

**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**

**MARY J. BARRY a/k/a MARY JOSEPHINE BARRY**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Kenneth Yoder, 1 Amber Circle, East Norriton, PA 19401.

**NICKI L. BECHTLOFF a/k/a NICKI BECHTLOFF and NICKI LEE BECHTLOFF**, dec'd.  
Late of the Borough of Media, Delaware County, PA.  
Extx.: Ellen Nicole Laibe c/o Marilyn S. Mitchell, Esquire, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087.  
**MARILYN S. MITCHELL, ATTY.**  
Herr, Potts & Potts  
Strafford Office Building #2  
200 Eagle Road  
Suite 106  
Wayne, PA 19087

**KEVIN CIAFRE a/k/a KEVIN JOSEPH CIAFRE**, dec'd.  
Late of the Borough of Folcroft, Delaware County, PA.  
Admx.: Mary Ann Laverty, 1068 Taylor Dr., Folcroft, PA 19032.

**IRENE KIZLAUSKAS DiMARCO a/k/a IRENE K. DiMARCO**, dec'd.  
Late of the Township of Newtown, Delaware County, PA.  
Admr.: Mitchell W. Collins c/o William Morrow, Esquire, 58 East Penn Street, Norristown, PA 19401.  
**WILLIAM MORROW, ATTY.**  
Morrow, Tompkins & LeFevre, LLC  
58 East Penn Street  
Norristown, PA 19401

**SCOTT ANDREW DOOLING**, dec'd.  
Late of the Township of Upper Darby, Delaware County, PA.  
Admx.: Deborah Dooling, 736 Berwyn Avenue, Berwyn, PA 19312.  
**ELIZABETH T. STEFANIDE, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**MARIE ANGELA KOSTINAS a/k/a ANGELA MARIE KOSTINAS and MARIE OLIMPIO KOSTINAS**, dec'd.  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: David Kostinas, 2145 Aberdeen Lane, #201, Naples, FL 34109.

**LAWRENCE V. LOLLI**, dec'd.  
Late of the Township of Radnor, Delaware County, PA.  
Extx.: Laura L. Tiley (Named in Will As Laura S. Lolli), 403 Rustmont Drive, Malvern, PA 19355.  
**JENNIFER FELD, ATTY.**  
Colliton Elder Law Associates, P.C.  
790 East Market Street  
Suite 250  
West Chester, PA 19382

**CLARA L. MacDONALD**, dec'd.  
Late of the Borough of Aldan, Delaware County, PA.  
Extx.: Jessica O. MacDonald, 613 West Magnolia Avenue, Aldan, PA 19018.  
**CHARI ALSON MADDREN, ATTY.**  
Anderson Elder Law  
206 State Road  
Media, PA 19063

**RALPH ALAN MILLER**, dec'd.  
Late of the Township of Radnor, Delaware County, PA.  
Extx.: Kathy Byrnes Miller 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

**CAROL ANN MOYER a/k/a CAROL ANN RYAN and CAROL HOWARD**, dec'd.  
Late of the Borough of Folcroft, Delaware County, PA.  
Extrs.: Robert Howard and Carol Katin, 732 Taylor Drive, Folcroft, PA 19032.

**EDITH LOUISE RAY**, dec'd.  
Late of the Township of Upper Chichester, Delaware County, PA.  
Co-Extrs.: Bruce A. Ray and George T. Ray 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

**JULIA RUSSELL a/k/a JULIA M. RUSSELL and JULIA MARIE RUSSELL, dec'd.**  
Late of the Township of Marple, Delaware County, PA.  
Extr.: Janice Ashton c/o Dawn Getty Sutphin, Esquire, 852 11<sup>th</sup> Avenue, Prospect Park, PA 19076.  
**DAWN GETTY SUTPHIN, ATTY.**  
852 11<sup>th</sup> Avenue  
Prospect Park, PA 19076

**DIANE SHAMES, dec'd.**  
Late of the Township of Newtown, Delaware County, PA.  
Extr.: Jonathan Shames c/o Marc H. Jaffe, Esquire, 789 East Lancaster Avenue, Suite 220, Villanova, PA 19085.  
**MARC H. JAFFE, ATTY.**  
Fromhold, Jaffe & Adams, P.C.  
789 East Lancaster Avenue  
Suite 220  
Villanova, PA 19085

**ARCHIE T. SHERBERT, JR. a/k/a ARCHIE T. SHERBERT a/k/a ARCHIE SHERBERT, JR. and A. T. SHERBERT, dec'd.**  
Late of the Township of Middletown, Delaware County, PA.  
Extr.: Thomas Marion Sherbert, 1708 Dalfield Drive, Wilmington, DE 19803.  
**ELIZABETH T. STEFANIDE, ATTY.**  
339 W. Baltimore Avenue  
Media, PA 19063

**MARCELLA S. THEODOS, dec'd.**  
Late of the Township of Newtown, Delaware County, PA.  
Extr.: Andrew Franklin Theodos, 2111 Woodhill Place, Saint Albans, WV 25177.  
**CHARI ALSON MADDREN, ATTY.**  
Anderson Elder Law  
206 State Road  
Media, PA 19063

**SECOND PUBLICATION**

**LOUISE E. ANDERSON a/k/a LOUISE ELIZABETH ANDERSON, dec'd.**  
Late of the City of Chester, Delaware County, PA.  
Admx.: Carole Louise Anderson 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

**WILLIAM H.H.W. CLARK, dec'd.**  
Late of the Borough of Media, Delaware County, PA.  
Extr.: William D. Clark, 65 Stirrup Lane, Thornton, PA 19373.

**IJAHNAE SYNCERE CLINTON, dec'd.**  
Late of the Borough of Prospect Park, Delaware County, PA.  
Admx.: Jazzmine Garner c/o Amy H. Besser, Esquire, 1701 Walnut St., 6<sup>th</sup> Fl., Philadelphia, PA 19103.  
**AMY H. BESSER, ATTY.**  
The Law Offices of Peter L. Klenk & Associates  
1701 Walnut St.  
6<sup>th</sup> Fl.  
Philadelphia, PA 19103

**NICOLE DAGATA, dec'd.**  
Late of the Township of Aston, Delaware County, PA.  
Extr.: Janis Hayes Tierney c/o Barry W. VanRensler, Esquire, 10 S. Plum St., P.O. Box 1760, Media, PA 19063-8760.  
**BARRY W. VANRENSLER, ATTY.**  
Plum Street Lawyers  
10 S. Plum St.  
P.O. Box 1760  
Media, PA 19063-8760

**PATRICIA A. DALEY a/k/a PATRICIA DALEY a/k/a PATRICIA ANNE DALEY and PATRICIA A. LARNEY, dec'd.**  
Late of the Township of Upper Darby, Delaware County, PA.  
Extr.: Michael James Daley c/o Catherine T. Duffy, Esquire, 50 Sterner Avenue, Broomall, PA 19008.  
**CATHERINE T. DUFFY, ATTY.**  
50 Sterner Avenue  
Broomall, PA 19008

**MARY E. DERICKSON, dec'd.**  
Late of the Township of Chadds Ford, Delaware County, PA.  
Extr.: Joseph W. Derickson.  
**STEPHEN A. DURHAM, ATTY.**  
320 West Front Street  
Media, PA 19063

**ELIZABETH B. ENGEL, dec'd.**  
Late of the Township of Concord, Delaware County, PA.  
Extr.: Scott Walter Engel c/o Carolina R. Heinle, Esquire, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707.

CAROLINA R. HEINLE, ATTY.  
 Crossland Heinle & Bryde, LLC  
 724 Yorklyn Road  
 Suite 100  
 Hockessin, DE 19707

**RONALD H. GORDON**, dec'd.  
 Late of the Township of Newtown,  
 Delaware County, PA.  
 Extr.: Harold J. Whartnaby c/o William  
 J. Luttrell, III, Esquire, 11 S. Olive St.,  
 Fl. 4, Media, PA 19063.  
**WILLIAM J. LUTTRELL, III**, ATTY.  
 11 S. Olive St.  
 Fl. 4  
 Media, PA 19063

**ESTELLA F. HERRMANN**, dec'd.  
 Late of the Township of Chadds Ford,  
 Delaware County, PA.  
 Extr.: Jean Nelson, P.O. Box 728,  
 Media, PA 19063.

