

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

- ROBERT BALUKJIAN, dec'd.**
Late of the Township of Haverford, Delaware County, PA.
Extr.: David Arlen Sarian 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
- SOPHIA BELTZ a/k/a SOPHIA B. BELTZ, dec'd.**
Late of the Township of Concord, Delaware County, PA.
Extr.: Richard H. Beltz, Jr., 100 Portsmouth Circle, Glen Mills, PA 19342.
- MARIA E. BERG a/k/a MARIA ELENA BERG, dec'd.**
Late of the Township of Upper Chichester, Delaware County, PA.
Extxs.: Nicole B. Robinson and Danielle Beth Wilson (Named in Will As Danielle Victor) c/o Terrance A. Kline, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063.
TERRANCE A. KLINE, ATTY.
200 E. State St.
Ste. 306
P.O. Box A
Media, PA 19063
- BARBARA A. BRADY, dec'd.**
Late of the Township of Tinicum, Delaware County, PA.
Admr.: Paul R. Brady c/o Kevin J. McGarrey, Esquire, 416-A N. Governor Printz Blvd., Lester, PA 19029.
KEVIN J. McGARREY, ATTY.
416-A N. Governor Printz Blvd.
Lester, PA 19029

- CONSTANCE J. CARDUCCI a/k/a CONSTANCE JANE CARDUCCI, dec'd.**
Late of the Borough of Brookhaven, Delaware County, PA.
Extr.: James K. Ellixson.
RICHARD M. HELLER, ATTY.
P.O. Box 644
Media, PA 19063-0644
- MARY H. CARLE a/k/a MARY HARRISON CARLE, dec'd.**
Late of the Township of Newtown, Delaware County, PA.
Extr.: Rebecca H. Carle c/o Rhonda F. Lord, Esquire, 24 North Lime Street, Lancaster, PA 17602.
RHONDA F. LORD, ATTY.
Kegel Kelin Litts & Lord LLP
24 North Lime Street
Lancaster, PA 17602
- MARGARET T. CLARK, dec'd.**
Late of the Township of Edgmton, Delaware County, PA.
Extr.: Francis Patrick Connor c/o Louis F. Ballezzi, Esquire, 14 N. Lexington Ave., Havertown, PA 19083.
LOUIS F. BALLEZZI, ATTY.
14 N. Lexington Ave.
Havertown, PA 19083
- REGINA A. CONTI, dec'd.**
Late of the Township of Haverford, Delaware County, PA.
Extxs.: Lisa Wilson and Christopher Conti c/o Raymond J. Falzone, Jr., Esquire, 22 East Third Street, Media, PA 19063.
RAYMOND J. FALZONE, JR., ATTY.
Falzone & Wylor
22 East Third Street
Media, PA 19063
- JUNE H. DOWD, dec'd.**
Late of the Township of Marple, Delaware County, PA.
Extr.: Christopher M. Brown, 300 W. State St., Ste. 300, Media, PA 19063.
CHRISTOPHER M. BROWN, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063
- JOHN WHITING EHMER a/k/a JOHN W. EHMER, dec'd.**
Late of the Township of Haverford, Delaware County, PA.
Extr.: Lael G. Ravenscroft c/o Catherine Sue Clark, Esquire, 11319 Shannondell Dr., Norristown, PA 19403.

CATHERINE SUE CLARK, ATTY.
11319 Shannondell Dr.
Norristown, PA 19403

VIRGINIA A. EVANS a/k/a VIRGINIA EVANS, dec'd.

Late of the Township of Upper Darby, Delaware County, PA.
Extr.: Sterly H. Malloy c/o Harris J. Resnick, Esquire, 22 Old State Road, Media, PA 19063.
HARRIS J. RESNICK, ATTY.
22 Old State Road
Media, PA 19063

NANCY TILY EVERSON, dec'd.

Late of the Township of Radnor, Delaware County, PA.
Extr.: J. Barry Mitchell, 2936 W. Wilson Ave., Chicago, IL 60625.
HEIKE K. SULLIVAN, ATTY.
Ballard Spahr LLP
1735 Market St.
51st Fl.
Philadelphia, PA 19103

L. ANN EYNON a/k/a LUCRETIA ANN EYNON, dec'd.

Late of the Township of Radnor, Delaware County, PA.
Extr.: Richard R. Eynon c/o Patrick A. Russo, Esquire, 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428-2950.
PATRICK A. RUSSO, ATTY.
Heckscher, Teillon, Terrill & Sager, P.C.
1001 Conshohocken State Rd.
#1-300
West Conshohocken, PA 19428-2950

WALTER E. GATCHELL, dec'd.

Late of the Township of Aston, Delaware County, PA.
Extr.: Grant Gatchell.
JOHN NEUMANN HICKEY, ATTY.
20 W. Front St.
Media, PA 19063

JUANITA GUYTON, dec'd.

Late of the Township of Middletown, Delaware County, PA.
Extr.: Richard P. Guyton c/o Joseph P. DiGiorgio, Esquire, 1800 E. Lancaster Avenue, Paoli, PA 19301.
JOSEPH P. DIGIORGIO, ATTY.
1800 E. Lancaster Avenue
Paoli, PA 19301

JOHN F. HAINES, SR., dec'd.

Late of the Township of Radnor, Delaware County, PA.
Extr.: Margaret M. Haines 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

SHIRLEY HAMER a/k/a SHIRLEY E. HAMER and SHIRLEY T. HAMER, dec'd.

Late of the Township of Ridley, Delaware County, PA.
Extr.: Joseph W. Hamer, Jr. c/o Henry M. Clinton, Esquire, Queen Memorial Bldg., 1313 S. 33rd St., Philadelphia, PA 19146.
HENRY M. CLINTON, ATTY.
Law Firm of Henry M. Clinton, LLC
Queen Memorial Bldg.
1313 S. 33rd St.
Philadelphia, PA 19146

WALTER FRANCIS HOGAN, JR., dec'd.

Late of the Borough of Folcroft Delaware County, PA.
Extr.: Kenneth Hogan 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

LAWRENCE G. HOLLIDAY, dec'd.

Late of the Township of Upper Providence, Delaware County, PA.
Extr.: Bruce Everett Hunt a/k/a Bruce E. Hunt (Also Named in Will As Bruce E. Hunt) c/o Frank M. Fiore, Esquire, 1112 MacDade Blvd., Box 158, Woodlyn, PA 19094.
FRANK M. FIORE, ATTY.
1112 MacDade Blvd.
Box 158
Woodlyn, PA 19094

MARY ANN KELLY, dec'd.

Late of the Township of Ridley, Delaware County, PA.
Extr.: James Kelly 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

JOHN M. KLEMKO, dec'd.

Late of the Township of Upper Chichester, Delaware County, PA.
Admx.: Evonne Klemko c/o Philip J. Edwards, Esquire, 217 N. 6th St., Reading, PA 19601.
PHILIP J. EDWARDS, ATTY.
217 N. 6th St.
Reading, PA 19601

PAUL R. LANDMAN, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extr.: William G. Halligan 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

CATHERINE LAST, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: Elizabeth A. Scofield (Named
in Will As Elizabeth Scofield and
Elizabeth Scofield Ford), 1620
Baltimore Pike, P.O. Box 1531, Chadds
Ford, PA 19317.
STEPHANIE P. KALOGREDIS, ATTY.
Lamb McErlane, PC
24 E. Market St.
P.O. Box 565
West Chester, PA 19381

MARIA A. MASTRANTON, dec'd.

