA 19063.
MICHAEL V. PUPPIO, JR., ATTY.
19 W. Third St.
Media, PA 19063

CURTIS SMITH, dec'd.

Late of the Borough of Colwyn,
Delaware County, PA.
Admr.: Michael V. Puppio, Jr., 19 W.
Third St., Media, PA 19063.
MICHAEL V. PUPPIO, JR., ATTY.
19 W. Third St.
Media, PA 19063

THOMAS C. WIERNICKI, dec'd.

Late of the Township of Tincicum,
Delaware County, PA.
Extr.: Patrick Glennon c/o Andrew H.
Dohan, Esquire, 460 East King Road,
Malvern, PA 19355-3049.

ANDREW H. DOHAN, ATTY.
Lentz, Cantor & Massey, Ltd.
460 East King Road
Malvern, PA 19355-3049

**CHARTER APPLICATION
NON-PROFIT**

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

The name of the corporation is:

Delco United Foundation

The Articles of Incorporation have been (are to be) filed on: May 15, 2020.

The purpose or purposes for which it was organized are as follows: to raise money to help and feed emergency front line responders.

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

June 12

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2020-03717
IN DIVORCE

NOTICE IS HEREBY GIVEN THAT a divorce action has been filed between

Tracy A. Benasutti
vs.
Gregory N. Benasutti

NOTICE TO DIVORCE

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense 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, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

H. CHARLES MARKOFSKI, ESQUIRE
1258 E. Philadelphia Ave.
P.O. Box 369
Gilbertsville, PA 19525

June 12

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 0075 OF 2019

NOTICE OF HEARING

TO: Robert Fetrow, Jr.

NOTICE IS HEREBY GIVEN THAT a Petition for Goal Change to Adoption/Termination of Parental Rights has been filed by Children and Youth Services of Delaware County as we are requesting to change the permanency goal from reunification to adoption and are seeking the termination of the parental rights of the father of Dominic F. (bd. 2/19/18).

A Hearing with respect to said Petition is scheduled for June 26, 2020 before the Honorable Linda A. Cartisano and will be held at 9:30 a.m. You have a right to appear at said Hearing and contest the Petition for Termination and if you fail to do so your parental rights may be terminated. 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 and/or birth relative if all parties agree and the agreement is approved by the Court.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. THE ATTORNEY THAT HAS BEEN APPOINTED TO REPRESENT YOU IS LORRAINE RAMUNNO, ESQUIRE AT (610) 892-9422.

June 5, 12, 19

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

JRJ Construction Enterprises LLC “Trading As” JRJ Construction; Department of Labor & Industry to the Use of the

- Unemployment Compensation Fund; 01/17/20; \$1,011.21
- JSO, LP; Borough of Darby; 01/13/20; \$973.29
- Jubalani, Dakari; Upper Darby Township; 01/15/20; \$925.09
- Kaminski, Patricia; Ditech Financial LLC; 01/16/20; \$141,338.26
- Kanneh, Doreen D; Township of Upper Darby; 01/17/20; \$208.73
- Kaplan, Gary A.; Internal Revenue Service; 01/15/20; \$22,451.55
- Kaplan, Gary A.; Internal Revenue Service; 01/15/20; \$22,451.55
- Kassim, Sadik; Township of Upper Darby; 01/10/20; \$259.33
- Kattulka, Philip; Midland Funding LLC; 01/07/20; \$3,677.25
- Kearns, Francis, III; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$2,126.28
- Kester-Crowther, Kristopher Ryan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$2,364.75
- King, Gary; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$1,006.00
- Kinlock, Marjorie L.; Webbank Fingerhut; 01/07/20; \$1,353.50
- Kirven, Natasha; Midland Funding LLC; 01/16/20; \$1,522.39
- Kitchens, Deborah J; Township of Upper Darby; 01/17/20; \$208.73
- Kostack, Janice E; Township of Upper Darby; 01/17/20; \$417.45
- Kostack, Joseph R; Township of Upper Darby; 01/17/20; \$417.45
- Krane, Jeffrey M; Upper Darby Township; 01/23/20; \$188.33
- Labranche, Joshua Taylor; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$1,242.75
- Laine, Sharon; Upper Darby Township; 01/27/20; \$1,927.51
- Lanclos, Jameen E; Township of Upper Darby; 01/23/20; \$259.33
- Lawson, Hermine M; Township of Upper Darby; 01/10/20; \$259.33
- Lazada, Luis Shante; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$2,149.20
- Leach, Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$2,943.75