**JOSEPH J. HUNT**, dec'd.  
 Late of the Township of Haverford,  
 Delaware County, PA.  
 Extr.: Catherine M. Hunt 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

**CHRISTINE G. JONES a/k/a**  
**CHRISTINE HOLLMANN**  
**GUARINO JONES**, dec'd.  
 Late of the Township of Haverford,  
 Delaware County, PA.  
 Extr.: Gwyneth Jones c/o Kenneth C.  
 Taylor, Esquire, 125 Strafford Ave.,  
 Ste. 110, P.O. Box 312, Wayne, PA  
 19087.  
**KENNETH C. TAYLOR**, ATTY.  
 Pierce, Caniglia & Taylor  
 125 Strafford Ave.  
 Ste. 110  
 P.O. Box 312  
 Wayne, PA 19087

**JANE A. MALLOY a/k/a JANE**  
**AUSTIN MALLOY**, dec'd.  
 Late of the Township of Marple,  
 Delaware County, PA.  
 Extr.: Arthur G. Eglington, Jr. (Named  
 in Will As Arthur Richard Eglington,  
 Jr.) c/o Joseph A. Bellinghieri, Esquire,  
 17 W. Miner St., West Chester, PA  
 19382.  
**JOSEPH A. BELLINGHERI**, ATTY.  
 MacElree Harvey, Ltd.  
 17 W. Miner St.  
 West Chester, PA 19382

**ANN M. McGARRIGLE a/k/a**  
**ANNE M. McGARRIGLE a/k/a**  
**ANNE McGARRIGLE and ANN**  
**McGARRIGLE**, dec'd.  
 Late of the Township of Nether  
 Providence, Delaware County, PA.  
 Extr.: Daniel McGarrigle, 117-119 N.  
 Olive St. Media, PA 19063.  
**MICHAEL J. MATTSON**, ATTY.  
 Mattson Law Associates, P.C.  
 1 N. Ormond Ave.  
 Office  
 Havertown, PA 19083

**REGINA A. MITCHELL a/k/a REGINA**  
**ANN MITCHELL**, dec'd.  
 Late of the Township of Newtown,  
 Delaware County, PA.  
 Extr.: George E. Mitchell c/o Paul  
 C. Heintz, Esquire, Centre Square  
 West, 1500 Market St., Ste. 3400,  
 Philadelphia, PA 19102-2101.  
**PAUL C. HEINTZ**, ATTY.  
 Obermayer Rebmann Maxwell &  
 Hoppel, LLP  
 Centre Square West  
 1500 Market St.  
 Ste. 3400  
 Philadelphia, PA 19102-2101

**KATHLEEN J. MOYER**, dec'd.  
 Late of the Township of Haverford,  
 Delaware County, PA.  
 Extr.: Judith L. M. McCoyd c/o  
 Douglas E. Cook, Esquire, P.O. Box  
 397, Drexel Hill, PA 19026.  
**DOUGLAS E. COOK**, ATTY.  
 P.O. Box 397  
 Drexel Hill, PA 19026

**PAULINE R. MUNSON a/k/a**  
**PAULINE V. MUNSON**, dec'd.  
 Late of the Borough of Trainer,  
 Delaware County, PA.  
 Extr.: Charles D. Munson, Jr. c/o  
 Christopher M. Murphy, Esquire, 3305  
 Edgmont Ave., Brookhaven, PA 19015.  
**CHRISTOPHER M. MURPHY**, ATTY.  
 3305 Edgmont Ave.  
 Brookhaven, PA 19015

**LILLIAN MUTSCHLER**, dec'd.  
 Late of the Township of Media,  
 Delaware County, PA.  
 Extr.: Elizabeth Mutschler c/o Valerie  
 Williams, Esquire, 101 E. Darby Rd.,  
 Havertown, PA 19083.  
**VALERIE WILLIAMS**, ATTY.  
 101 E. Darby Rd.  
 Havertown, PA 19083

**WILLIAM R. NELSON a/k/a WILLIAM NELSON, dec'd.**

Late of the Township of Springfield, Delaware County, PA.  
 Extx.: Kimberly Ann Anderson (Named in Will As Kimberly Anderson) c/o Michael P. Pierce, Esquire, 17 Veterans Square, P.O. Box 604, Media, PA 19063.  
 MICHAEL P. PIERCE, ATTY.  
 Pierce & Hughes, PC  
 17 Veterans Square  
 P.O. Box 604  
 Media, PA 19063

**WILLIAM P. PISZKER, dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
 Extr.: William M. Piszker c/o Guy F. Matthews, Esquire, 300 W. State St., Ste. 300, Media, PA 19063.  
 GUY F. MATTHEWS, ATTY.  
 Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, PC  
 300 W. State St.  
 Ste. 300  
 Media, PA 19063

**HARRIET H. TOLAND, dec'd.**

Late of the Borough of Swarthmore, Delaware County, PA.  
 Co-Extrs.: Robert Toland, II and Margaret T. Kingham 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

**THIRD AND FINAL PUBLICATION**

**ELEANOR A. AVELLINO, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
 Extr.: Robert J. Avellino 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

**ROSE MARIE BARRETT, dec'd.**

Late of the Township of Ridley, Delaware County, PA.  
 Extx.: Kathleen Comorosky 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

**HELEN T. BRADY, dec'd.**

Late of the Township of Upper Darby, Delaware County, PA.  
 Extx.: Colleen Bruno, 250 Lee Circle, Bryn Mawr, PA 19010.

**KATHLEEN ANN BURKE, dec'd.**

Late of the Township of Darby, Delaware County, PA.  
 Admx.: Patricia Ulmer c/o Rodman M. Rosenberger, Esquire, One Summit Place, Philadelphia, PA 19118.  
 RODMAN M. ROSENBERGER, ATTY.  
 Barber, Sharpe & Rosenberger  
 One Summit Place  
 Philadelphia, PA 19118

**ELIZABETH DiMEMMO, dec'd.**

Late of the Township of Haverford, Delaware County, PA.  
 Extxs.: Ellen Martin and Lisa Fox c/o Michael A. Ruggieri, Esquire, 18 Campus Blvd., Ste. 100, Newtown Square, PA 19073.  
 MICHAEL A. RUGGIERI, ATTY.  
 Ruggieri Law Offices, LLC  
 18 Campus Blvd.  
 Ste. 100  
 Newtown Square, PA 19073

**SARA J. DIMITRI a/k/a SARA JEAN DIMITRI, dec'd.**

Late of the Borough of Media, Delaware County, PA.  
 Extx.: Helen A. Davis a/k/a Helen Ann Davis c/o Seamus M. Lavin, Esquire, Walnut Bldg., 101 E. Evans St., Ste. A, West Chester, PA 19380.  
 SEAMUS M. LAVIN, ATTY.  
 Wetzal Gagliardi Fetter & Lavin LLC  
 Walnut Bldg.  
 101 E. Evans St.  
 Ste. A  
 West Chester, PA 19380

**FRANCIS A. GALLAGHER, III a/k/a FRANCIS ALOYSIUS GALLAGHER, III and FRANK A. GALLAGHER, III, dec'd.**

Late of the Township of Concord, Delaware County, PA.  
 Extx.: Barbara A. Riggio c/o Raymond J. Falzone, Jr., Esquire, 22 East Third Street, Media, PA 19063.  
 RAYMOND J. FALZONE, JR., ATTY.  
 Falzone & Wylar LLC  
 22 East Third Street  
 Media, PA 19063

**MARY T. GONOUE, dec'd.**

Late of the Township of Radnor, Delaware County, PA.  
 Trustee: Catherine E. Johnson c/o George M. Nikolaou, Esquire, 166 Allendale Road, King of Prussia, PA 19406.

GEORGE M. NIKOLAOU, ATTY.  
166 Allendale Road  
King of Prussia, PA 19406

**RUTH J. GREENSPAN, dec'd.**  
Late of the Township of Haverford,  
Delaware County, PA.  
Admr.: Donald Greenspan, 2  
Waterview Rd., Apt. A6, West Chester,  
PA 19380.  
**ROBERT FREEDENBERG, ATTY.**  
Skarlatos Zonarich  
320 Market St.  
Ste. 600 West  
Harrisburg, PA 17101

**LILLIAN D. GUALA a/k/a LILLIAN GUALA, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Extr.: Denise Marie Lee Fichter  
(Named in Will As Denise Fichter) c/o  
Charles E. McKee, Esquire, 1 North  
Ormond Avenue—Office, Havertown,  
PA 19083.  
**CHARLES E. MCKEE, ATTY.**  
Donohue, McKee & Mattson, Ltd.  
1 North Ormond Avenue—Office  
Havertown, PA 19083

**FRED J. KRYKA, dec'd.**  
Late of the Township of Aston,  
Delaware County, PA.  
Extrs.: Keith Alan Kryka (Named in  
Will As Keith A. Kryka) and Kimberly  
A. Price (Named in Will As Kimberly  
Ann Price) c/o Guy F. Matthews,  
Esquire, 300 W. State St., Ste. 300,  
Media, PA 19063.  
**GUY F. MATTHEWS, ATTY.**  
Eckell, Sparks, Levy, Auerbach, Monte,  
Sloane, Matthews & Auslander, P.C.  
300 W. State St.  
Ste. 300  
Media, PA 19063

**ROBERT L. MacDONALD, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Beth Louise MacDonald (Named  
in Will As Beth L. MacDonald), 15  
Hackmatack Way, Falmouth, MA  
02540.  
**CHARI ALSON MADDREN, ATTY.**  
Anderson Elder Law  
206 Old State Rd.  
Media, PA 19063

**LYDIA D. McANDREW a/k/a LYDIA McANDREW, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Kevin McAndrew, 13 Swift Ct.,  
Medford, NJ 08055.