Late of the Borough of Glenolden,
Delaware County, PA.
Extr.: Cecilia Marie Mastranton.
WILLIAM HABURCAK, ATTY.
755 North Monroe St.
Media, PA 19063

MICHAEL MORRIS, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extr.: Troy Morris c/o Alfred V.
Altopiedi, Esquire, 902 Old Marple
Road, Springfield, PA 19064.
ALFRED V. ALTOPIEDI, ATTY.
902 Old Marple Road
Springfield, PA 19064

FERENC PAPP, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Suzanne Wright, 115 S. New
Middletown Road, Media, PA 19063.
ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

CHARLES F. RAZZANO, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extr.: Carol Ann Razzano (Named in
Will As Carol Razzano) c/o Charles E.
McKee, Esquire, 1 N. Ormond Ave.—
Office, Havertown, PA 19083.
CHARLES E. MCKEE, ATTY.
Donohue, McKee & Mattson, Ltd.
1 N. Ormond Ave.—Office
Havertown, PA 19083

HOWARD D. SHUPARD, JR., dec'd.

Late of the Township of Bethel,
Delaware County, PA.
Extr.: Gale A. Shupard c/o Kyle A.
Burch, Esquire, 22 State Road, Media,
PA 19063-1442.
KYLE A. BURCH, ATTY.
22 State Road
Media, PA 19063-1442

ANTHONY TARABA, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 110
West Front Street, Media, PA 19063.
FRANK W. DALY, ATTY.
110 West Front Street
Media, PA 19063

NANCY LOUISE URSO a/k/a NANCY

L. URSO, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extr.: David Michael Urso (Named in
Will As David M. Urso) and William
L. Corcoran, Jr. (Named in Will As
William L. Corcoran) c/o Denis A.
Gray, Esquire, Carriage House, 115
Bloomingdale Ave., Ste. 100, Wayne,
PA 19087.
DENIS A. GRAY, ATTY.
Palmer & Gray LLP
Carriage House
115 Bloomingdale Ave.
Ste. 100
Wayne, PA 19087

THOMAS F. WYNNE, JR., dec'd.

Late of the Borough of Lansdowne,
Delaware County, PA.
Extr.: Kathleen W. Webb.
WILLIAM HABURCAK, ATTY.
900 North Providence Rd.
Media, PA 19063

SECOND PUBLICATION**GUNNAR M. COPER**, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Co-Extr.: Elizabeth N. Holt and
Jamilie Ann Jacobs c/o Stephen
Carroll, Esquire, P.O. Box 1440,
Media, PA 19063.
STEPHEN CARROLL, ATTY.
Carroll & Karagelian LLP
P.O. Box 1440
Media, PA 19063

MARY L. CULLEN a/k/a MARY E.

CULLEN, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extr.: Michael Cullen c/o John S.
Custer, III, Esquire, 7 Saint Albans
Circle, Newtown Square, PA 19073.

JOHN S. CUSTER, III, ATTY.
Custer & Custer
7 Saint Albans Circle
Newtown Square, PA 19073

LISA K. CUMMINS a/k/a LISA

KRISTINE CUMMINS, dec'd.
Late of the Township of Haverford,
Delaware County, PA.

Admr.: Jan Peter Cummins c/o Laura
M. Tobey, Esquire, 229 W. Wayne Ave.,
Wayne, PA 19087.

LAURA M. TOBEY, ATTY.
Reidenbach & Associates, LLC
229 W. Wayne Ave.
Wayne, PA 19087

**HARRY LEO DIAMOND a/k/a HARRY
DIAMOND**, dec'd.

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

Admx. C.T.A.: Stephanie D. Carr c/o
Guy F. Matthews, Esquire, 300 W.
State St., Media, PA 19063.

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

KATHLEEN F. DiMATTIA a/k/a

KATHLEEN FLORENCE

DiMATTIA, dec'd.
Late of the Borough of Eddystone,
Delaware County, PA.

Extr.: Joseph DiMattia c/o Christina B.
Roberts, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.

CHRISTINA B. ROBERTS, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

WILLIAM H. FITZGERALD, JR., dec'd.

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

Admr.: William H. Fitzgerald, III c/o
James A. Pruyne, Esquire, 14 Park St.,
Towanda, PA 18848.

JAMES A. PRUYNE, ATTY.
14 Park St.
Towanda, PA 18848

JOHN J. HAWKINS, dec'd.

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

Extr.: Linda Ann Hammond c/o Joseph
T. Mattson, Esquire, 1 N. Ormond
Ave., Office, Havertown, PA 19083.

JOSEPH T. MATTSON, ATTY.
Donohue, McKee & Mattson, Ltd.
1 N. Ormond Ave.

Office
Havertown, PA 19083

FRANCIS R. HELD, dec'd.

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

Extrs.: Elizabeth Anne Reilly (Named
in Will As Elizabeth A. Reilly) and
Robert Francis Held (Named in Will As
Robert F. Held) c/o Charles E. McKee,
Esquire, 1 N. Ormond Ave., Office,
Havertown, PA 19083.

CHARLES E. MCKEE, ATTY.
Donohue, McKee & Mattson, Ltd.
1 N. Ormond Ave.
Office
Havertown, PA 19083

CAROLYN M. HOCHSTUL, dec'd.

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

Extr.: John W. Hochstul, Jr., 115
Sawmill Rd., Landenberg, PA 19350.

ANITA M. D'AMICO, ATTY.
D'Amico Law, P.C.
65 S. Third St.
Oxford, PA 19363

HWAN HUR, dec'd.

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

Extr.: James Jin Hur c/o Carrie A. S.
Kennedy, Esquire, 171 W. Lancaster
Ave., Paoli, PA 19301-1775.

CARRIE A. S. KENNEDY, ATTY.
Connor, Weber & Oberlies
171 W. Lancaster Ave.
Paoli, PA 19301-1775

PEARL J. JACKSON, dec'd.

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

Admrs.: Kevin E. Dixon and Natalie
D. Price, 506 Pythagoras Path,
Middletown, DE 19709.

DENNIS P. KAVANAGH, dec'd.

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

Extr.: Daniel John Dolan, Jr., 833
Alexander Avenue, Drexel Hill, PA
19026.

ELIZABETH T. STEFANIDE, ATTY.
339 W. Baltimore Avenue
Media, PA 19063

DONALD D. McQUILLAN, dec'd.

Late of the Borough of Ridley Park,
Delaware County, PA.

Admr.: William McQuillan c/o Frank
M. Fiore, Esquire, 1112 MacDade
Blvd., P.O. Box 158, Woodlyn, PA
19094.

FRANK M. FIORE, ATTY.
1112 MacDade Blvd.
P.O. Box 158
Woodlyn, PA 19094

DONALD H. McQUILLAN, dec'd.

Late of the Borough of Ridley Park,
Delaware County, PA.
Admr. D.B.N.C.T.A.: William
McQuillan c/o Frank M. Fiore, Esquire,
1112 MacDade Blvd., P.O. Box 158,
Woodlyn, PA 19094.
FRANK M. FIORE, ATTY.
1112 MacDade Blvd.
P.O. Box 158
Woodlyn, PA 19094

WANDA J. MYERS, dec'd.

Late of the Township of Springfield,
Delaware County, PA.
Extr.: Melinda Bailey c/o Thomas E.
Wyler, Esquire, 22 East Third Street,
Media, PA 19063.
THOMAS E. WYLER, ATTY.
Falzone & Wyler LLC
22 East Third Street
Media, PA 19063

**BETTY L. OLCHEWSKY a/k/a BETTY
LOU OLCHEWSKY**, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extr.: Lisa A. Biordi c/o Christopher
M. Murphy, Esquire, 3305 Edgmont
Ave., Brookhaven, PA 19015.
CHRISTOPHER M. MURPHY, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

MICHAEL J. PELLERITI, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Marlo C. Pelleriti c/o Dawn
Getty Sutphin, Esquire, 852 11th Ave.,
Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 11th Ave.
Prospect Park, PA 19076

ANTHONY SAMUEL PETICCA, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 110 W.
Front St., Media, PA 19063.
FRANK W. DALY, ATTY.
110 W. Front St.
Media, PA 19063

ROSEMARIE PICUCCI, dec'd.

Late of the Borough of Darby,
Delaware County, PA.
Admx.: Daina Wilson McLean,
Esquire, P.O. Box 2410, Bala Cynwyd,
PA 19004.
DAINA WILSON McLEAN, ATTY.
P.O. Box 2410
Bala Cynwyd, PA 19004

CHARLES A. RIGHTER, dec'd.