- Lentz, Adam W; Capital One Bank (USA), N.A.; 01/09/20; \$2,767.50
- Lesage, Kristin L; Upper Darby Township; 01/15/20; \$158.60
- Lesage, Michael; Township of Upper Darby; 01/13/20; \$225.70
- Lesage, Michael; Township of Upper Darby; 01/16/20; \$208.73
- Levine, Bruce H.; Township of Upper Darby; 01/13/20; \$176.90
- Lewis, John Brooks, Jr.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$1,077.05
- Li, Mary Loc; Township of Upper Darby; 01/24/20; \$210.38
- Liciaga, David A; Township of Upper Darby; 01/24/20; \$183.43
- Lieu, Tuan; Upper Darby Township; 01/17/20; \$1,933.08
- Lindsey, Jack K; Unifund CCR LLC; 01/22/20; \$8,102.78
- Liss, Melissa Ann; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$2,176.75
- Lorenski, Michael J.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$1,925.35
- Mack, Nicole; LVNV Funding LLC; 01/07/20; \$3,467.81
- Magee, Katherine M.; Upper Darby Township; 01/27/20; \$1,985.36
- Malatesta, Susanne M; M&T Bank aka Manufacturers and Traders Trust Company; 01/23/20; \$22,617.14
- Malone, Patrice J.; Woodstream Condominium Association; 01/23/20; \$3,198.48
- Marmer, John; Capital One Bank (USA) NA; 01/16/20; \$5,807.94
- Marmer, John; Capital One Bank (USA) NA; 01/16/20; \$5,807.94
- Martucci, Benna M; Township of Haverford; 01/23/20; \$541.30
- Massaquoi, Crystal Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$867.00
- Massaquoi, Crystal Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$867.00
- Massaquoi, Crystal Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$867.00
- Mayberry, Thomas M; Capital One Bank (USA), N.A.; 01/16/20; \$3,635.09
- Mccants, June; Township of Upper Darby; 01/24/20; \$208.73
- Mccormick, James; Midland Funding LLC; 01/07/20; \$3,321.04
- Mcfield-Chavis, Dashaun Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$1,363.50
- Mckoy, Kevin Demetrius; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$570.47
- Mclarnon, Christopher; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$1,254.75
- Medley, Joan; 1412 Lansdowne Operating LLC d/b/a St. Francis Center for Rehabilitation & Healthcare; 01/21/20; \$19,834.58
- Meehan, Lawrence J; Upper Darby Township; 01/17/20; \$158.60
- Mergliano, James; Township of Upper Darby; 01/22/20; \$208.73
- Messner, Stephen M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$1,542.75
- Mid-Atlantic Restoration & Masonary LLC David Thompson Sole Mbr; Internal Revenue Service; 01/06/20; \$41,949.06
- Mignogna, Anthony F.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$2,080.13
- Mignogna, Anthony Francis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$975.25
- Miller, Stamar Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$276.00
- Mills, Baruti N; Portfolio Recovery Associates LLC; 01/14/20; \$4,353.64
- Mitchell, Diyah R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$13,833.25
- Mitchell, Edmond; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$1,192.75
- Mitchell, Jeremy; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$2,058.69
- MJ Patrick, Inc; Borough of Glenolden; 01/27/20; \$1,173.50
- Mondesir, Monique; Upper Darby Township; 01/22/20; \$128.10
- Mondesir, Monique; Upper Darby Township; 01/22/20; \$176.18
- Monroe, Donna; Upper Darby Township; 01/22/20; \$176.18