**ELSIE McWILLIAMS, dec'd.**  
Late of the Township of Upper Darby,  
Delaware County, PA.  
Admr.: James McWilliams, 51-10  
Revere Road, Drexel Hill, PA 19026.  
**HENRY DiBENEDETTO FORREST, ATTY.**  
1001 E. Darby Road  
Havertown, PA 19083

**DORIS U. MONTGOMERY, dec'd.**  
Late of the Township of Edgmont,  
Delaware County, PA.  
Extr.: Linda M. Hosier c/o Lawrence G.  
Strohm, Jr., Esquire, 1894 Media Club  
Building, 116 W. Baltimore Avenue,  
Media, PA 19063.  
**LAWRENCE G. STROHM, JR., ATTY.**  
Law Office of Lawrence G. Strohm, Jr.  
1894 Media Club Building  
116 W. Baltimore Avenue  
Media, PA 19063

**ANDREA M. ROGERS, dec'd.**  
Late of the Township of Radnor,  
Delaware County, PA.  
Extr.: Thomas A. Rogers c/o Michael  
C. McBratnie, Esquire, P.O. Box 673,  
Exton, PA 19341.  
**MICHAEL C. McBRATNIE, ATTY.**  
Fox Rothschild LLP  
P.O. Box 673  
Exton, PA 19341

**LORETTA LYNN RUDOLPH a/k/a LYNN L. RUDOLPH, dec'd.**  
Late of the Township of Newtown,  
Delaware County, PA.  
Extr.: Richard Rudolph, named in  
Will as Richard S. Rudolph c/o Beatty  
Lincke, 230 North Monroe Street,  
Media, PA 19063.  
**BEATTY LINCKE, ATTYS.**  
230 North Monroe Street  
Media, PA 19063

**CLEMENT JOSEPH STEFANOWICZ, IV, dec'd.**  
Late of the Township of Concord,  
Delaware County, PA.  
Extr.: Margaret A. Grier c/o Donald  
F. Kohler, Jr., Esquire, 27 South  
Darlington Street, West Chester, PA  
19382.  
**DONALD F. KOHLER, JR., ATTY.**  
27 South Darlington Street  
West Chester, PA 19382

**JOHN W. SWOPE a/k/a JOHN WOLFGANG SWOPE and JOHN SWOPE**, dec'd.  
Late of the Township of Edgmont, Delaware County, PA.  
Extr.: James M. Swope 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

**RAYMOND J. WANTORCIK, JR.**, dec'd.  
Late of the Borough of Glenolden, Delaware County, PA.  
Extr.: Raymond J. Wantorcik, III c/o Jayne A. Garver, Esquire, 1224 W. Lincoln Hwy., Coatesville, PA 19320.  
JAYNE A. GARVER, ATTY.  
1224 W. Lincoln Hwy.  
Coatesville, PA 19320

**JOHN EDWARD WARHOLA**, dec'd.  
Late of the Borough of Brookhaven, Delaware County, PA.  
Admx.: Jane M. Janvier, 39 Hazelwood Drive, Newark, DE 19702.

**CHARLOTTE WEIMAR**, dec'd.  
Late of the Township of Aston, Delaware County, PA.  
Extr.: Charlene Yeager c/o David T. Scott, Esquire, Westtown Business Center, 1528 McDaniel Dr., West Chester, PA 19380.  
DAVID T. SCOTT, ATTY.  
Delaney & Scott, P.C.  
Westtown Business Center  
1528 McDaniel Dr.  
West Chester, PA 19380

**ALFRED R. WILLIAMS**, dec'd.  
Late of the Borough of Prospect Park, Delaware County, PA.  
Extr.: Richard P. Williams c/o Robert W. Hershman, Jr., Esquire, 6 East Hinckley Avenue, 1<sup>st</sup> Floor, Ridley Park, PA 19078.  
F. KIRK ADAMS, ATTY.  
6 East Hinckley Avenue  
Ridley Park, PA 19078

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. 2019-009392

NOTICE IS HEREBY GIVEN THAT on November 12, 2019, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Antoine Sherieff Faison to Angelus La'Darius Faison**.

The Court has fixed April 21, 2020, at 9:00 A.M. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Apr. 3, 10

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2020-000070

NOTICE IS HEREBY GIVEN THAT on January 3, 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 **Caroline M. Hernandez to Caroline M. FitzPatrick**.

The Court has fixed May 12, 2020, at 9:00 A.M. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mar. 27; Apr. 3

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
NO. CV-2020-000787

NOTICE IS HEREBY GIVEN THAT on January 22, 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 **Christine J. Ware to Citrini Nata Devi**.

The Court has fixed May 12, 2020, at 9:00 A.M. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

PHYLLIS T. BOOKSPAN, Solicitor  
20 W. 3rd Street  
3rd Floor  
Media, PA 19063

Mar. 27; Apr. 3

**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.

**Cultural Bridges Music Group**

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

Apr. 3

**SERVICE BY PUBLICATION**

COURT OF COMMON PLEAS  
OF DELAWARE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW  
DOCKET NO. CV-2019-003724

**QUIET TITLE**

BID PROPERTIES, LLC, P.O. Box 603,  
Lafayette Hill, PA 19444

vs.

SHERRY MARSHALL, 219 E. AVON  
ROAD, BROOKHAVEN, PA 19015 and  
JESSE W. KRAMER, 1544 SUMMIT  
STREET, LINWOOD, PA 19061

**NOTICE**

NOTICE TO: Sherry Marshall, 219 E.  
Avon Road, Brookhaven,  
PA 19015 and Jesse W.  
Kramer, 1544 Summit  
Street, Linwood, PA  
19061

**TYPE OF ACTION—CIVIL ACTION/  
QUIET TITLE**

You have been sued in Court. Notice is given that BID PROPERTIES, LLC has filed a Civil Complaint against you in the Court of Common Pleas of Delaware County, Pennsylvania, No. CV-2019-003724 in which they are seeking to quiet title to the premises known as 1544 Summit Street, Linwood, PA 19061, Delaware County, PA, Folio No. 08-00-01055-00. If you wish to defend you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS 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 SERVICE**

335 W. Front Street  
Media, PA 19063  
(610) 566-6625  
www.delcobar.org

Further inquiry can be directed to counsel for the Plaintiff as follows:

MICHAEL P. DIGNAZIO, ESQUIRE  
229 N. Olive Street  
Media, PA 19063  
(610) 565-8535

Mar. 27; Apr. 3

**SERVICE BY PUBLICATION**

**PETITION FOR APPOINTMENT OF  
DEPUTY CONSTABLE  
IN MIDDLETOWN  
TOWNSHIP, PENNSYLVANIA**

NOTICE IS HEREBY GIVEN THAT the Petition of Louis Marcozzi, Constable was filed with the Clerk of Courts of Delaware County, Pennsylvania, praying an Order be made granting his request for appointment of Charles Marcozzi as Deputy Constable in Middletown Township, Pennsylvania. A Hearing on said Petition will be held on Tuesday, April 21, 2020, at 9:00 a.m., Delaware County Courthouse, Media, Pennsylvania, Courtroom TBA, at which time and place all interested or concerned persons may appear and show cause, if any there may be, why the prayer of said Petition should not be granted.

Apr. 3

**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**

- West, Nathan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/12/19; \$524.25
- Wheaton, Jr., William; Township of Ridley; 11/27/19; \$691.50
- Wheeler, Anijah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$1,627.25
- Wheeler, Anijah; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$1,627.25
- Wheeler, Erick Michael; Township of Haverford; 11/11/19; \$110.00
- Wheeler, Tanishea; Commonwealth of PA Dept of Revenue; 11/06/19; \$1,243.57
- Wheeler, Tanishea; Commonwealth of PA Dept of Revenue; 11/06/19; \$1,243.57

- Wheels Inc; Allstate Insurance Company; 11/11/19; \$3,890.80
- Whelan, Kristin A; Mariner Finance LLC; 11/11/19; \$2,899.52
- White, Maria; Delaware County Fire Restoration Inc; 11/04/19; \$30,000.00
- White, Sharon; Capital One Bank (USA), N.A.; 11/06/19; \$5,345.39
- White, Shawn; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$5,001.80
- White, Veronica T.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$2,284.75
- Whitebread, Ishbell C.; Township of Radnor; 11/08/19; \$494.50
- Whitebread, Jeffrey S.; Township of Radnor; 11/08/19; \$494.50
- Whyte, Agnes Henry; Township of Radnor; 11/08/19; \$356.51
- Wieners, John; Upper Darby Township; 11/19/19; \$1,927.09
- Wieners, John; Upper Darby Township; 11/19/19; \$1,927.09
- Wilcox, Tyree; Commonwealth of PA Dept of Revenue; 11/06/19; \$1,212.20
- Wilkerson, Joyce; Township of Ridley; 11/30/19; \$603.50
- Wilkinson, Donna Marie; Borough of Ridley Park; 11/27/19; \$2,784.42
- Wilkinson, Donna Marie; Borough of Ridley Park; 11/27/19; \$2,784.42
- William M Zamulinsky William M Zamulinsky Trading As Zamco Painting; Department of Labor & Industry to the Use of the Unemployment Compensation Fund; 11/22/19; \$3,112.48
- William Mullery aka Wm J Mullery Solely in His Capacity As Heir of Arlene Mullery Deceased; Wells Fargo Bank, N.A. sbm First Union National Bank; 11/13/19; \$27,798.19
- Williams, Lynda; Borough of Yeadon; 11/15/19; \$643.36
- Williams, Ronald; Borough of Yeadon; 11/15/19; \$643.36
- Williams, Ronald; Borough of Yeadon; 11/15/19; \$643.36
- Williams, Ronald; Borough of Yeadon; 11/15/19; \$643.36
- Williams IV, Richard N; Township of Radnor; 11/08/19; \$536.82
- Williams IV, Richard N; Township of Radnor; 11/08/19; \$536.82