Late of the Borough of Ridley Park,
Delaware County, PA.
Extr.: Margaret A. Milligan c/o John
Jay Wills, Esquire, 4124 Chichester
Ave., Boothwyn, PA 19061.
JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061

ANTHONY TARABA, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Admr.: Frank W. Daly, Esquire, 110 W.
Front St., Media, PA 19063.
FRANK W. DALY, ATTY.
110 W. Front St.
Media, PA 19063

WAYON THOMPSON, dec'd.

Late of the Borough of Sharon Hill,
Delaware County, PA.
Admx.: Nadiya Denee Andrews c/o
Michael F. Schleigh, Esquire, 1004 S.
Front Street, Philadelphia, PA 19147.
MICHAEL F. SCHLEIGH, ATTY.
1004 S. Front Street
Philadelphia, PA 19147

**DOLORES J. THRONE a/k/a DORI
THRONE**, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extr.: Judith T. Jensen c/o Sam S.
Auslander, Esquire, 300 W. State St.,
Ste. 300, Media, PA 19063.
SAM S. AUSLANDER, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
Media, PA 19063

EDNA LOUISE ULRICH, dec'd.

Late of the Borough of Norwood,
Delaware County, PA.
Extr.: John Scott Ulrich c/o Harry
Kleinman, Esquire, 508 Chester Pike,
Norwood, PA 19074.
HARRY KLEINMAN, ATTY.
Norwood Law Center, P.C.
508 Chester Pike
Norwood, PA 19074

JOHN J. ULRICH, dec'd.

Late of the Borough of Norwood,
Delaware County, PA.
Extr.: John Scott Ulrich c/o Harry
Kleinman, Esquire, 508 Chester Pike,
Norwood, PA 19074.
HARRY KLEINMAN, ATTY.
Norwood Law Center, P.C.
508 Chester Pike
Norwood, PA 19074

DENNIS RAMIRO ZAMBRANA a/k/a DENNIS R. ZAMBRANA, dec'd.

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

Admx.: Lidia E. Zambrana c/o Adam S. Bernick, Esquire, 2047 Locust St., Philadelphia, PA 19103.

ADAM S. BERNICK, ATTY.

Law Office of Adam S. Bernick
2047 Locust St.
Philadelphia, PA 19103

THIRD AND FINAL PUBLICATION**MARGARET M. ARBTER**, dec'd.

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

Extr.: Albert Meyer.

JOHN A. NOVELLO, ATTY.

221 N. Olive Street
Media, PA 19063

WAYNE ASHLEY, dec'd.

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

Extr.: James W. Ashley c/o Robert W. Hershman, Jr., Esquire, 6 East Hinckley Avenue, 1st Floor, Ridley Park, PA 19078.

ROBERT W. HERSHMAN, JR., ATTY.

6 East Hinckley Avenue
Ridley Park, PA 19078

RALPH BIANCO, dec'd.

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

Extr.: Jessica Egan.

JOHN K. COSTALAS, ATTY.

2558 W. Chester Pike
Broomall, PA 19008

KATHLEEN F. CALLAN a/k/a

KATHLEEN FRANCES CALLAN and KATHLEEN TROYER, dec'd.

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

Extr.: James D. Troyer c/o John A. Terrill, II, Esquire, 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950.

JOHN A. TERRILL, II, ATTY.

Heckscher, Teillon, Terrill & Sager, P.C.

100 Four Falls
Ste. 300

West Conshohocken, PA 19428-2950

PRESTON DAVID CHAMBERS, JR., dec'd.

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

Extr.: Christopher Lee Chambers c/o Carol R. Livingood, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191.

CAROL R. LIVINGOOD, ATTY.

Davis Bennett Spiess & Livingood LLC
130 W. Lancaster Ave.

P.O. Box 191

Wayne, PA 19087-0191

PATRICIA M. CONNOLLY, dec'd.

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

Admr.: John P. Connolly, Jr. c/o

William T. Keen, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372.

WILLIAM T. KEEN, ATTY.

3460 Lincoln Highway
Thorndale, PA 19372

LOTTIE R. DICKERSON a/k/a

LOTTIE DICKERSON, dec'd.

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

Extrs.: Sheila Brooks and Edward

McKinley Brooks c/o Kristine F.

Hughey, Esquire, 22 W. Second St., Media, PA 19063.

KRISTINE F. HUGHEY, ATTY.

22 W. Second St.

Media, PA 19063

ANTONIA DiPANNI, dec'd.

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

Extr.: Joseph D. DiPanni c/o Robert N.

Speare, Esquire, 22 W. Second Street, Media, PA 19063.

ROBERT N. SPEARE, ATTY.

22 W. Second Street

Media, PA 19063

LILLIAN M. DOUGHERTY, dec'd.

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

Extr.: Roland A. Buccialia, 3709

Gradyville Rd., Newtown Square, PA 19073.

KENNETH C. RUSSELL, ATTY.

Baratta, Russell & Baratta

3500 Reading Way

Huntingdon Valley, PA 19006

JUDITH U. EBER, dec'd.

Late of the Township of Nether

Providence, Delaware County, PA.

Extr.: Bernard M. Berman, 20 West

Third Street, Media, PA 19063.

BERNARD M. BERMAN, ATTY.
20 West Third Street
Media, PA 19063

WILBERT ANDREW ESLER, dec'd.

Late of the Township of Aston,
Delaware County, PA.
Extx.: Sharon P. Kimmel c/o Gary
Stewart Seffin, Esquire, 30 West Third
Street, Media, PA 19063.
GARY STEWART SEFLIN, ATTY.
30 West Third Street
Media, PA 19063

ROSE MARY GALLAGHER, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Rosemary Magargal c/o Vincent
P. DiFabio, Esquire, 1800 E. Lancaster
Ave., Paoli, PA 19301.
VINCENT P. DiFABIO, ATTY.
1800 E. Lancaster Ave.
Paoli, PA 19301

SARAH MAY GATCHELL, dec'd.

Late of the Borough of Media,
Delaware County, PA.
Extx.: Richard Gatchell c/o Raymond
J. Falzone, Jr., Esquire, 22 East Third
Street, Media, PA 19063.
RAYMOND J. FALZONE, JR., ATTY.
Falzone & Wyler
22 East Third Street
Media, PA 19063

**JULIA M. HAAS a/k/a JULIA MAY
HAAS**, dec'd.

Late of the City of Chester, Delaware
County, PA.
Extx.: Karen Doherty c/o Sean
Murphy, Esquire, 340 N. Lansdowne
Ave., Lansdowne, PA 19050.
SEAN MURPHY, ATTY.
340 N. Lansdowne Ave.
Lansdowne, PA 19050

CATHERINE M. JACKSON, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Co-Extx.: Thomas J. Murray, Jr.
and Catherine J. Powers c/o Dana M.
Breslin, Esquire, 3305 Edgmont Ave.,
Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

NORMAN E. KLEINBERG, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Norman E. Kleinberg Deed of Trust
Dated February 18, 1999.
Trustee: Norman E. Kleinberg, Jr.
c/o Michael J. Saile, Esquire, 403
Executive Dr., Langhorne, PA 19047.

MICHAEL J. SAILE, ATTY.
Saile & Saile LLP
403 Executive Dr.
Langhorne, PA 19047

GRACE C. KULSIK, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Timothy J. Kulsik c/o Dennis
Woody, Esquire, 110 West Front
Street, Media, PA 19063.
DENNIS WOODY, ATTY.
110 West Front Street
Media, PA 19063

KENNETH B. LAFFEND a/k/a

KENNETH LAFFEND, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Jane Louise Laffend a/k/a Jane
L. Laffend (Named As Jane Laffend
in Will) c/o Edmund L. Harvey, Jr.,
Esquire, 1835 Market St., Ste. 505,
Philadelphia, PA 19103-2968.
EDMUND L. HARVEY, JR., ATTY.
Teeters Harvey Marrone & Kaier LLP
1835 Market St.
Ste. 505
Philadelphia, PA 19103-2968

ZHENGHONG LEI, dec'd.