Monroe, William; Upper Darby Township; 01/22/20; \$176.18	Nolan, Janine M; Township of Upper Darby; 01/16/20; \$183.43
Monroe, William; Township of Upper Darby; 01/15/20; \$208.73	Nolan, Michael; Upper Darby Township; 01/06/20; \$1,959.70
Montgomery, James Alan; LVNV Funding LLC; 01/07/20; \$1,149.05	Nolan, Michael; Township of Upper Darby; 01/22/20; \$208.73
Moore, Jr., Erik A.; Upper Darby Township; 01/28/20; \$1,957.38	Nolan, Michael; Township of Upper Darby; 01/16/20; \$183.43
Moore, Qasim; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$692.35	Norman, Michael Dean; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$2,636.75
Moore, Qasim; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$692.35	Norther Realty Group LLC; Borough of Darby; 01/21/20; \$894.93
Moore, Theresa; Township of Darby; 01/02/20; \$311.73	Northern Realty Group; Borough of Darby; 01/13/20; \$464.00
Morris, Maurice; Upper Darby Township; 01/23/20; \$1,500.55	Northern Realty Group; Borough of Darby; 01/13/20; \$463.00
Moyer, Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$6,118.75	Northern Realty Group; Borough of Darby; 01/13/20; \$589.29
Much, Samuel J.; Internal Revenue Service; 01/16/20; \$80,342.29	Nzeh, Ghandy G; Upper Darby Township; 01/16/20; \$128.10
Muldoon, John G.; Upper Darby Township; 01/08/20; \$1,357.10	Nzeh, Ghandy G; Township of Upper Darby; 01/22/20; \$208.73
Munro, Michael James, Jr.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$1,795.95	Oconnor, Jarrett Michael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$1,129.75
Myers, Shelly P; Township of Upper Darby; 01/10/20; \$259.33	Ogleton, Mia H; Upper Darby Township; 01/09/20; \$188.33
Naddeo, Frederick R; Township of Upper Darby; 01/22/20; \$208.73	Okoth Otiano, Alice A; Capital One Bank (USA) NA; 01/29/20; \$3,671.97
Nawn, Joseph; Upper Darby Township; 01/17/20; \$1,925.81	Opdenaker, Shannon Marie; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$4,842.75
Nepe, Kwretu F; Upper Darby Township; 01/10/20; \$189.10	Orr, Margaret; Township of Upper Darby; 01/15/20; \$183.43
Nepe, Kwretu F; Township of Upper Darby; 01/23/20; \$210.38	Ortega, Miguel Rafael; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$2,257.25
Nepe, Kwretu F; Township of Upper Darby; 01/23/20; \$208.73	Owens, Daniel R; Township of Upper Darby; 01/22/20; \$208.73
Nesmith, Andrew; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 01/31/20; \$2,503.31	Owens, Daniel R; Township of Upper Darby; 01/22/20; \$183.43
Nestor, Anthony L; PHH Mortgage Corporation /FKA; 01/08/20; \$145,524.02	Pantalone, Nicholas J &; Township of Upper Darby; 01/24/20; \$210.38
Newlands, Asset Holding Trust; Township of Upper Darby; 01/15/20; \$208.73	Parenti Consulting Inc. a Corporation; Internal Revenue Service; 01/14/20; \$16,151.51
Newman, Eric M.; Borell, Rosemarie W.; 01/08/20; \$470,124.45	Peaceful Touch Home Care LLC; Department of Labor & Industry to the Use of the Unemployment Compensation Fund; 01/17/20; \$4,737.89
Nicholson, Cecelia Y; Township of Upper Darby; 01/16/20; \$208.73	Penna, Karen Joyce; Upper Darby Township; 01/08/20; \$2,173.60
Nixon, Brian; Upper Darby Township; 01/07/20; \$1,951.55	
Nolan, Janine M; Upper Darby Township; 01/16/20; \$176.18	

**LOCALITY INDEX
SHERIFF'S SALES
OF REAL ESTATE
COUNTY COUNCIL
MEETING ROOM
COURTHOUSE, MEDIA, PA
Friday, June 19, 2020
11:00 A.M. Prevailing Time**

BOROUGH

Brookhaven 41, 43
Clifton Heights 21, 58, 61
Collingdale 34, 63
Colwyn 54
Darby 4, 8, 10, 55
East Lansdowne 42
Folcroft 1, 20
Glenolden 18
Lansdowne 2, 15, 57
Parkside 40
Ridley Park 5
Yeadon 38, 51

CITY

Chester 48, 59

TOWNSHIP

Aston 9, 64
Haverford 31
Lower Chichester 49
Marple 22, 52
Middletown 14
Nether Providence 27, 53, 62
Newtown 12
Ridley 11, 26, 60
Springfield 7, 19, 44, 50
Tinicum 37
Upper Chichester 56
Upper Providence 47
Upper Darby 3, 16, 17, 24, 25, 29, 30, 33,
35, 39, 45, 46

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. 009511 1. 2017

MORTGAGE FORECLOSURE

2014 Heather Road
Folcroft, PA 19032-1609

Property in 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 or interest from or under Bernard L. Carr.