- Williams, Amanda L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$1,299.81
- Williams, Arthur; Dinavel Enterprises; 11/14/19; \$58,024.80
- Williams, Arthur; Dinavel Enterprises; 11/14/19; \$58,024.80
- Williams, Carlene; Springhill Farm Condominium Association; 11/26/19; \$3,710.47
- Williams, Denise R; Fifth Third Bank; 11/01/19; \$400,287.77
- Williams, Donna Shereace; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$1,715.65
- Williams, Felicia Y; Bank, Discover; 11/18/19; \$4,904.13
- Williams, Isheena L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$134.00
- Williams, Jamal Melvin; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$843.80
- Williams, Karee Donte; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$2,814.75
- Williams, Lois B; Swarthmore Borough; 11/04/19; \$956.29
- Williams, Lois B; Swarthmore Borough; 11/04/19; \$956.29
- Williams, Malik; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$2,378.35
- Williams, Mattie L.; Commonwealth of Pa. Dept. of Revenue; 11/07/19; \$1,278.13
- Williams, Taron; Commonwealth of PA Juvenile Court; 11/14/19; \$88.50
- Williamson, Kenyatta C.; U.S. Bank National Association, As Trustee for Sasco Mortgage Loan Trust 2006-WF2; 11/08/19; \$117,175.00
- Willis-Crittenton, Lavette A; Upper Darby Township; 11/20/19; \$1,333.51
- Willowby, Karen Celentino; Southern Delaware County Authority; 11/26/19; \$5,203.61
- Wilson, Damond Lamar; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$919.75
- Wilson, Damond Lamar; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$919.75
- Wilson, Eric William, Jr.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$15,838.71
- Wilson, Eric William, Jr.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$15,838.71
- Wilson, Janelle; Commonwealth of PA Dept of Revenue; 11/06/19; \$1,359.01
- Wilson, Janelle; Commonwealth of PA Dept of Revenue; 11/06/19; \$1,359.01
- Wilson, Jermaine James; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$1,890.75
- Wingle, Sarina U.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$1,252.75
- Winsor, Josephine Lippincott; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/21/19; \$1,944.75
- Wise, Nafeese R; Commonwealth of PA Juvenile Court; 11/15/19; \$48.50
- Wise, Nafeese R; Commonwealth of PA Juvenile Court; 11/15/19; \$48.50
- Wise, Nafeese R; Commonwealth of PA Juvenile Court; 11/15/19; \$48.50
- Witten, Jerold; Discover Bank; 11/01/19; \$1,799.44
- Witzer, Jorgie Anna; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$1,458.05
- Woltanski, Danielle; Upper Darby Township; 11/19/19; \$1,922.60
- Womack, Curtis Taft; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$2,122.25
- Womack, Sheila; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$1,489.21
- Womack, Sheila; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$1,489.21
- Woodcock, Brendan Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/04/19; \$957.00
- Woodcock, Brendan Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/04/19; \$647.50
- Woodcock, Brendan Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/04/19; \$3,022.00
- Wrenn, Eugene; Darby Township; 11/08/19; \$247.21
- Wrenn, Eugene; Darby Township; 11/08/19; \$247.21

Wrenn, G D; Darby Township; 11/08/19; \$247.21	Zaffiri, Richard E.; Internal Revenue Services; 11/08/19; \$7,453.99
Wrenn, G D; Darby Township; 11/08/19; \$247.21	Zaffiri, Richard E.; Internal Revenue Services; 11/08/19; \$7,453.99
Wrenn, Eugene T; Township of Darby; 11/08/19; \$268.88	Zafropoulos, George; Upper Darby Township; 11/07/19; \$3,015.10
Wrenn, Eugene T; Township of Darby; 11/08/19; \$268.88	Zamsky, Robert M.; Township of Radnor; 11/08/19; \$612.94
Wrenn, Eugene T; Township of Darby; 11/08/19; \$268.88	Zamsky, Sharon M.; Zecca, Anthony M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$2,114.25
Wrenn, Eugene R; Township of Darby; 11/08/19; \$269.31	Zecca, Anthony M.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$2,114.25
Wrenn, Eugene R; Township of Darby; 11/08/19; \$269.31	Zerambo, Melinda A; Commonwealth of PA Department of Revenue; 11/06/19; \$2,522.21
Wrenn, Eugene T.; Township of Darby; 11/08/19; \$363.54	Zizza, Kathie S.; Township of Ridley; 11/30/19; \$1,593.50
Wrenn, Eugene T.; Township of Darby; 11/08/19; \$363.54	Zoker, Fatima; Midland Funding LLC; 11/18/19; \$1,137.60
Wrenn, G D; Township of Darby; 11/08/19; \$269.31	Zpapta-Guzman, Johnny Osvaldo; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$1,414.75
Wrenn, G D; Township of Darby; 11/08/19; \$269.31	Zpapta-Guzman, Johnny Osvaldo; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$1,414.75
Wrenn, G. D.; Township of Darby; 11/08/19; \$268.88	1353 Edgehill Partners, LP; Borough of Darby; 01/13/20; \$847.48
Wrenn, G. D.; Township of Darby; 11/08/19; \$268.88	1353 Edgehill Partners, LP; Borough of Darby; 01/13/20; \$1,200.76
Wrenn, G.D.; Township of Darby; 11/08/19; \$363.54	1353 Edgehill Partners, LP; Borough of Darby; 01/13/20; \$753.88
Wright, Branden S.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 11/27/19; \$3,611.75	24Hr Companion Home Health Care Inc ; Department of Labor & Industry to the Use of the Unemployment Compensation Fund; 12/02/19; \$5,713.82
Wright, Frank J; Bank of America, N.A.; 11/25/19; \$11,109.01	48 Garrett Rd. Cafe & Restaurant Inc.; Commonwealth of PA Dept. of Revenue; 12/12/19; \$4,888.94
Wright, Frank J; Bank of America, N.A.; 11/25/19; \$11,109.01	A Town Properties Inc; Cmwltth of PA Department of Revenue; 12/06/19; \$1,113.78
Wychick, John S; Commonwealth of PA Dept of Revenue; 11/06/19; \$2,621.70	Adams, Carlos; Internal Revenue Service; 01/14/20; \$15,889.55
Xu, Qing; Internal Revenue Service; 11/26/19; \$53,512.79	Adams, Stacy A; Barclays Bank Delaware; 01/16/20; \$2,428.23
Yahya, Marzoq A.; Upper Darby Township; 11/05/19; \$1,108.93	Adenaike, Sarah G; JP Morgan Chase Bank; 12/20/19; \$80,127.90
Yaoue, Chantal Z; Commonwealth of PA Department of Revenue; 11/04/19; \$2,260.12	Adeyemo, Adetunji; Delcora; 12/31/19; \$311.75
Yates, Kidijah S.; Commonwealth of PA Dept of Revenue; 11/05/19; \$884.66	Admed, Aqueel; Sharon Hill Borough; 01/20/20; \$270.00
Yesville, Mary Jo; Township of Radnor; 11/08/19; \$752.38	
Young, James M.; Upper Darby Township; 11/15/19; \$1,082.09	
Yula, Linda; Upper Darby Township; 11/13/19; \$1,954.43	
Yula, Linda; Upper Darby Township; 11/13/19; \$1,954.43	

**LOCALITY INDEX  
SHERIFF'S SALES  
OF REAL ESTATE  
COUNTY COUNCIL  
MEETING ROOM  
COURTHOUSE, MEDIA, PA  
April 24, 2020  
11:00 A.M. Prevailing Time**

**BOROUGH**

- Aldan 5, 43
- Clifton Heights 2, 24, 78
- Collingdale 14, 56, 60, 85
- Colwyn 64, 66
- Darby 27, 58
- East Lansdowne 37
- Eddystone 18
- Folcroft 38, 72
- Lansdowne 8, 55, 69, 75, 81
- Marcus Hook 7
- Ridley Park 50, 74
- Sharon Hill 16, 73
- Swarthmore 54
- Yeadon 15, 35, 46

**CITY**

- Chester 13, 49, 65, 71, 86

**TOWNSHIP**

- Aston 10, 11
- Bethel 20
- Chester 17
- Concord 83
- Darby 29, 30, 59
- Haverford 23, 44, 67, 68
- Lower Chichester
- Marple 6, 22, 31, 48, 52, 62, 63
- Middletown 87
- Newtown 4, 34, 42, 70
- Ridley 12, 26, 79
- Springfield 76
- Upper Chichester 9, 25
- Upper Darby 3, 33, 39, 41, 45, 57, 61, 77, 80, 82

Conditions: \$ 2,000.00 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. 009120 2. 2019**

**MORTGAGE FORECLOSURE**

13 E Wyncliffe Avenue  
Clifton Heights, PA 19018

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: John F. Volpone.

Hand Money \$16,688.62 (10% of Judgment)

RAS Citron, LLC, Attorneys

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

**No. 005276 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: 16040169600.

Property: 267 Sanford Road, Upper Darby, PA 19082.

BEING the same property conveyed unto Valery Fedorenko, no marital status shown who acquired title by virtue of a Deed from Mlkhal Fedeorenko, no marital status shown, dated February 17, 2005, recorded March 9, 2005, at Instrument Number 2005020789, and recorded in Book 03430, page 0228, Office of the Recorder of Deeds, Delaware County, Pennsylvania.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Valery Fedorenko, no marital status shown.

Hand Money \$6,316.22

Justin F. Kobeski, Attorney

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

**No. 002283 4. 2019**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

BEING Premises: 401 Hempstead Circle, Newtown Square a/k/a Newton Square, PA 19073.