Late of the Township of Bethel,
Delaware County, PA.
Admx.: Xiang Li c/o Stephen M. Asbel,
Esquire, Cira Centre, 2929 Arch
Street, 13th Floor, Philadelphia, PA
19104.
STEPHEN M. ASBEL, ATTY.
Cira Centre
2929 Arch Street
13th Floor
Philadelphia, PA 19104

LOUIS J. LEKUS, dec'd.

Late of the Township of Haverford,
Delaware County, PA.
Extx.: Barbara Anne Lekus c/o Ryan
M. Bornstein, Esquire, 800 Lancaster
Avenue, Suite T-2, Berwyn, PA 19312.
RYAN M. BORNSTEIN, ATTY.
800 Lancaster Avenue
Suite T-2
Berwyn, PA 19312

ANTHONY MORELLI, dec'd.

Late of the Township of Edgmont,
Delaware County, PA.
Extx.: Anthony M. Morelli, 686
Nicklaus Dr., Melbourne, FL 32940.
DOROTHY K. WEIK-HANGE, ATTY.
Landis, Hunsberger, Gingrich &
Weik, LLP
114 East Broad Street
P.O. Box 64769
Souderton, PA 18964

JOANNE M. MURRAY a/k/a JOANNE**MARIE MURRAY and JOANNE
CROSSIN MURRAY, dec'd.**

Late of the Borough of Media,
Delaware County, PA.
Admx.: Nancy J. Markel c/o Stacey
Willits McConnell, Esquire, 24 E.
Market St., P.O. Box 565, West
Chester, PA 19381-0565.
STACEY WILLITS McCONNELL,
ATTY.

Lamb McErlane, PC
24 E. Market St.
P.O. Box 565

West Chester, PA 19381-0565

JAMES P. O'KEEFE, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Lynn O'Keefe c/o Kristen R.
Matthews, Esquire, 17 W. Miner St.,
West Chester, PA 19382.
KRISTEN R. MATTHEWS, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

JOHN WILLIAM OXLEY, III, dec'd.

Late of the Borough of Folcroft,
Delaware County, PA.
Admx.: Ann Cavallini c/o Frank G.
Murphy, Esquire, 230 N. Monroe St.,
Media, PA 19063.
FRANK G. MURPHY, ATTY.
230 N. Monroe St.
Media, PA 19063

RUTH T. RAY, dec'd.

Late of the Township of Chester,
Delaware County, PA.
Extx.: Myra Lineberry c/o Paul D.
Nelson, Esquire, 334 West Front
Street, Media, PA 19063.
PAUL D. NELSON, ATTY.
334 West Front Street
Media, PA 19063

RALPH T. SMITH, dec'd.

Late of the Township of Chadds Ford,
Delaware County, PA.
Extx.: Georgia Rose Smith c/o David
S. Daniel, Esquire, 319 West Front
Street, Media, PA 19063.
DAVID S. DANIEL, ATTY.
319 West Front Street
Media, PA 19063

PEARL TALLEY, dec'd.

Late of the Township of Darby,
Delaware County, PA.
Extx.: Carolyn Talley, 6581 Senator
Lane, Bensalem, PA 19020.

**JANET M. TANINATZ a/k/a JANET
TANINATZ, dec'd.**

Late of the Township of Darby,
Delaware County, PA.
Extx.: Patricia A. Vanni c/o
Christopher M. Murphy, Esquire, 3305
Edgmont Ave., Brookhaven, PA 19015.
CHRISTOPHER M. MURPHY, ATTY.
3305 Edgmont Ave.
Brookhaven, PA 19015

WALLACE W. THAYER, dec'd.

Late of the Township of Middletown,
Delaware County, PA.
Extx.: Helen L. Thayer Hibbard c/o
William T. Keen, Esquire, 3460 Lincoln
Highway, Thorndale, PA 19372.
WILLIAM T. KEEN, ATTY.
3460 Lincoln Highway
Thorndale, PA 19372

AMBROSE FRANK UKROPEC a/k/a**A. FRANK UKROPEC, dec'd.**

Late of the Township of Nether
Providence, Delaware County, PA.
Extx.: Patricia S. Ukropec.
CARRIE WOODY, ATTY.
110 West Front St.
Media, PA 19063

ALFRED R. YAKAS a/k/a ALFRED**YAKAS, dec'd.**

Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Gregory Yakas c/o Sam S.
Auslander, Esquire, 300 W. State St.,
Ste. 300, P.O. Box 319, Media, PA
19063.
SAM S. AUSLANDER, ATTY.
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 W. State St.
Ste. 300
P.O. Box 319
Media, PA 19063

AUDIT

ORPHANS' COURT

**Estate listed for Audit on
FEBRUARY 17, 2021
10:30 A.M. Prevailing Time**

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

PETROSKI - First Account of Francis J. Catania, Trustee, Estate of Jessica M. Petroski a/k/a Jessica Morgan Petroski, Deceased.

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

Feb. 5, 12

CHANGE OF NAME

**IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2020-007294**

NOTICE IS HEREBY GIVEN THAT on October 30, 2020, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Natalie Fahima Bishar** to **Natalie Dasho**.

The Court has fixed March 30, 2021, at 9 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.

Jan. 29; Feb 5

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.

Next Level Studio, Inc.

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

TONI LEE CAVANAGH, Solicitor
112 West Front St.
Media, PA 19063

Feb. 5

S & A MANAGEMENT INC.

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

W. RUSSELL CARMICHEL, Solicitor
601 North Olive Street
Media, PA 19063

Feb. 5

**CHARTER APPLICATION
NON-PROFIT**

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

**FRIENDS OF THE TOWER
THEATER DISTRICT**

a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively to preserve the Tower Theater in order to support the surrounding area, entertain, inform and enrich the public with culture, engage diverse communities and steward and revitalize the theater.

KILKENNY LAW, LLC, Solicitors
519 Swede St.
Norristown, PA 19401

Feb. 5

**CHARTER APPLICATION
PROFESSIONAL**

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

MB Advisors CPA Services, PC

a corporation organized under the Professional Corporation Law of 1988.

Feb. 5

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA on January 11, 2021, for an Application for the conduct of business in Delaware County, PA, under the assumed or fictitious name, style or designation of

ARIA'S DUMPSTER COMPANY

with the principal place of business at 751 Mitchell Ave., Morton, PA 19070. The name and address of the entity interested in said business are Aria Dumpster LLC, 751 Mitchell Ave., Morton, PA 19070.

DENIS A. GRAY, Solicitor
Palmer & Gray LLP
Carriage House
115 Bloomingdale Ave.
Ste. 100
Wayne, PA 19087

Feb. 5

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Delaware County, Pennsylvania, under the assumed or fictitious name, style or designation of:

Queen Size Styles Boutique

with its principal place of business at 223 East 24th St., Apt. 1, Chester, PA 19013.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Karen McRae, 223 East 24th St., Apt. 1, Chester, PA 19013.

The application has been/will be filed on or after January 14, 2021.

Feb. 5

SERVICE BY PUBLICATION

TO: Members of Continental Mutual Insurance Company

The Annual Meeting of the Members of Continental Mutual Insurance Company will be held at the office of the Company, 8049 West Chester Pike, Upper Darby, Delaware County, Pennsylvania, on Tuesday, March 9, 2021 at 10:00 A.M., for the transaction of such regular business as may properly come before the meeting, including but not limited to: (i) the election of Directors, (ii) the approval, ratification and confirmation of all acts of the Directors since the last preceding meeting of Members.

Bradford A. Phillips, President

Feb. 5, 12, 19

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 0038-2020-A

**TERMINATION OF
PARENTAL RIGHTS**

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 of James McKnight, putative father and Katelyn Ann Pfeffinger, natural mother of GIAVANNA MARIE PFEFFINGER. The Court has fixed February 16, 2021, at 10:00 a.m. via video, Delaware County Courthouse, Media, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted. 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 Delaware County Lawyer Referral Service at (610) 566-6627. Further, under Act 101, you have the right to ask for continued access to the child even if the termination and adoption are granted.