Hand Money \$9,797.87 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 5029B 2. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, described according to a plan and survey thereof made by Damon and Foster, Civil Engineers, Upper Darby, PA, on 6/29/1925, as follows, to wit:

SITUATE on the Southeasterly side of Midway Avenue at the distance of 345 feet 6 inches Northeastwardly from the Northeastly side of Wabash Avenue in the Borough of Lansdowne, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on the said Midway Avenue 18 feet and extending of that width in length or depth Southeastwardly between lines parallel with the said Wabash Avenue 100 feet to the middle of a certain 16 feet wide driveway which extends Northeastwardly into Marple Avenue and Southwestwardly in to Wabash Avenue.

BEING known as: 182 Midway Avenue, Lansdowne, PA 19050.

PARCEL No. 23-00-02286-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Wadeeah Rahman-Salaam.

Hand Money \$17,247.36

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007802 3. 2019

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 16-13-00244-00.

Property: 303 Ashland Avenue, Secane, PA 19018.

BEING the same premises which Joseph L. Rihl and Evelyn M. Rihl, by Deed dated October 16, 1995 and recorded October 19, 1995 in and for Delaware County, Pennsylvania in Deed Book Volume 1410, page 241, granted and conveyed unto Martin J. Devaney, Jr. and Linda M. Devaney.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Martin J. Devaney, Jr. and Linda M. Devaney.

Hand Money \$24,547.33

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005366A 4. 2018

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 14-00-00913-00.

PROPERTY: 218 South 5th Street, Darby, PA 19023.

BEING the same premises which Teresa E. Horn, by Deed dated March 26, 1990 and recorded April 3, 1990, in and for Delaware County, Pennsylvania in Deed Book Volume 749, page 1396, granted and conveyed unto Robert Lucas, unmarried man.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Robert Lucas, unmarried man.

Hand Money \$4,209.32

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009806 5. 2019

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 No. 37000056900.

PROPERTY: 315 Crum Lynne Road, Ridley Park, PA 19078

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Joel Linn Butler, Sr. and Donna Marie Wilkinson Butler, his wife.

Hand Money \$14,801.23

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000033 7. 2019

MORTGAGE FORECLOSURE

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

Front: 80 Depth: 120

BEING Premises: 400 Northcroft Road, Springfield, PA 19064-1318.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kevin J. Sheehan a/k/a Kevin Sheehan.

Hand Money \$16,868.36

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005806A 8. 2018

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 166

BEING Premises: 322 South 5th Street, Darby, PA 19023-2403.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Devon McGrath.

Hand Money \$19,523.97

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001272D 9. 2014

MORTGAGE FORECLOSURE

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

Front: 85 Depth: 125

BEING Premises: 2270 Overlook Drive, Aston, PA 19014-1617.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Arthur Pontz and Anne E. Pontz.

Hand Money \$15,574.45

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009254 10. 2017

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

BEING Premises: 36 Branford Road, Darby, PA 19023.

Parcel No. 14-00-00102-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Erin R. Kavanagh a/k/a Erin Kavanagh and Francis K. Kavanagh a/k/a Francis Kavanagh.

Hand Money \$6,353.69

Andrew J. Marley, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007878 11. 2019

MORTGAGE FORECLOSURE

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

Front: 120 Depth: 120

BEING Premises: 801 Swarthmore Avenue, Folsom, PA 19033-1132.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jay W. Clark, IV and Allison M. Lyle.

Hand Money \$15,863.24

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008913 12. 2018

MORTGAGE FORECLOSURE

Property in the Newtown Township, County of Delaware, Commonwealth of PA on the Southeasterly side of Northwood Road.

Front: IRR Depth: IRR

BEING Premises: 21 Northwood Road, Newtown Square, PA 19073.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Patrick A. Trainor and Christine M. Trainor.

Hand Money \$13,546.70

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003805 14. 2016

MORTGAGE FORECLOSURE

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

Front: 400 Depth: 225

BEING Premises: 505 South Heilbron Drive, Media, PA 19063-4549.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael Troiani a/k/a Michael J. Troiani and Kelli L. Troiani a/k/a Kelli Troiani.

Hand Money \$85,740.67

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008099 15. 2019

MORTGAGE FORECLOSURE

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

Front: 32 f t Depth: 82 ft

BEING Premises: 161 East Plumstead Avenue, Lansdowne, PA 19050-1246.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Souleymane Kone and Kristin Kone.

Hand Money \$7,857.78

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010642 16. 2019

MORTGAGE FORECLOSURE

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

Front: 65 Depth: 98

BEING Premises: 744 East Providence Road, a/k/a 744 Providence Road, Clifton Heights, PA 19018-4317.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Carlos Riera and Wanda M. Riera.