Parcel No. 30000119301.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Richard J. Capoferri a/k/a Richard Capoferri.

Hand Money \$42,349.40

James G. Buck, Esquire, Attorney

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

**No. 001637 5. 2018**

**MORTGAGE FORECLOSURE**

Property in the Borough of Aldan, County of Delaware, Commonwealth of PA on the Southeasterly side of Hazelwood Road.

Front: IRR Depth: IRR

BEING Premises: 224 Hazelwood Avenue, a/k/a 224 Hazelwood Avenue, Clifton Heights, Pennsylvania 19018, Aldan, Pennsylvania 19018.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James M. Gaudiello.

Hand Money \$10,135.44

McCabe, Weisberg, & Conway, LLC, Attorneys

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

**No. 1422A 6. 2018**

**MORTGAGE FORECLOSURE**

Property in the Township of Marple, County of Delaware, Commonwealth of PA on theSouthwesterly side of Lovell Avenue.

Front: IRR Depth: IRR

BEING Premises: 2892 Lovell Avenue, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: The Unknown Heirs of Anne R. Stewart, deceased, John Stewart, solely in his capacity as Heir of Anne R. Stewart, deceased, Kelly Stewart, solely in his capacity as Heir of Anne R. Stewart, deceased, William Stewart, solely in his capacity as Heir of Anne R. Stewart, deceased and Tara Walker, solely in her capacity as Heir of Anne R. Stewart, deceased.

Hand Money \$19,654.55

KML Law Group, P.C., Attorneys

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

**No. 005341 7. 2019**

**MORTGAGE FORECLOSURE**

Property in Marcus Hook Borough, County of Delaware and State of Pennsylvania.

Front: 59.1 Depth: 79.62

BEING Premises: 198 Market Street, Marcus Hook, PA 19061-4822.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Frank Ricks and Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Sharon A. Randolph-Ricks, deceased.

Hand Money \$4,865.56

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 008292 8. 2019**

**MORTGAGE FORECLOSURE**

Property in the Lansdowne Borough, County of Delaware, Commonwealth of PA named and identified as Essex House.

Front: IRR Depth: IRR

BEING Premises: 192 North Lansdowne Avenue, B2, Essex House, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a condo, Unit No. B-2.

SOLD AS THE PROPERTY OF: Magaly Britt.

Hand Money \$4,513.82

KML Law Group, P.C., Attorneys

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

**No. 4784A 9. 2017**

**MORTGAGE FORECLOSURE**

Property in the Township of Upper Chichester, County of Delaware, Commonwealth of Pennsylvania on the Northeasterly side of Naaman's Creek Road.

BEING Folio No. 09-00-02395-00

BEING Premises: 2003 Naamans Creek Road, Upper Chichester, Pennsylvania 19061 a/k/a 2003 Naamans Creek Road, Marcus Hook, Pennsylvania 19061.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Taylor Karissa Repine and Charles R. Schiliro.

Hand Money \$14,638.76

McCabe, Weisberg & Conway, LLC, Attorneys

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

**No. 007963 10. 2019**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$267,158.75

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

Front: Irregular Depth: Irregular

BEING Premises: 65 Glenn Road Township of Aston, PA 19014.

Parcel No. 02000109222.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James W. Buggy and Michele C. Buggy.

Hand Money \$26,715.87

Leslie J. Rase, Esquire, Attorney

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

**No. 007217 11. 2019**

**MORTGAGE FORECLOSURE**

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

Dimensions: 85 x 135

BEING Premises: 120 Blackthorne Lane, Aston, PA 19014-2628.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Randall S. Brunt and Kristina L. Brunt.

Hand Money \$24,941.46

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 008738A 12. 2018**

**MORTGAGE FORECLOSURE**

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

PARCEL/FOLIO No. 38-02-00723-16.

BEING more commonly known as: 226 B Elmwood, Ave., Woodlyn, PA 19094.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Stephen M. Schrass.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

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

**No. 003136 13. 2018**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Northerly side of Fourth Street.

Front: IRR Depth: IRR

BEING Premises: 2012 West 4th Street, Chester PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: The Unknown Heirs of Lorraine T. Fitzgerald, deceased, Harold Fitzgerald, Jr., solely in his capacity as Heir of Lorraine T. Fitzgerald, deceased, Harold J. Fitzgerald, Sr., solely in his capacity as Heir of Lorraine T. Fitzgerald, deceased and Monica N. Fitzgerald, solely in her capacity of Heir of Lorraine T. Fitzgerald, deceased.

Hand Money \$4,250.54

KML Law Group, P.C., Attorneys

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

**No. 008091 14. 2019**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware, Commonwealth of PA on the Southwest side of Clifton Avenue.

Front: IRR Depth: IRR

BEING Premises: 236 Clifton Avenue, Collingdale, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Alexander Graham and Renee Graham.

Hand Money \$8,609.17

KML Law Group, P.C., Attorneys

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

**No. 004946 15. 2019**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 48000188800.

Property: 2 Herford Place, Yeadon, PA 19050.

BEING the same premises which Sheryl T. Bailey, Individually and as successor Trustee of the Dr. Roy M. Taylor and Virginia B. Taylor Revocable Living Trust, u/d/t April 9, 1997 by Deed dated May 22, 2006 and recorded June 27, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 03837, page 1028 granted and conveyed unto Sheryl T. Bailey.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Sheryl T. Bailey.

Hand Money \$16,730.79

Justin F. Kobeski, Attorney

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

**No. 006335 16. 2019**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

BEING Premises: 220 Clifton Avenue, Sharon Hill, PA 19118.

Parcel No. 41000051800.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Jean Karl Yvon Georges.

Hand Money \$19,349.35

Edward J. McKee, Esquire, Attorney

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

**No. 009138 17. 2019**

**MORTGAGE FORECLOSURE**

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

Front: 20 Depth: 124

BEING Premises: 1676 Powell Road, Brookhaven, PA 19015-1934.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Anna Rose Smith.

Hand Money \$8,784.51

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 007326 18. 2019**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 18000066500.

Property: 1241 East 13th Street, Crum Lynne, aka Eddystone, PA 19022.

BEING the same premises which Michael Railowski, by Deed dated May 31, 2006 and recorded July 10, 2006 in and for Delaware County, Pennsylvania in Deed Book Volume 03847, page 0366, granted and conveyed unto Michael Raikowski and Joy Raikowski, husband and wife.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Michael Raikowski and Joy Raikowski, husband and wife.

Hand Money \$12,261.70

Justin F. Kobeski, Attorney

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

**No. 004670 20. 2019**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$58,134.23

KML Law Group, P.C., Attorneys

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

**No. 072757 22. 2018**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Marple, County of Delaware and State of Pennsylvania and described according to a survey by Damon and Foster, Civil Engineers, dated May 3, 1940 and last revised October 30, 1949 as follows, to wit:



BEGINNING at a point on the Westerly side of Pine Valley Road (70 feet wide) at the distance of 264.67 feet measured North 7 degrees 22 minutes West from the intersection of the said Westerly side of Pine Valley Road and the Northwesterly side of Green Hill Road (South) (both extending); thence extending South 82 degrees 38 minutes West 124.04 feet to a point; thence extending North 4 degrees 38 minutes West 60.07 feet to a point; thence extending North 82 degrees 38 minutes East 121.17 feet to a point in the said Westerly side of Pine Valley Road; thence extending South 7 degrees 22 minutes East along same 60 feet to the first mentioned point and place of beginning.

LOCATION OF PROPERTY: 32 Pine Valley Road, Marple Township, Pennsylvania.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Michael G. Logan and Colleen Mary O'Donnell.

Hand Money \$3,000.00

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

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

**No. 006248 23. 2019**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN tract, piece or parcel of SEATED land containing 2950 Rising Sun Road. Property situate in Township of Haverford in the County of Delaware and State of Pennsylvania.

Tax Parcel ID No. 22-06-01827-00.

TITLE to said premises is vested in Joseph Zito and Meghan C. Curry by Deed dated August 31, 2007, recorded October 2, 2007 in the Delaware County Clerk's/ Register's Office in Deed Book 04213, page 1382, Instrument No. 2007086412.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Meghan C. Curry aka Meghan Curry Zito and Joseph Zito.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

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

**No. 009147 24. 2019**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in Clifton Heights, Borough, Delaware County, Commonwealth of Pennsylvania and described according to Survey and Plan made by Damon and Foster Civil Engineers of Sharon Hill, Pennsylvania on the sixteenth day of April, A.D. 1957 as follows to wit:

SITUATE on the Northwesterly side of Berkley Avenue (forty feet wide) at the distance of two-hundred twenty and ninety-seven one-hundredths feet Southwardly sixty-four degrees forty-two minutes West from the Southwesterly side of Cherry Street (forty feet wide).

CONTAINING in front or breadth on the said Berkeley Avenue sixteen feet and extending of that width in length or depth North twenty-five degrees eighteen minutes West between parallel lines at right angles to said Berkeley Avenue and Northeasterly and Southwesterly lines thereof passing partly through the party walls of the building erected on this lot and the buildings erected on the lots adjoining to the Northeast and Southwest thereof one-hundred ten feet.

BEING Lot Number 10 on said Plan, Berkeley Avenue.

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

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

BEING the same premises which Glendar Builders, Inc. (a Pennsylvania Corporation), by Deed dated September 25, 1958 and recorded November 07, 1958 in the Office of the Recorder of Deeds in and for Delaware County in Deed Book Volume 452, page 333, granted and conveyed unto William J. McGroarty and Elizabeth C. McGroarty, his wife.