JAMES J. RAHNER, ESQUIRE
Atty. for Petitioner(s)
424 Darby Rd.
Havertown, PA 19083
(610) 853-3093

Feb. 5, 12

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 0037-2020-A

**TERMINATION OF
PARENTAL RIGHTS**

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 of James McKnight, putative father and Katelyn Ann Pfeffinger, natural mother of ANDREW LAWRENCE PFEFFINGER. The Court has fixed February 16, 2021, at 10:00 a.m. via video, Delaware County Courthouse, Media, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted. 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 Delaware County Lawyer Referral Service at (610) 566-6627. Further, under Act 101, you have the right to ask for continued access to the child even if the termination and adoption are granted.

JAMES J. RAHNER, ESQUIRE
Atty. for Petitioner(s)
424 Darby Rd.
Havertown, PA 19083
(610) 853-3093

Feb. 5, 12

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
DOCKET NO. 2020-4336

JOSEPH LYNCH
vs.
DOLORES LYNCH a/k/a DOLORES
GLAZE

**NOTICE OF INTENTION TO
REQUEST ENTRY OF §3301(d)
DIVORCE DECREE**

TO: Dolores Lynch a/k/a Dolores Glaze

You have been sued in an action for divorce. You have failed to answer the complaint or file a counter-affidavit [to the §3301(d) affidavit], Affidavit to Establish Presumption of Consent under Section 3301(c)(2) of the Divorce Code or the Affidavit under Section 3301(d) of the Divorce Code. Therefore, on or after February 8, 2021 the other party can request the court to enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce as indicated on the proposed Praecepto to Transmit Record, which is attached. [Not published herein.]

If you do not file [with the prothonotary of the court] an answer with your signature notarized or verified [or a counter-affidavit] by the above date, the court can enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce. [A counter-affidavit which you may file with the prothonotary of the court is attached to this notice.] [Not published herein.]

Unless you have already filed with the court a written claim for economic relief, you must do so by the above date, or the court may grant the divorce or an order approving grounds for divorce and you [will] may lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

YOU SHOULD TAKE THIS PAPER 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 SERVICES
335 W. Front Street
Media, PA 19063
(610) 566-6625
www.delcobar.org

Jan. 29; Feb. 5

SERVICE BY PUBLICATION

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

NOTICE OF HEARING

TO: Christina Johnson and Robert
Fetrow

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 asking the Court to change the permanency goal from reunification to adoption and to put an end to all rights you have to your child, Dominic F. bd. 2/19/18.

The Court has set a hearing to consider changing the goal and ending your rights to your child. The hearing will be held before the Honorable Richard H. Lowe on February 19, 2021 at 9:00 a.m. You have a right to appear at the hearing either in person or by video to contest the Petition. 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 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 and/or birth relative if all parties agree and the agreement is approved by the Court.

You should contact your lawyer at once regarding this Petition and to obtain the information necessary to participate in the hearing. The attorney that has been appointed to represent mother is Shelly Chauncey, Esquire at (484) 840-3279 and the attorney that has been appointed to represent father is Lorraine Ramunno, Esquire at (610) 892-9422. You may also contact your caseworker, Camilla Murphy at (610) 713-2000 to obtain the information necessary to participate in the hearing.

Jan. 29; Feb. 5, 12

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 Goal Change to Adoption/Termination of Parental Rights has been filed by Children and Youth Services of Delaware County asking the Court to change the permanency goal from reunification to adoption and to put an end to all rights you have to your child, Jasirh H. bd. 2/22/08.

The Court has set a hearing to consider changing the goal and ending your rights to your child. The hearing will be held before the Honorable Richard H. Lowe on February 26, 2021 at 9:00 a.m. You have a right to appear at the hearing either in person or by video to contest the Petition. 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 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 and/or birth relative if all parties agree and the agreement is approved by the Court.

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

Jan. 29; Feb. 5, 12

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 0102 OF 2019

NOTICE OF HEARING

TO: Nicole O'Connor and John Doe or Any Other Person Claiming Paternity

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 asking the Court to change the permanency goal from reunification to adoption and to put an end to all rights you have to your child, Julia O. bd. 2/14/18.

The Court has set a hearing to consider changing the goal and ending your rights to your child. The hearing will be held before the Honorable Richard H. Lowe on February 12, 2021 at 9:00 a.m. You have a right to appear at the hearing either in person or by video to contest the Petition. 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 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 and/or birth relative if all parties agree and the agreement is approved by the Court.

You should contact your lawyer at once regarding this Petition and to obtain the information necessary to participate in the hearing. The attorney that has been appointed to represent you is Dan Armstrong, Esquire at (610) 627-1400. You may also contact your caseworker, Gail White at (610) 447-1000 to obtain the information necessary to participate in the hearing.

Jan. 22, 29; Feb. 5

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

- Adens, David; Philadelphia Federal Credit Union; 05/14/20; \$109,157.98
- Ahaamid, Jasmin Kareema; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/29/20; \$2,887.11
- Akinsette, Folarin C; Township of Upper Darby; 05/05/20; \$259.33
- Alston, Saraea; Township of Upper Darby; 05/04/20; \$208.73
- Andrews, Timothy J; Township of Upper Darby; 05/07/20; \$259.33
- Another Investment 1, LLC; Borough of Lansdowne; 05/14/20; \$2,613.28
- Arcomone, Catherine; Equable Ascent Financial LLC; 05/06/20; \$2,390.40
- Arcuicci, Karen A; Upper Darby Township; 05/19/20; \$1,395.77
- Ariyo, Olutayo; Fishbeyn & Brisken, LLC; 05/12/20; \$45,099.12
- Aronson, Mark C; Citibank, N.A.; 05/14/20; \$8,136.03
- Augustine, Christine; Arrowood Indemnity Co.; 05/26/20; \$11,418.78
- Augustine, Christine A; Arrowood Indemnity Co; 05/26/20; \$9,122.75
- Avila, Angel O; Township of Upper Darby; 05/05/20; \$261.38
- Avila, Angel O; Township of Upper Darby; 05/05/20; \$1,045.50
- Avila, Angel O; Township of Upper Darby; 05/05/20; \$259.33
- Beasley, Keyvonte Dewon; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/29/20; \$1,863.13
- Bechara, Ibrahim; Internal Revenue Service; 05/18/20; \$10,544.32
- Bechara, Irene; Internal Revenue Service; 05/18/20; \$10,544.32