Hand Money \$13,648.72

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000078 17. 2020

MORTGAGE FORECLOSURE

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

Front: 23.37 Depth: 80

BEING Premises: 7950 Arlington Avenue, Upper Darby, PA 19082-2804.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Frank M. Grant.

Hand Money \$9,216.38

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010213 18. 2019

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 100

BEING Premises: 110 North Llanwellyn Avenue, Glenolden, PA 19036-1326.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: George E. Heinly, III a/k/a George E. Heinly and Lauren Mcelhenney a/k/a Lauren Heinly.

Hand Money \$9,884.84

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008537 19. 2019

MORTGAGE FORECLOSURE

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

Front: 66.9 Depth: 143.73 x IRR

BEING Premises: 252 Colonial Park Drive, Springfield, PA 19064-2621.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Luke R. McMenamin.

Hand Money \$32,805.13

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007637 20. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$79,151.71

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

BEING 2125 Delmar Drive, Folcroft Borough, Delaware County, PA 19032 (Folio 20-00-00511-07).

Dimensions: 63 x 101

IMPROVEMENTS CONSIST OF: residential.

SOLD AS THE PROPERTY OF: Lawrence Steven McGlynn in his capacity as Executor of the Estate of Clifford E. Wilson, and not individually and Clifford E. Wilson, deceased.

Hand Money \$7,915.17

William J. Levant, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010073 21. 2019

MORTGAGE FORECLOSURE

Property situated in the Borough of Clifton Heights, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on March 23, 2004, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3121, at page 410 and Instrument No. 2004040202.

Folio No. 10-00-01730-00.

BEING known as 212 North Springfield Road, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential.

SOLD AS THE PROPERTY OF: Abdul Gaffar and Samsun Nahar 1% interests as Tenants by the Entireties Husband and Wife and Shahidul Gaffar a 99% interest and as to the Whole as Tenants in Common.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003994 22. 2017

MORTGAGE FORECLOSURE

ALL the following described real estate situated in the Marple Township, County of Delaware, Commonwealth of Pennsylvania.

HAVING erected thereon a dwelling known and numbered as 2214 Windsor Circle, Broomall, PA 19008.

Deed Book Volume 01747 page 0077 Parcel Number 25-00-05548-00.

IMPROVEMENTS CONSIST OF: 1 story house garage.

SOLD AS THE PROPERTY OF: Marc K. Samet.

Hand Money \$3,000.00

Kevin J. Cummings, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009729 24. 2019

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 16130323000.

Property: 3942 Stratford Road, Drexel Hill, PA 19026.

BEING the same premises which Frances Mary Johnston and Joan Ann Young, by Deed dated November 20, 2008 and recorded December 9, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 4467, page 152, granted and conveyed unto John P. Galloway.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: John P. Galloway.

Hand Money \$10,625.74

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000633 25. 2019

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 132

BEING Premises: 512 Alexander Avenue, Drexel Hill, PA 19026-5204.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Stephen Gregory Ford and Kathleen Elizabeth Ford.

Hand Money \$22,074.66

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000274 26. 2020

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

BEING Premises: 603 Darby Road, Ridley Park a/k/a Ridley Twp. a/k/a Folsom, PA 19078.

Parcel No.: 38-06-00427-00.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Kevin Metz and Theresa Metz.

Hand Money \$14,128.19

Edward J. McKee, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001240A 27. 2019

MORTGAGE FORECLOSURE

410 Albany Court
Wallingford, PA 19086

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Brenda Lee Evans.

Hand Money \$10,638.20 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000301 29. 2020

MORTGAGE FORECLOSURE

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

Front: 100 Depth: 192 IRR

BEING Premises: 1027 Providence Road, Secane, PA 19018-2912.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jessica Awolusi.

Hand Money \$19,790.99

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010274 30. 2019

MORTGAGE FORECLOSURE

Property in the Upper Darby Township, County of Delaware, Commonwealth of PA on the Southeasterly side of Valley Green Drive.

Front: IRR Depth: IRR

BEING Premises: 3418 Valley Green Drive, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Nicholas V. Troilo.

Hand Money \$5,137.96

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009273 31. 2019

MORTGAGE FORECLOSURE

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

Parcel No. 22020051500.

BEING Premises: 129 Juniper Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Gwendolyn Wilson.

Hand Money \$23,297.49

Nicole LaBletta, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010548 33. 2019

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 3213 Plumstead Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Mark Michael Mattioli as Administrator of the Estate of Michael R. Mattioli a/k/a Michael Robert Mattioli deceased and Deborah A. Warner as Administratrix of the Estate of Michael R. Mattioli a/k/a Michael Robert Mattioli deceased.