AND the William J. McGroarty departed this life on February 11, 2014. Title to the property passed to Elizabeth C. McGroarty by operation of law.

BEING known as: 125 West Berkley Avenue, Secane a/k/a Clifton Heights, PA 19018.

Parcel No. 10-00-00430-01.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William J. McGroarty, deceased and Elizabeth C. McGroarty a/k/a Elizabeth McGroarty.

Hand Money \$13,200.33

Powers Kirn, LLC, Attorneys

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

**No. 004825 25. 2019**

**MORTGAGE FORECLOSURE**

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

Front: 58 Depth: 167

BEING Premises: 3927 Chichester Avenue, a/k/a 3 Eagle Road, Upper Chichester, PA 19061-3137.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Monica Wyant.

Hand Money \$10,997.40

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 007170 26. 2019**

**MORTGAGE FORECLOSURE**

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

Dimensions: 56 x 132.2 x 128 x 56.13

BEING Premises: 1226 Lukens Avenue, Woodlyn, PA 19094-1712.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Joseph Gabriel Napoli and Michelle Tierney.

Hand Money \$13,708.92

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 009421 27. 2019**

**MORTGAGE FORECLOSURE**

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

Front: 21 Depth: 150

BEING Premises: 325 South 7th Street, Darby, PA 19023-2432.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Evangeline Tarway a/k/a Evangeline D. Tarway.

Hand Money \$5,399.27

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 009098 29. 2019**

**MORTGAGE FORECLOSURE**

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

Dimensions: 16 x 100

BEING Premises: 502 Rively Avenue, Glenolden, PA 19036-1015.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Timothy J. Difuria.

Hand Money \$9,686.93

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 005458B 30. 2015**

**MORTGAGE FORECLOSURE**

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

CONTAINING

Folio: 15-00-03814-00.

Property: 1000 Tribbit Avenue, Sharon Hill, PA 19079.

BEING the same premises which Charles E. Lester, Executor under the Will of Samuel J. Lester, deceased, by Deed dated January 31, 1995 and recorded February 3, 1995 in and for Delaware County, Pennsylvania in Deed Book Volume 1336, page 2329, granted and conveyed unto Freda M. Smith, unmarried woman and Marvin E. Smith, Jr., unmarried, as joint tenants.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Freda M. Smith, unmarried woman and Marvin E. Smith, Jr., unmarried, as joint tenants.

Hand Money \$6,717.36

Justin F. Kobeski, Attorney

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

**No. 8313B 31. 2016**

**MORTGAGE FORECLOSURE**

Property in the Township of Marple and Springfield, County of Delaware, Commonwealth of Pennsylvania.

BEING Folio No. 42-00-01299-00.

BEING Premises: 509 Collins Drive, Springfield, Pennsylvania 19064.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Anne L. Ciocco.

Hand Money \$39,097.33

McCabe, Weisberg & Conway, LLC, Attorneys

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

**No. 007215 33. 2019**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

BEING Premises: 1014 Cobbs Street Drexel Hill, PA 19026.

Parcel No. 16080084100.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Marjorie A. Miller, deceased.

Hand Money \$19,140.53

Leslie J. Rase, Esquire, Attorney

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

**No. 007432C 34. 2016**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, described in accordance with a Map of property of E.R. Dilworth made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated 10/25/1960 and last revised 12/2/1960, as follows, to wit:

BEGINNING at a point on the Northerly side of an unnamed street (50 feet wide) as laid out and shown on said Plan, which point is measured the three following courses and distances along the said side of said unnamed street from a point in the center line of Saw Mill Road (50 feet wide); (1) North 68 degrees 9 minutes 40 seconds West 492.92 feet to a point of curve; (2) Northwestwardly and Southwestwardly on the arc of a circle curving to the left having a radius of 375 feet, the arc distance of 349.65 feet; (3) South 58 degrees 25 minutes West, 77.65 feet; thence from said point of

beginning along the Northerly side of said unnamed street and the cul-de-sac at the ending thereof, the three following courses and distances; (1) South 58 degrees 25 minutes West, 153 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 36.14 feet, the chord of said arc bearing South 79 degrees 7 minutes 30 seconds West, 35.36 feet to a point of reverse curve; (3) on the arc of a circle curving to the left having a radius of 50 feet; the arc distance of 30.56 feet, the chord of said arc bearing South 82 degrees minutes 30 seconds West, 30.08 feet to a corner of Lot No. 7; thence along Lot No. 7, North 25 degrees 11 minutes West, 237.43 feet to a point in line of land of Aronmink Golf Club; thence along the said land, North 56 degrees 32 minutes 20 seconds East 200.45 feet to a corner of Lot No. 9; thence along Lot No. 9, South 19 degrees 27 minutes East, 274.81 feet to the first mentioned point and place of beginning.

BEING Lot 8 on said Plan.

TITLE to said premises vested in Sean Sweeney and Katherine Sweeney by Deed from Denise McNulty dated July 7, 2005 and recorded on September 21, 2005 in the Delaware County Recorder of Deeds in Book 03602, page 0380 as Instrument No. 2005089965.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Katherine Sweeney and Sean Sweeney.

Hand Money \$224,117.94

Roger Fay, Esquire, Attorney

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

**No. 003359A 35. 2017**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected,

SITUATE in the Borough of Yeadon, County of Delaware and State of Pennsylvania, bounded and described according to a survey and Plan thereof made by A.F. Damon, Jr. Borough Engineer, March 22nd, 1922, as follows, to wit:

BEGINNING at the intersection of the Southwesterly side of Bonsall Avenue (forth feet wide) with the Northeasterly side of Penn Street (fifty feet wide); thence extending along the Southwesterly side of said Bonsall Avenue South twenty-five degrees, three minutes East, Twenty-five feet to a point at corner of land, now or late of George Williams Payne and wife; thence extending along the same passing through the middle of a party wall South sixty-four degrees, fifty-one minutes West, one hundred twenty-five feet to a point, a corner of other lands, now or late of W. Raymond Evans, thence extending along the same North twenty-five degrees, three minutes West twenty-five feet to a point in the Southeasterly side of said Penn Street; thence extending along the same North sixty-four degrees, fifty-one minutes East, one hundred twenty-five feet to the first mentioned point and place of beginning.

BEING known as: 416 Bonsall Avenue, Yeadon, PA 19050.

PARCEL No. 48-00-00444-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Reshaun A. Terry a/k/a Reshawn A. Terry.

Hand Money \$10,299.06

Powers Kirn, LLC, Attorneys

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

**No. 008794 37. 2019**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Borough of East Lansdowne, formerly a part of the Township of Upper Darby, County of Delaware, Commonwealth of Pennsylvania, and designated and known as Lot No. 711 in a certain plan of lots called "East Lansdowne".

SITUATE on the Easterly side of Melrose Avenue at the distance of 213.70 feet Northwardly from the Northerly side of Pembroke Avenue as shown on said Plan, extending of that width in length or depth Eastwardly 120 feet to the rear line of Lot No. 728 on said plan.

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

HAVING thereon erected a dwelling house known and numbered as: 119 Melrose Avenue, East Lansdowne, PA 19050.

PARCEL No. 17-00-00519-00.

BEING the same premises which Warant Sevdalian, by Deed dated January 24, 2002 and recorded January 31, 2002, Delaware County Record Book 2355, page 1626, granted and conveyed unto Troy T. Martin.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Troy T. Martin.

Hand Money \$4,912.66 (10% of total judgment)

Leon P. Haller, Attorney

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

No. 009502 38. 2018

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

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

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

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

Hand Money \$9,867.74

KML Law Group, P.C., Attorneys

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

No. 008106A 39. 2017

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 2256 Dermond Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Kathleen H. Eaton.

Hand Money \$7,693.15

KML Law Group, P.C., Attorneys

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

No. 008905 41. 2019

**MORTGAGE FORECLOSURE**

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

BEING Folio No. 16080110500.

BEING Premises: 934 Fairfax Road, Drexel Hill, Pennsylvania 19026.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: George S. Ibrahim.

Hand Money \$14,809.97

McCabe, Weisberg & Conway, LLC, Attorneys

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

No. 008684 42. 2019

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, SITUATE in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, described according to a map of property of "Echo Valley Farm" made by Yerkes Engineering Company, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated March 6, 1957 and last revised March 8, 1960, as follows:

BEGINNING at a point of tangent on the Southeasterly side of Echo Valley Lane (50 feet wide), which point is measured the two following courses and distances from a point formed by the intersection of the Southwesterly side of said Echo Valley Lane with the Northwesterly side of Meadow Lane (50 feet wide) (both lines produced): (1) from said point of intersection North 34 degrees 0 minutes 10 seconds West, 370 feet to a point of curve and (2) on a line curving to the left having a radius of 420 feet, the arc distance of 678.04 feet to the point and

place of beginning; thence extending from said beginning point South 27 degrees East, 382.88 feet to a point; thence extending South 50 degrees 40 minutes West, 143.53 feet to a point; thence extending North 36 degrees 30 minutes West, 384.73 feet to a point on the Southeasterly side of Echo Valley Lane aforesaid; thence extending along same North 53 degrees 30 minutes East, 206.55 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 61 as shown on said Plan.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert F. Bodkin a/k/a Robert F. Bodkin, Jr. and Jeanne M. Bodkin.