- Bellano, Deomenic; Township of Upper Darby; 05/05/20; \$259.33
- Bellano, Domenic; Township of Upper Darby; 05/20/20; \$259.33
- Beltrante, Anita; Upper Darby Township; 05/05/20; \$189.10
- Beltrante, Anita; Upper Darby Township; 05/05/20; \$189.10
- Beltrante, Kenneth C; Upper Darby Township; 05/05/20; \$189.10
- Beltrante, Kenneth C; Upper Darby Township; 05/05/20; \$188.33
- Beltrante, Kenneth C; Upper Darby Township; 05/05/20; \$189.10
- Beltrante, Kenneth C; Upper Darby Township; 05/05/20; \$189.10
- Beltrante, Anita; Township of Upper Darby; 05/05/20; \$225.70
- Beltrante, Anita; Township of Upper Darby; 05/05/20; \$259.33
- Beltrante, Kenneth C; Township of Upper Darby; 05/05/20; \$259.33
- Beltrante, Kenneth C; Township of Upper Darby; 05/05/20; \$261.38
- Beltrante, Kenneth C; Township of Upper Darby; 05/05/20; \$259.33
- Beltrante, Kenneth C; Township of Upper Darby; 05/05/20; \$225.70
- Beulah, Patricia; Nether Providence Township; 05/19/20; \$683.40
- Blue Bell Kitchens Inc.; Internal Revenue Service; 05/29/20; \$22,133.47
- Boursalian, Zvart; Township of Marple; 05/13/20; \$2,549.23
- Boursalian, Zvart; Township of Marple; 05/13/20; \$2,211.62
- Brady, Robert J.; Internal Revenue Service; 05/04/20; \$14,146.21
- Braxton, Jr Sheridan; Township of Upper Darby; 05/20/20; \$215.73
- Brignola, Jill B; Township of Upper Darby; 05/18/20; \$259.33
- Brown, Sharron L; Township of Upper Darby; 05/05/20; \$261.38
- Brown, Sharron L; Township of Upper Darby; 05/05/20; \$259.33
- Brumbaugh, Dorothea; Southern Delaware County Authority; 05/13/20; \$202.51
- Bucci, Jake G; Valley Forge Military Academy & College; 05/12/20; \$14,613.20
- Burke, Stacey A; Internal Revenue Service; 05/04/20; \$29,136.32
- Butler, Rachel; Township of Upper Darby; 05/19/20; \$261.38
- Cadogan, Lisa Bell; Cavalry SPV I, LLC, As Assignee of Synchrony Bank; 05/26/20; \$1,004.98
- Calvecchio, Thomas M.; Southern Delaware County Authority; 05/13/20; \$493.86
- Carlin, Christopher; Internal Revenue Service; 05/04/20; \$10,322.19
- Carter, Darnelle; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/29/20; \$1,577.51
- Carter, Mary F; Borough of Yeadon; 05/05/20; \$1,094.95
- Cassell, Bernadette; Township of Upper Darby; 05/27/20; \$208.73
- Cates, Leroy J; Yeadon Borough; 05/19/20; \$1,090.57
- Cavalier, William Louis; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/22/20; \$1,087.50
- Cephas, Charmaine; City of Chester; 05/19/20; \$916.31
- Cephas, Charmaine; City of Chester; 05/19/20; \$916.31
- Cephas, Charmaine B; City of Chester; 05/19/20; \$1,482.15
- Chaudhry, Rubina Naz; Township of Upper Darby; 05/11/20; \$210.38
- Christmas, Katrina L; Upper Darby Township; 05/26/20; \$158.60
- Ciccotelli, Richard E; Radnor Township; 05/11/20; \$100.54
- Ciccotelli, Richard E.; Radnor Township; 05/11/20; \$697.55
- Citizens Bank; Cavalry SPV I, LLC, As Assignee of Citibank, N.A.; 05/27/20; \$2,742.88
- Clark Sr, Maurice J; Colwyn Borough; 05/13/20; \$1,924.90
- Clausell, Basilio; City of Chester; 05/19/20; \$1,059.63
- Coletti, Elena M; Cavalry SPV I LLC; 05/11/20; \$1,317.79
- Collier, Patricia; Upper Darby Township; 05/29/20; \$1,332.09
- Concordville Operating Group Inc. t/a IHop; Concordville Retail Partners L.P. by Its General Partner: Concordville Developers Inc.; 05/13/20; \$29,642.41
- Connor, James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/29/20; \$1,640.75
- Connor, James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 05/29/20; \$2,762.00

**LOCALITY INDEX
SHERIFF'S SALES
OF REAL ESTATE
COUNTY COUNCIL
MEETING ROOM
COURTHOUSE, MEDIA, PA
February 19, 2021
11:00 A.M. Prevailing Time**

BOROUGH
Collingdale 13, 20
Darby 1, 8
Marcus Hook 14

CITY
Chester 10, 12, 19

TOWNSHIP
Marple 16, 17
Middletown 18
Radnor 6, 15
Ridley 2, 5, 11
Upper Chichester 7
Upper Darby 3, 4, 9

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. 011694 1. 2013

MONEY JUDGMENT

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

CONTAINING

Folio No. 14-00-01034-00.

Property: 909 Forrester Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1974, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01045-00.

Property: 931 Forrester Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1979, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01047-00.

Property: 935 Forrester Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01205-01.

Property: 220 N. Front Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1901, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01427-00.

Property: 1 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01428-00.

Property: 3 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01429-00.

Property: 5 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01431-00.

Property: 9 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01370-00.

Property: 16 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01434-00.

Property: 101 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01440-00.

Property: 207 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01441-00.

Property: 209 Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01734-00.

Property: 213 Main Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01829-00.

Property: 1127 Main Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02006-00.

Property: 925 Maple Terrace, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02032-00.

Property: 226 Marks Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02264-00.

Property: 46 N. 9th Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02265-00.

Property: 48 N. 9th Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02517-00.

Property: 710 Pine Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02835-00.

Property: 412 S. 7th Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03812-00.

Property: 707 Spruce Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03184-00.

Property: 713 Spruce Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03328-00.

Property: 21 N. 10th Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03351-00.

Property: 129 N. 10th Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03522-00.

Property: 114 N. 3rd Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03592-00.

Property: 1031 Tyler Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-03789-00.

Property: 100 Whitely Terrace, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-00429-00.

Property: Commerce Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-00506-00.

Property: Creek Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01161-00.

Property: North Front Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-01426-00.

Property: Greenway Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02052-00.

Property: Marks Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02142-00.

Property: Colwyn Avenue, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

Folio No. 14-00-02517-00.

Property: Pine Street, Darby, PA 19023.

BEING the same premises which Darby Borough by Deed dated February 7, 2007 and recorded May 23, 2007 in and for Delaware County, Pennsylvania in Deed Book 4106, page 1906, granted and conveyed unto Darby Borough Redevelopment Authority.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Darby Borough Redevelopment Authority.

Hand Money: 10% of Judgment Amount plus Post-Judgment Interest, \$28,989.33

Laurence A. Mester, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000391 2. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land, Situate in the Township of Ridley, County of Delaware and Commonwealth of Pennsylvania, beginning at the Northwest corner of Winona Avenue and Baldwin Avenue;

CONTAINING in front measured thence Northwestwardly along Winona Avenue 80 feet and extending in length or depth Southwestwardly between lines at right angles to Winona Avenue 100 feet to a 10 feet wide alley running parallel with Winona Avenue and extending from Baldwin Avenue Northwestwardly to MacDade Boulevard.

BOUNDED on the Northwest by lands now or late of Christopher P. Schillow.

TOGETHER with the right and use of the said alley in common with the owners of other lands abutting thereon.

HAVING ERECTED THEREON a Residential Dwelling.

BEING the same premises as Daniel Caviness (a/k/a Daniel W. Caviness) and Christina Caviness (a/k/a Christina E. Caviness), by Deed dated April 29, 2011 and recorded on May 5, 2011, by the Delaware County Recorder of Deeds in Record Book 4931, at page 828, as Instrument No. 20111026639, granted and conveyed unto Christina Caviness (a/k/a Christina E. Caviness), an Individual.

BEING known and numbered as 207 Winona Avenue, Holmes, PA 19043.

FOLIO No. 38-04-02236-00.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Christina E. Caviness aka Christina Caviness and Daniel W. Caviness aka Daniel Caviness.

Hand Money \$21,023.31 (10% of Judgment)

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006270 3. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE on the East side of Wycombe Avenue, at the distance of 112 feet Southeastwardly from the Southeast side of Marshall Road, in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Wycombe Avenue, 28 feet, and extending of that width in length or depth Eastward between parallel lines, at right angles to the said Wycombe Avenue, 80 feet, to the middle of a certain 10 feet wide private driveway extending Northwestwardly into Coverly Road and Southeastwardly into Guilford Road.

TOGETHER with the free, right, liberty and privilege of the aforesaid private driveway, as and for a driveway, passageway, at all items hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounded thereon and having the use thereof, or to any other properties to the East thereof, to the use of said driveway, as may be extending by John J. McClatchy.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Romy Auguste.

Hand Money \$11,630.61

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001250 4. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, situate on the Northwest-erly side of Guilford Road at the distance of 247 feet Northeastwardly from the North-easterly side of a certain proposed 40 feet wide road to be called Lamport Road, in the Township of Upper Darby, County of Dela-ware and Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Guilford Road, 14.25 feet and extending of that width in length or depth Northwestward between parallel lines at right angles to the said Guilford Road, 80 feet to a point in the Northwest side of a certain 10 feet wide right of way extending Southwestward into Lamport Road and Eastward into a certain other 10 feet wide private driveway extending Southeast-wardly into Guilford Road.