Hand Money \$14,775.52

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000026 34. 2020

MORTGAGE FORECLOSURE

819 Bartram Avenue
Collingdale, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Carole A. Hoopes a/k/a Carole Hoopes.

Hand Money \$11,697.96 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004424 35. 2019

MORTGAGE FORECLOSURE

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

BEING Folio No. 16100144600.

BEING Premises: 750 Ormond Avenue, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Eveline Saintil Mareus.

Hand Money \$22,295.85

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003996 37. 2019

MORTGAGE FORECLOSURE

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

Parcel No. 45-00-00863-37.

BEING Premises: 409 Marsden Avenue, Essington, PA 19029.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Elizabeth Seiverd, deceased.

Hand Money \$15,575.30

Nicole LaBletta, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002667A 38. 2017

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware, Commonwealth of PA on the point on the corner formed by the intersection of the Northwest side of Bailey Road with the Southwest.

Front: IRR Depth: IRR

BEING Premises: 17 Bailey Road, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Rosemarie Jones.

Hand Money \$26,428.42

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010608 39. 2019

MORTGAGE FORECLOSURE

Property in the Upper Darby Township, County of Delaware, Commonwealth of PA on the Northeastwardly line of Huntley Road.

Front: IRR Depth: IRR

BEING Premises: 323 Huntley Road, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Moinul Huda.

Hand Money \$5,422.12

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003780 40. 2019

MORTGAGE FORECLOSURE

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

Front: 40 Depth: 120

BEING Premises: 20 West Roland Road, Brookhaven, PA 19015-3226.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Daniel Oxendine, Jr. and Melissa A. Culver.

Hand Money \$9,515.67

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010519 41. 2019

MORTGAGE FORECLOSURE

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

Front: 60 Depth: 145

BEING Premises: 4101 Woodland Avenue, Brookhaven, PA 19015-1625.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christopher Boyle.

Hand Money \$13,917.71

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006200 42. 2019

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 125

BEING Premises: 15 Penn Boulevard, East Lansdowne, PA 19050-2624.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tracy McPherson and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Walter J. Vinnacombe, deceased.

Hand Money \$10,245.39

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008536 43. 2019

MORTGAGE FORECLOSURE

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

Area: .0222 acres

BEING Premises: 5200 Hilltop Drive, Unit Dd15, Brookhaven, PA 19015-1262.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Tara Marie Newman.

Hand Money \$13,216.99

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007291 44. 2019

MORTGAGE FORECLOSURE

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

Front: 74.92 Depth: 130

BEING Premises: 306 Gleaves Road, Springfield, PA 19064-2102.

IMPROVEMENTS CONSIST OF: residential property.

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

Hand Money \$33,447.96

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004196A 45. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground Situate in Upper Darby Township, County of Delaware and Commonwealth of Pennsylvania, and described according to a Plan known as Highland Park, said Plan made by Joseph W. Hunter, Civil Engineer of Jenkintown, Pennsylvania dated 5/12/1904, said Plan recorded in the Office for the Recording of Deeds in and for the County of Delaware at Media, Pennsylvania, in Plan Case No. 1, page 13 as follows:

BEGINNING at a point on the Southwesterly side of Beverly Boulevard (40 feet wide) at the distance of 250 feet measured on a bearing of North 24 degrees 41 minutes West along the said side of Beverly Boulevard from its point of intersection with the Northwesterly side of Highland Avenue (45 feet wide).

CONTAINING in front or breadth Northwestwardly along the said side of Beverly Boulevard 25 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Beverly Boulevard 125 feet.

UNDER AND SUBJECT to all the easements, exceptions, right, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING thereon erected a dwelling house known as: 7820 Beverly Boulevard Upper Darby, PA 19082.

PARCEL No. 16-05-00127-02.

BEING the same premises which Joseph C. Vesci, et ux., by Deed dated June 20, 2011 and recorded June 24, 2011, Delaware County Record Book 4954, page 1309, granted and conveyed unto Alicia Johnson.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Alicia Johnson.

Hand Money \$13,452.68 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002360 46. 2019

MORTGAGE FORECLOSURE

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

BEING Folio No. 16-08-00842-00.

BEING Premises: 1016 Cobbs Street, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Richard Giovanetti known surviving heir of Jean Giovanetti, Maureen Villari known surviving heir of Jean Giovanetti and unknown surviving heirs of Jean Giovanetti.