Hand Money \$39,362.10

Law Office of Gregory Javardian, LLC, Attorneys

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

**No. 008864 43. 2019**

**MORTGAGE FORECLOSURE**

Property in the Borough of Aldan, County of Delaware, Commonwealth of PA on the Southeasterly side of Merion Avenue.

Front: IRR Depth: IRR

BEING Premises: 114 Merion Avenue, Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Charisse Davidson and Joshua D. McGill.

Hand Money \$21,935.19

KML Law Group, P.C., Attorneys

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

**No. 008993 44. 2019**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or tract of land, hereditaments and appurtenances, situate in the Township of Haverford, County of Delaware and State of Pennsylvania, BEING the same premises which James Patrick Lord and Dawn Marie Lord, formerly known as Dawn Marie Johnson, husband and wife on January 6, 2003 recorded on January 10, 2003 in the Office of the Recorder of Deeds in and for the County of Delaware in Instrument Number 2003004353 granted and conveyed unto James Patrick Lord and Dawn Marie Lord, husband and wife.

BEING Premises: 213 Flintlock Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James Patrick Lord and Dawn Marie Lord.

Hand Money \$27,700.53

Hill Wallack, LLP, Attorneys

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

**No. 001309 45. 2019**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$234,618.62

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

Front: Irregular Depth: Irregular

BEING Premises: 1805 East Marshall Road, assessed as 1805 Marshall Road, Lansdowne, PA 19050.

Parcel No. 16090113400.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Sandra L. Groome and David M. Groome.

Hand Money \$23,461.86

Michelle L. McGowan, Esquire, Attorney

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

**No. 063352 46. 2012**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS to be erected thereon, Situate in the Borough of Yeadon, County of Delaware and State of Pennsylvania, and described according to a Survey by Damon and Foster, Civil Engineers dated November 20, A.D. 1940, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Fern Street (50 feet wide) at the distance of 253.07 feet measured North 25 degrees 01 minute 20 seconds West from its intersection with the Northwesterly side of Dailey Road (formerly Marina Avenue) (50 feet wide);

CONTAINING in front or breadth on said Fern Street twenty feet measured North 25 degrees 01 minute 20 seconds West and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Fern Street crossing the bed of a 15 feet wide driveway which extends Southeastwardly into said Daily Road 126.61 feet. The Southeasterly line there passing partly through a party wall between these and the premise adjoining on the Southeast.

BEING known as No. 526 Fern Street.

TOGETHER WITH AND RESERVING THEREOUT the free and common use, right, liberty and privilege of the aforesaid driveway, as and for a passageway, watercourse and driveway 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 at all times hereafter, forever.

LOCATION OF PROPERTY: 526 Fern Street, Yeadon, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Deborah L. Anderson.

Hand Money \$3,000.00

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

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

**No. 067283 48. 2018**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in Township of Marple, County of Delaware and State of Pennsylvania, bounded and described according to a plan of lots McGarry and Cella, made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, 9/23/1952 and revised 10/15/1952 as follows, to wit:

BEGINNING at a point on the Northwesterly side of James Road (50 feet wide), which point is at the distance of 142.47 feet measured Southwestwardly along the said side of James Road from a point of curve, which point of curve is measured on a radius round corner whose radius is 25 feet, the arc distance of 39.27 feet from a point of tangent on the Westerly side of Bryn Mawr Road (50 feet wide).

CONTAINING in front or breadth South 63 degrees 59 minutes West, along the said side of James Road 70 feet and extending of that width in length or depth, North 26 degrees 01 minutes West, between parallel lines at right angles to the said James Road, 140 feet.

BEING Lot No. 4 on the above mentioned Plan.

BEING 64 James Road.



FOLIO No. 25-0002291-00,

LOCATION OF PROPERTY: 64 James Road, Marple Township, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Aaron Andrewson and Brooke Andrewson.

Hand Money \$3,000.00

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

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

**No. 000328A 49. 2019**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$89,320.23

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

Front: Irregular Depth: Irregular

BEING Premises: 701 Jeffrey Street, Chester, PA 19013.

Parcel No. 49100076800.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Naseer J. Khalid.

Hand Money \$8,932.02

Michelle L. McGowan, Esquire, Attorney

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

**No. 065418 50. 2017**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the building and IMPROVEMENTS thereon erected.

SITUATE in Ridley Park Borough, Delaware County Pennsylvania and described according to a Plan thereof known as "Conveyance Plan for Franton Construction Company, Inc.," made by Damon and Foster, Civil Engineers dated June 18, 1956 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hetzel Road (fifty feet wide), said point being two following courses and distances from a point of curve on the Southwesterly side of Stewart Lane (forty-one and fifty one-hundredths feet wide: (1) on the arc of a circle curving to the left having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven one-hundredths feet to a point of tangent on the Southeasterly side of Hetzel Road and (2) South fifty-sEven Degrees fifty-three minutes fifteen seconds West along the Southeasterly side of Hetzel Road eleven and seventy one-hundredths feet to the place of beginning.

CONTAINING in front or breadth on the said side of Hetzel Road thirty-six and seventy one-hundredths feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Hetzel Road eighty-one and ninety-five one-hundredths feet, the Northeastly line of said premises being partly thru the party wall, the Southwesterly line of said premises being partly along the centerline of a certain joint driveway laid out partly on these premises and partly on premises adjoining to the Southwest.

LOCATION OF PROPERTY: 54 Hetzel Road, Ridley Park, Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Joseph Richard Mosco and MaryAnn Mosco.

Hand Money \$3,000.00

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

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

No. 066345 52. 2018

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings, SITUATE in the Township of Marple, County of Delaware and State of Pennsylvania, described according to a certain Plan of Marple Hills made by Damon and Foster, Civil Engineers on October 6th, 1927 and recorded in the Office of the Recorder of Deeds in and for said County aforesaid in Plan Case 3-12 as follows:

BEGINNING at a point the intersection of the center line of Lawrence Road (80 feet wide) with the center line of Parkway South (60 feet wide); thence extending along the center line of Lawrence Road South 52 degrees 15 minutes West 130 feet to a point; thence extending North 37 degrees 45 minutes West crossing the Northwest half of Lawrence Road and along the Northeast line of Lot No. 50, 200 feet to a point in line of Lot No. 44 on said plan; thence extending along said Lot No. 44, North 52 degrees 15 minutes East crossing the Southwest side of Parkway South 130 feet to a point in the center line of Parkway South; thence extending South 37 degrees 45 minutes East along the center line of Parkway South 200 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 51 on said plan, together with the one half portions of each of the abutting roads.

LOCATION OF PROPERTY: 2002 Parkway South, Marple Township, Pennsylvania.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Michael Nicolaides.

Hand Money \$3,000.00

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

JERRY L. SANDERS, JR., Sheriff

No. 070205 54. 2015

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS to be erected thereon, SITUATE in the Township of Nether Providence, County of Delaware and State of Pennsylvania, being described in accordance with a Final Subdivision Plan of Property for .G. Construction Co., Inc., dated 7/18/89 and last revised 8/18/89 by G.D. Houtman & Son, Inc., Civil Engineers and Land Surveyors, Media Pennsylvania as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of a proposed 50 feet wide street, which point is measured on the arc of a circle curving to the right having radius of 25 feet an arc distance of 39.28 feet from a point on the Southwesterly side of Rose Valley Road (50 feet wide); thence extending from said point of beginning South 36 degrees, 33 minutes, 17 seconds West 47.63 feet to a point of curve; thence extending on a line curving to the right having a radius of 125 feet an arc distance of 46.22 feet to a point; thence extending South 57 degrees, 44 minutes, 17 seconds West 27 feet to a point, said point being a corner of Lot No. 8 on said Plan; thence extending along said lands North 53 degrees, 33 minutes West 93.34 feet to a point, said point being a corner of lands of Robert and Margaret Powell; thence extending along said lands North 36 degrees, 27 minutes East 143.12 feet to a point on the said Southwesterly side of Rose Valley Road; thence extending along same South 53 degrees, 28 minutes East 86.80 feet to a point of curve; thence extending on a line curving to the right having a radius of 25 feet an arc distance of 39.28 feet to the point and place of beginning.

BEING Lot No. 1 on said plan and CONTAINING 15.378 square feet.

LOCATION OF PROPERTY: 214 W. Rose Valley Road, Nether Providence, Pennsylvania 19086.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: James T. McGlynn, Jacquelyn C. McGlynn and United States of America.

Hand Money \$3,000.00

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

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

**No. 069545 55. 2014**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Lansdowne, County of Delaware and State of Pennsylvania, bounded and described according to a survey thereof made by Damon and Foster on January 2nd, 1940, as follows:

BEGINNING at a point on the Southeasterly side of Albermarle Avenue at the distance of one hundred fifty feet North-eastwardly from the Northeasterly side of Windemere Avenue( fifty feet wide); thence extending along Albemarle Avenue North fifty-eight degrees, forty-four minutes East twenty-five feet to a point; thence extending South twenty-nine degrees, thirty-eight minutes five seconds East thirty-four and forty-one one-hundredths feet to a point; thence passing through a party wall South thirty-one degrees, thirty-eight minutes seventeen seconds East forty-three and twenty one-hundredths feet to a point; thence extending South thirty-one degrees, fifty-four minutes, thirty-four seconds East sixty-two and forty one-hundredths feet to a point; thence extending South fifty-eight degrees, forty-four minutes West twenty-five feet to a point thence extending North thirty-one degrees, sixteen minutes West one hundred forty feet to the Southeasterly side of Albemarle Avenue, the first mentioned point and place of beginning.