IMPROVEMENTS CONSIST OF: Resi-dential Property.

SOLD AS THE PROPERTY OF: Charles A.J. Halpin, III, Esquire, Personal Rep-resentative of the Estate of Robert John Jackson, deceased.

Hand Money \$6,255.87

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008690 5. 2016

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Ridley, County of Delaware and Common-wealth of Pennsylvania, described accord-ing to a Plan of Property of Fizzano Bros., Inc., made by Catania Engineering Associ-ates Inc., Consulting Engineers, Chester, Pennsylvania, dated January 10, 1978 as follows, to wit:

BEGINNING at a point on the South-easterly side of Holland Street (40 feet wide) a corner of Lot No. 2 on said Plan, which point is measured along said side of Holland Street South 52 degrees 45 minutes West, 166.57 feet from its point of intersection with the Westerly side of Fairview Road; thence extending from said point of begin-ning leaving said side of Holland Street and along said Lot No. 2, South 36 degrees 46 minutes 30 seconds East, 57.51 feet to a point in line of Lot No. 4 on said Plan, on said Plan; thence extending along said Lot No. 4, South 54 degrees 1 minutes 45 seconds West, 20 feet to a point in line of lands now or late of John and Martha Black on said plan; thence extending along; said lands North 36 degrees 46 minutes 30 sec-onds West, passing through the party wall dividing these premises from those adjoining on the Southwest 87.06 feet to a point on the Southeasterly side of Holland Street; thence extending along said side of Holland Street North 52 degrees 45 minutes East, 220 feet to a point being the first mentioned point and place of BEGINNING.

BEING known as Lot No. 3 as shown on said Plan.

IMPROVEMENTS CONSIST OF: Resi-dential Property.

SOLD AS THE PROPERTY OF: Katrina Green, Individually and as Trustee for Kiera Faggins and Ivan Faggins.

Hand Money \$8,326.91

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002926 6. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances Situate in Radnor Township, Delaware County, Pennsylvania as shown as Lot 1 on a Plan of Subdivision of 671 Church Road for D'Agostino Builders, dated 3/4/2004 and last revised 5/2/04 by Edward B. Walsh & Associates, Inc., Engineers and Surveyors, Downingtown, Pennsylvania and recorded in Plan Volume 26 page 383, and being more fully described as follows:

BEGINNING at the Northeast corner of lands now or late of Steve C. and Lindy S. Cohen in the title line in the bed of Church Road 60 feet wide; THENCE from the point of beginning along the title line in the bed of Church Road North 67 degrees 18 minutes 36 seconds East 175.13 feet to the Northeast corner of lands now or late of Gill Douglas and Ann Douglas; THENCE partly along the same and along lands now or late of Rebeille Jean Claude, respectively, crossing the South right-of-way line of Church Road South 23 degrees 43 minutes 17 seconds East 247.54 feet to the Northeast corner of Lot 2 as shown on said Plan; THENCE along the same South 55 degrees 16 minutes 43 seconds 175.06 feet to a point in the East line of lands now or late of Cohen aforesaid; THENCE along the same, recrossing the South right-of-way line of Church Road North 23 degrees 47 minutes 25 seconds West 250.69 feet to the point of beginning.

CONTAINING 1.001 acres of land more or less.

BEING known as Lot 1 on said plan and also known as 671 Church Road.

FOLIO No. 36-04-02115-00.

BEING the same premises which D'Agostino Investment Properties, LLC by their Deed dated October 10, 2006 and Recorded in the Office of the Recorder of Deeds in and for Delaware County in Deed Book 3939, page 895, granted and conveyed unto David D'Agostino and Jill D'Agostino, husband and wife.

IMPROVEMENTS CONSIST OF: single family dwelling.

SOLD AS THE PROPERTY OF: David D'Agostino & Jill D'Agostino.

Hand Money \$113,012.98

Kimberly A. Bonner, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009423 7. 2019

MORTGAGE FORECLOSURE

Property situated in the Township of Upper Chichester, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on October 16, 2018, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 06235, at page 1708 and Instrument No. 2018050188.

Folio No. 09-00-00035-00

BEING known as 60 Arlington Avenue, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential.

SOLD AS THE PROPERTY OF: Aleah Fisher.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000154 8. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground, with the buildings and IMPROVEMENTS thereon erected, situate in the Borough of Darby, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 41, Plot "B", on Plan of Lansdowne Park Gardens No. 1, which Plan is recorded by the Delaware County Recorder of Deeds in Plan Case No. 5, Plate No. 24, and is particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Branford Road (forty feet wide) which point is at the distance of ninety and three one-hundredths feet measured South fourteen degrees, fifty-seven minutes, eighteen seconds East along said side of Branford Road from its point of intersection with the Southeasterly side of Golf Road; thence extending along said side of Branford Road, South fourteen degrees, fifty-seven minutes, eighteen seconds East forty-three and ninety-three one-hundredths feet to a point of curve; thence still along said Branford Road in a general Southwesterly direction on the arc of a circle curving to the right with a radius of fifty feet, the arc distance of fifty and nineteen one-hundredths feet to a point on the Northwesterly side of Branford Road; thence along Lot No. 40 on said Plan, North fourth-four degrees, twenty-eight minutes, thirty-nine seconds West, passing partly through the center of the party wall of the building erected on this lot and the building erected on the lot adjoining to the Southwest thereof and crossing the bed of a certain twelve feet wide driveway which extends Northeastwardly, thence Southeastwardly into Branford Road ninety-three and eighty-seven one-hundredths feet to a point; thence North seventy-one degrees, twenty-three minutes, fourth-two seconds East sixty-nine and fifty-three one-hundredths feet to a point on the Southwesterly side of Branford Road, being the first mentioned point and place of beginning.

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

SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair.

UNDER AND SUBJECT TO certain conditions and restrictions as now appear of record.

BEING the same premises as Charles William Gladeck a/k/a William Charles Gladeck, Executor of the Estate of Lois A. Gladeck, by Deed dated August 28, 2006, and recorded on August 29, 2006, by the Delaware County Recorder of Deeds in Deed Book 3891, at page 2277, granted and conveyed unto Charles William Gladeck a/k/a William Charles Gladeck, an Individual.

BEING known and numbered as 129 Branford Road, Darby, PA 19023.

FOLIO No. 14-00-00092-00.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Charles William Gladeck aka William Charles Gladeck.

Hand Money \$8,728.47

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002418 9. 2020

MORTGAGE FORECLOSURE

7228 Bradford Road
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kelly McCullough.

Hand Money \$8,648.46

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009931 10. 2019

MORTGAGE FORECLOSURE

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

BEING more commonly known as: 2819 W. 7th Street, Chester, PA 19013.

Parcel/Folio No. 49-11-00770-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sandra E. Lewis.

Hand Money \$3,000.00

Richard M. Squire & Associates, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001576 11. 2020

MORTGAGE FORECLOSURE

Judgment Amount: \$121,944.62

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

Front: Irregular Depth: Irregular

BEING Premises: 736 Kedron Avenue, Morton, PA 19070.

Folio Number: 38040133600

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert J. McGonigal, Jr.

Hand Money \$12,194.46

Kristen D. Little, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004945 12. 2017

MORTGAGE FORECLOSURE

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

Front: 41.50 Depth: 113.5

BEING Premises: 798 East 24th Street, Chester, PA 19013-5212.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Archie Fredericks and Esther Clarke a/k/a Esther Fredericks.

Hand Money \$11,000.00

The Lynch Law Group, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005881 13. 2019

MORTGAGE FORECLOSURE

416 Pershing Avenue
Collingdale, PA 19023

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James J. Conner, Jr aka James J. Conner in his capacity as Heir of Nancy R. Connor aka Nancy R. Vattima; Maria R. Makin in her capacity as Heir of Nancy R. Connor aka Nancy R. Vattima; Unknown Heirs Successors, Assigns and all persons firms or associations claiming right title or interest from or under Nancy R. Connor aka Nancy R. Vattima.