Hand Money \$11,785.58

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009413 47. 2019

MORTGAGE FORECLOSURE

Property situated in the Township of Upper Providence, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on March 20, 2017, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 05696, at page 2102 and Instrument No. 2017014468.

Folio No. 35-00-01340-00.

BEING known as 83 Palmers Mill Road, Media, PA 19063.

IMPROVEMENTS CONSIST OF: a single family residential.

SOLD AS THE PROPERTY OF: Anna H. Fisher and Dionne R. Fisher.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007996 48. 2019

MORTGAGE FORECLOSURE

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

BEING Folio No. 49010240300.

BEING Premises: 321 West Mowry Street, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Temechia Miah aka Temechia M. Moseley known surviving Heir of Cynthia N. Miller and unknown surviving Heirs of Cynthia N. Miller.

Hand Money \$8,868.74

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001795 49. 2019

MORTGAGE FORECLOSURE

Property in the Township of Lower Chichester, County of Delaware, Commonwealth of Pennsylvania.

BEING Folio No. 08-00-00723-00.

BEING Premises: 1344 Market Street, aka 1342 Market Street aka 1342-1344 Market Street, Linwood, Pennsylvania 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: William C. Edge.

Hand Money \$11,438.08

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000178 50. 2020

MORTGAGE FORECLOSURE

Property situated in the Township of Springfield, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on July 18, 2006, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 3854, at page 2309 and Instrument No. 2006066048.

Folio No. 42-00-04569-00.

BEING known as 425 Parham Road, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential.

SOLD AS THE PROPERTY OF: Joseph Sciarrino and Rebecca W. Sciarrino.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010763 51. 2019

MORTGAGE FORECLOSURE

Property situated in the Borough of Yeadon, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on September 21, 2018, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 06227, at page 0452 and Instrument No. 2018046707.

Folio No. 48-00-02296-00.

BEING known as 909 MacDade Boulevard, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential.

SOLD AS THE PROPERTY OF: Sammie L. Campbell.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009725 52. 2018

MORTGAGE FORECLOSURE

219 Harvest Lane
Broomall, PA 19008

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Beverley Wheatley.

Hand Money \$60,876.12 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008018A 53. 2017

MORTGAGE FORECLOSURE

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

Dimensions: Unit 31B

Acres: .0204

BEING Premises: 760 B Putnam Boulevard, Wallingford, PA 19086-6703.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Michael A. O'Brien and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Arlene O'Brien a/k/a Arlene Obrien, deceased.

Hand Money \$5,809.13

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 7047A 54. 2018

MORTGAGE FORECLOSURE

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

Front: 28 Depth: 136

BEING Premises: 113 South 4th Street, Darby, PA 19023-2810.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Tiffany Lewis.

Hand Money \$5,629.60

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 9110E 55. 2013

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 78

BEING Premises: 122 Spring Valley Road, Darby, PA 19023-1418.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sandra Mclean.

Hand Money \$8,374.15

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006510 56. 2019

MORTGAGE FORECLOSURE

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

Front: 75 Depth: 150

BEING Premises: 2038 Naamans Creek Road, Upper Chichester, PA 19061-3342.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Norene C. Janney.

Hand Money \$15,000.94

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 4123A 57. 2018

MORTGAGE FORECLOSURE

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

Front: 53 Depth: 106

BEING Premises: 147 Bryn Mawr Avenue, Lansdowne, PA 19050-1806.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Cassandra A. Catapano.

Hand Money \$15,057.97

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008781 58. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected, situate in the Borough of Clifton Heights, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 205 on Plan No. 3 Westbrook Park made by Damon and Foster, Civil Engineers of Sharon Hill, Pennsylvania, dated May 18, 1948 revised July 28, 1948 which Plan is recorded in the Office for the Recording of Deeds in and for the County of Delaware at Media in Plan Case 7 page 5 and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oak Avenue (60 feet wide) at the distance of 55 feet Southeastwardly from the point of radial intersection which the Northeasterly side of Oak Avenue makes with the Southeasterly side of Revere Road (40 feet wide).

CONTAINING in front or breadth on said Oak Avenue 25 feet and extending of that width in length or depth North 73 degrees 30 minutes East between parallel lines at right angles to said Oak Avenue 92.50 feet to the center line of a certain 15 feet wide driveway which extends Northwestwardly into Revere Road.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as shown on the aforesaid plan laid out across the rear of these and adjoining premises as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof.

TITLE to said Premises vested in Kenneth W. Matsinger a/k/a Kenneth Matsinger and Christina A. Matsinger by Deed from John P. May et al dated March 30, 2007 and recorded on April 3, 2007 in the Delaware County Recorder of Deeds in Book 04066, page 0052 as Instrument No. 2007029356.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Christina A. Matsinger and Kenneth W. Matsinger a/k/a Kenneth Matsinger.

Hand Money \$13,647.74

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 2965 59. 2015

MORTGAGE FORECLOSURE

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

BEING Folio No. 49010241200.

BEING Premises: 249 West Mowry Street, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Patricia Ann Williams, known surviving Heir of Rebecca A. Williams, Peggy L. Johnson, known surviving Heir of Rebecca A. Williams, Erma Jean McMillan, known surviving Heir of Rebecca A. Williams, and Joe Louis Watson, Sr., known surviving Heir of Rebecca A. Williams and Unknown surviving Heirs of Rebecca A. Williams, Zubbie Mae Watson, known surviving Heir of Rebecca A. Williams.

Hand Money \$13,018.49

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002823A 60. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in Ridley Township, County of Delaware, Commonwealth of Pennsylvania and described according to a Plan of Derwood park for Floyd Mousley by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, under date of July 2, 1951 and last revised April 3, 1952 and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Derwood Drive (50 feet wide) at the distance of 266 feet measured North 43 degrees 8 minutes 45 seconds West from a point a corner formed by the intersection of the said side of Derwood Drive (if extended) with the Northwesterly side of Dorrett Street (50 feet wide) (if extended).

CONTAINING in front or breadth measured North 43 degrees 8 minutes 45 seconds West along the said side of Derwood Drive 27 feet and extending of that width in length or depth South 46 degrees 51 minutes 15 seconds West, between parallel lines at right angles to Derwood Drive, 100 feet the Southeast line thereof partly passing through the center of the party wall on these premises and the premises to the Southeast and the Northwest line thereof partly passing through the center of a 14 feet driveway which is equally laid out over these premises and the premises adjoining to the Northwest; said driveway extending Southwest from Derwood Drive for a distance of 20 feet.

BEING Lot No. 23 on said Plan.

AND BEING known as 229 Derwood Drive.

TOGETHER with free and common use, right, liberty and privilege of the aforesaid joint driveway which is equally laid out and over these premises and the premises adjoining to the Northwest as and for a driveway, passageway at all times hereafter, forever in common with the owners, tenants and occupiers of these premises and the premises adjoining to the Northwest.

BEING Folio No. 38-02-00631-00

For information purposes only—property a/k/a 229 Derwood Drive, Woodlyn, PA 19094.

TITLE to said Premises vested in Brett J. Werner and Jillian D. Werner, husband and wife, by Deed from Kari Pratt, also known Kari Finnegan, dated 05/09/05, recorded 05/19/05 in Book 03489 page 1215.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Brett J. Werner and Jillian D. Werner.

Hand Money \$9,526.17

Parker McCay P.A., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 03145 61. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN tract or parcel of land with buildings and IMPROVEMENTS erected thereon, situate in the Borough of Clifton Heights, County of Delaware and Commonwealth of Pennsylvania, and described as follows, to wit:

31 East Broadway Avenue, Clifton Heights, PA 19018.

BEING the same premises which became vested in Nancy Daveler by Deed from Thomas D. Spangler and Donna E. Spangler by Indenture dated 6/19/2002 and recorded 8/2/2002 in the Office of the Recorder of Deeds in and for the said County of Delaware in Book 2493, page 1465.

Parcel No. 10-00-00493-00.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Nancy Daveler.

Judgment: \$36,562.36

Hand Money \$3,000.00

Corinne Samler Brennan, Esquire
Robert J. Crawley, Esquire
Klehr Harrison Harvey Branzburg, LLP,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008897 62. 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.

Hand Money \$11,295.94 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010596 63. 2019

MORTGAGE FORECLOSURE

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

Front: Irregular Depth: Irregular

BEING Premises: 20 West Lynbrook Road, Collingdale, PA 19023.

Parcel No. 11-00-01483-00.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Tonalaya T. Davis.

Hand Money \$16,380.73

James Buck, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002490 64. 2013

MORTGAGE FORECLOSURE

17 Ridge Road
Aston, PA 19014

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Molly F. Gries, Richard T. Gries.

Hand Money \$16,897.54

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

May 29; June 5, 12