Hand Money \$14,305.29

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001874 14. 2020

MORTGAGE FORECLOSURE

3527 West 12th Street
Marchus Hook, PA 19061

Property in the Marcus Hook Borough,
County of Delaware and State of Penn-
sylvania.

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: David
Tarlton.

Hand Money \$8,045.38

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003461A 15. 2016

MORTGAGE FORECLOSURE

Property in the Township of Radnor,
County of Delaware and State of Penn-
sylvania.

Front: 62 Depth: 177

BEING Premises: 411 Valley Forge
Road, Wayne, PA 19087-2924.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Virginia
L. Donnelly and John J. Donnelly.

Hand Money \$24,000.00

The Lynch Law Group, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006915 16. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of
land with the buildings and IMPROVE-
MENTS thereon erected SITUATE in the
Township Marple, County of Delaware and
Commonwealth of Pennsylvania bounded
and described according to Subdivision
Plan of Fox Hollow Subdivision made by
Ciampitti Associates, P.C. dated 9/30/2015
and recorded in Plan Volume 40 page 418
as follows to wit:

BEGINNING at a point on the North-
westerly side of Fox Hollow Lane, (50 feet
wide) a corner of Lot 8, thence extending
said point of beginning the 2 following
courses and distances: (1) on the arc of a
circle curving to the left having a radius
of 25 feet the arc distance of 6.96 feet to a
point of reverse curve, (2) on the arc of a
circle curving the right having a radius of
50 feet the arc distance of 14.61 feet to a
point, a corner of Lot 10, thence extending
along Lot 10 the 2 following courses and
distances: (1) North 12 degrees 7 minutes
0 minutes West 80.79 feet to a point (2)
North 44 degrees 50 minutes 0 minutes 0
seconds East 94.00 feet to a point, a rear
corner of Lot 8, thence extending along Lot
8 South 44 degrees 50 minutes 0 minutes
East 180.42 feet to the first mentioned point
and place of beginning.

BEING Lot 9 on said Plan.

CONTAINING 12,305 sq ft, more or less.

BEING the same premises which Congre-
gation Beth Yeshua by Deed dated March
24, 2017 and recorded April 7, 2017 in the
Delaware County Recorder of Deeds Office
at Book 5979, page 905, et, seq. conveyed
unto Fox Hollow Development L.P., in fee.

BEING 117 Fox Hollow Lane, Fox Hol-
low, Lot No. 9, in the Fox Hollow Subdivi-
sions, situated in Broomall, in the Township
of Marple, Delaware County, PA.

Folio Number 25-00-05246-10.

IMPROVEMENTS CONSIST OF: Newly
Constructed House.

SOLD AS THE PROPERTY OF: Fox Hollow Development L.P.

Hand Money \$71,420.00 plus all interest and costs which continue to accrue.

Phillip D. Berger, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006915A 17. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected SITUATE in the Township Marple, County of Delaware and Commonwealth of Pennsylvania bounded and described according to Subdivision Plan of Fox Hollow Subdivision made by Ciampitti Associates, P.C. dated 9/30/2015 and recorded in Plan Volume 40 page 418 as follows to wit:

BEGINNING at a point on the cul-de-sac at the end of Fox Hollow Lane, a corner of Lot 11 the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 24.93 feet to a point (2) on the arc of a circle curving to the right having the radius of 50 feet the arc distance of 52.36 feet to a point in line of Interstate I-476, thence extending along Interstate I-476 North 45 minutes 10 degrees 0 minutes East 388.11 feet to a point in line of Interstate I-476, thence extending the 3 following courses and distances: (1) North 4 degrees 37 minutes 52 seconds West 131.61 feet to a point, (2) North 78 degrees 56 minutes 7 seconds West 187.66 feet to a point, (3) South 45 degrees 10 minutes 0 seconds West 46.67 feet to a point, a rear course of Lot 11, thence extending the 2 following courses and distances (1) South 0 degrees 58 minutes 46 seconds East 299.43 feet, (2) South 45 degrees 10 feet 0 seconds West 79.29 feet to the first mentioned point and place of beginning.

BEING Lot 12 on said Plan.

CONTAINING 55,513 sq ft, more or less.

BEING the same premises which Congregation Beth Yeshua by Deed dated March 24, 2017 and recorded April 7, 2017 in the Delaware County Recorder of Deeds Office at Book 5979, page 905, et, seq. conveyed unto Fox Hollow Development L.P., in fee.

BEING 123 Fox Hollow Lane, Fox Hollow, Lot No. 12, in the Fox Hollow Subdivisions, situated in Broomall, in the Township of Marple, Delaware County, PA.

Folio Number 25-00-05246-01.

Front: 41.50 Depth: 113.5

IMPROVEMENTS CONSIST OF: vacant land.

SOLD AS THE PROPERTY OF: Fox Hollow Development L.P.

Hand Money \$71,420.00 plus all interest and costs which continue to accrue.

Phillip D. Berger, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003158 18. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land SITUATE in the Township of Middletown, County of Delaware and State of Pennsylvania more fully described according to a survey made by H.E. MacCombie, Jr., P.E., Broomall, PA on 8/13/1981, as follows to wit:

BEGINNING at the point of intersection of the centerline of Hunter Street (40 feet wide) with a point in the bed of Pennell Road (formerly the Westerly side of Glen Riddle Avenue); thence extending along the center line of Hunter Street measured South 82 degrees 30 minutes West, 223.86 feet to a point; thence extending North 7 degrees 30 minutes West, 202.83 feet to a point in line of lands now or late of Theodore Spiropoulos; thence extending along the same North 63 degrees 39 minutes East, 127.83 feet to a point; thence extending along line of lands now or late of Silvio F. Dignazio South 66 degrees 17 minutes East, 216.22 feet to a point in the course of the aforesaid Pennell Road, near but East of its centerline; thence along the course of the said Road South 18 degrees 13 minutes West, 16.50 feet to a point; thence extending North 67 degrees 22 minutes West, 32.90 feet to a point; thence extending South 9 degrees 12 minutes West, 24.77 feet to the first mentioned point and place of beginning.

CONTAINING 1.35 acres of land, more or less.

BEING Tax Parcel No. 27-00-02135-00.

BEING the same premises which John C. Fay and Bernadette K. Fay, his wife, by Deed dated 2/27/1985 and recorded 3/1/1985 in Delaware County in Volume 220 page 1356 conveyed unto Fay Development Company, Inc., a Delaware Corporation, in fee.

IMPROVEMENTS CONSIST OF: Commercial Property.

SOLD AS THE PROPERTY OF: Fay Development Company, Inc.

Hand Money \$44,157.05

Leona Mogavero, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009660 19. 2018

MORTGAGE FORECLOSURE

Judgment Amount: \$30,486.38

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

Front: Irregular Depth: Irregular

BEING Premises: 223 West 21st Street, Chester, PA 19013.

Folio Number: 49010071400

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Leroy Jefferys and Eric Cogmon.

Hand Money \$3,048.64

Kristen D. Little, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003158 20. 2020

MORTGAGE FORECLOSURE

Judgment Amount: \$100,981.72 entered on 9/22/2020, plus interest through the date of Sheriff's Sale, plus costs.

BEING Premises "A": 113 Sharon Avenue, Collingdale Borough, Delaware County, PA (Folio No. 11-00-02480-00); IMPROVEMENTS consist of: Residential

and

BEING Premises "B": 151 Wayne Avenue, Collingdale Borough, Delaware County, PA (Folio No. 11-00-02872-00); IMPROVEMENTS consist of: Residential

SOLD AS THE PROPERTY OF: David Adens.

Hand Money \$10,098.17

William J. Levant, Attorney

JERRY L. SANDERS, JR., Sheriff

Jan. 29; Feb. 5, 12