LOCATION OF PROPERTY: 54 W. Albemarle Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Coleen M. Skehan, Executrix of the Estate of Constance L. Colella.

Hand Money \$3,000.00

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

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

**No. 009655 56. 2019**

**MORTGAGE FORECLOSURE**

Property in the Borough of Collingdale, County of Delaware, Commonwealth of PA on the Easterly line of Rhodes Avenue.

Front: IRR Depth: IRR

BEING Premises: 21 Rhodes Avenue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Danielle Evans as Administratrix of the Estate of Dana P. Asbury a/k/a Dana Patrice Asbury, deceased.

Hand Money \$10,839.25

KML Law Group, P.C., Attorneys

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

**No. 007528A 57. 2017**

**MORTGAGE FORECLOSURE**

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

Front: 15 Depth: 75

BEING Premises: 305 Huntley Road, Upper Darby, PA 19082-3803.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Robert Johnson and Nicole Holton.

Hand Money \$7,790.93

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 009046A 58. 2017**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 100

BEING Premises: 236 North 9th Street, Darby, PA 19023-1701.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Catherine Bomah and Yahayah Conteh.

Hand Money \$7,705.38

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 891B 59. 2016**

**MORTGAGE FORECLOSURE**

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

Front: 18 Depth: 167

BEING Premises: 433 Park Drive, a/k/a 433 South Park Drive, Glenolden, PA 19036-1617.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Coleen C. Cornick and Christopher Cornick.

Hand Money \$7,650.89

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 007196 60. 2019**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

BEING Premises: 1001 Spruce Street, Collingdale, PA 19023.

Parcel No. 11000263100.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Kathleen E. Montano and Harry M. Montano.

Hand Money \$18,520.87

Edward J. McKee, Esquire, Attorney

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

**No. 007169 61. 2019**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

BEING Premises: 2280 South Harwood, Upper Darby, PA 19082.

Parcel No. 16080156100.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Karima N. Rose a/k/a Karima Nichole Rose.

Hand Money \$3,000.00

Edward J. McKee, Esquire, Attorney

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

**No. 066322 62. 2018**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS to be erected thereon, Situate in the Township of Marple, County of Delaware and State of Pennsylvania, and described according to a Conveyance Plan, made for Richard G. Kelly, by Damon and Foster, Civil Engineers Sharon Hill, Pennsylvania, dated 02/01/1954, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pennview Avenue (50 feet wide) at the arc distance of 22.15 feet, measured in a Northwesterly direction, along the said Northeasterly side of Pennview Avenue, on the arc of a circle curving to the right, having a radius of 38 feet, from a point of curve in the same; which point of curve is at the distance of 51.69 feet, measured North 38 degrees, 47 minutes, 50 seconds West, still along the said Northeasterly side of Pennview Avenue, from its intersection with the Northwesterly side of Harmil Road (50 feet wide), if both were extended to intersect; thence extending from said beginning point, in a Northwesterly direction, along the said Northeasterly side of Pennview Avenue, on the arc of a circle curving to the right, having a radius of 380 feet, the arc distance of 25.42 feet to a point of tangent in the same; thence extending North 31 degrees, 37 minutes, 30 seconds West, still along the said Northeasterly side of Pennview Avenue, 44.67 feet to a point; thence extending North 60 degrees, 17 minutes, 30 seconds East, 158 feet to a point; thence extending South 29 degrees, 45 minutes, 30 seconds East, 70 feet to a point; thence extending South 60 degrees,

17 minutes, 30 seconds West, 154.80 feet to the first mentioned point and place of beginning.

LOCATION OF PROPERTY: 2949 Pennview Avenue, Marple Township, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Steve Maritsis.

Hand Money \$3,000.00

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

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

**No. 066502 63. 2018**

**MONEY JUDGMENT**

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Township of Marple, County of Delaware and Commonwealth of Pennsylvania and described according to a conveyance plan of "Lawrence Park, Section Number 1-C" made by Damon and Foster, Civil Engineers, dated 7/1/1955 and last revised 9/21/1955, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Durley Drive (50 feet wide) at the distance of 64.20 feet Northeastwardly measured along the said side of Durley Drive on the arc of a circle curving to the right having a radius of 250 feet from a point of curve in the same, said point of curve being at the distance of 71.48 feet measured on a bearing of North 55 degrees 41 minutes 35 seconds East still along the said side of Durley Drive from a point of tangent in the same, said point of tangent being at the distance of 38.97 feet measured on the arc of a circle curving to the left having a radius of 25 feet from a point of reverse curve on the Northeasterly side of Cornwall Drive (50 feet wide); thence extending from said point of beginning North 19 degrees 35 minutes 30 seconds West 130.30 feet to a point thence extending North 65 degrees 37

minutes East 61.82 feet to a point; thence extending South 84 degrees 21 minutes 30 seconds East 30.32 feet to a point; thence extending South 6 degrees 17 minutes 20 seconds East 136.92 feet to a point in the Northwesterly side of Durley Drive aforesaid; thence extending Southwestwardly still along the said side of Durley Drive on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 58.4 feet to the first mentioned point and place of beginning.

BEING Lot No. 228 as shown on above mentioned plan.

LOCATION OF PROPERTY: 218 Durley Drive, Marple Township, Pennsylvania 19008.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Timothy P. Smitheman and Cynthia Smitheman.

Hand Money \$3,000.00

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

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

**No. 007842 64. 2019**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 555 South 2nd Street Colwyn Borough, Darby, PA 19023.

Parcel No. 12-00-00565-00.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: June W. Grasty.

Hand Money \$4,818.52

Robert J. Wilson, Esquire, Attorney

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

**No. 3738 65. 2016**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot with buildings and IMPROVEMENTS thereon erected at 426 W. 3rd Street, Situate in City of Chester, Delaware County, Pennsylvania.

Tax ID/Parcel No. 49-06-00202-00.

Commonly known as: 426 West 3rd Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: Real Property and Building.

SOLD AS THE PROPERTY OF: Church of Our Lord Jesus Christ of Apostolic Faith, Millard Whatley, Sr.

Hand Money \$3,000.00

Michael Alan Siddons, Attorney

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

**No. 007213 66. 2019**

**MORTGAGE FORECLOSURE**

ALL THAT CERTAIN lot or piece of ground,

SITUATE on the Southwesterly side of Walnut Street in the Borough of Colwyn, Delaware County, Pennsylvania bounded and described according to a survey thereof made by Alonzo H. Yocum, Borough Engineer, dated 11-14-1919 as follows, to wit:

BEGINNING at a point in the said Southwesterly side of Walnut Street at the distance of 67.72 feet, Northwestwardly from the Southwesterly corner of 3rd Street and Walnut Street, thence extending along the said side of Walnut Street North 68 degrees 4 minutes West 17.11 feet to a point in line of lands formerly of John Nacey, thence South 18 degrees 20 minutes West passing through the center of the party wall of the messuage hereby conveyed and the messuage adjoining on the Northwest 81.21 feet to a point; thence South 65 degrees 43 minutes 30 seconds East 17.02

feet to a point; thence North 18 degrees 26 minutes East 81.90 feet to a point in the said Southwesterly side of Walnut Street being the first mentioned point and place of beginning.

HAVING thereon erected a dwelling house known and numbered as: 308 Walnut Street, Colwyn, PA 19023.

PARCEL No. 12-00-00889-00.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Beatrice Dolo and Oretha Dolo.

Hand Money \$5,039.12 (10% of total judgment)

Leon P. Haller, Attorney

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

**No. 08950 67. 2019**

**MORTGAGE FORECLOSURE**

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

Front: 50 Depth: 110

BEING Premises: 1421 Steel Road, Havertown, PA 19083.

Parcel No. 22-0902355-00.

IMPROVEMENTS CONSIST OF: 2 Sty Hse Gar.

SOLD AS THE PROPERTY OF: Danielle A. Pellegrino a/k/a Danielle A. DeNight Pellegrino and David F Pellegrino.

Hand Money \$7,122.12

Edward J. McKee, Esquire, Attorney

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

**No. 007308A 68. 2017**

**MORTGAGE FORECLOSURE**

Judgment Amount: \$256,019.50

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

Front: Irregular Depth: Irregular

BEING Premises: 1401 Lawndale Road, Havertown, PA 19083.

Parcel No. 22-06-01351-00 & 22-06-01352-00.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Jan A. Tenboom and Mary Anne Tenboom.

Hand Money \$25,601.95

Shapiro & DeNardo, LLC, Attorneys

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

**No. 009597 69. 2019**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

BEING Premises: 204 Wayne Avenue, Lansdowne, PA 19050.

Parcel No. 23-00-03352-00.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Louis Pavone and Regina Pavone.

Hand Money \$24,487.62

Andrew J. Marley, Esquire, Attorney

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

**No. 004029B 70. 2017**

**MORTGAGE FORECLOSURE**

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

BEING Premises: 60 Farrier Lane, Newtown Square, Pennsylvania 19073.

IMPROVEMENTS CONSIST OF: a single family home.

SOLD AS THE PROPERTY OF: Sean D. McDougall and Dana A. Sciorillo.

Hand Money \$50,000.00

Joshua Dylan Bradley and Rosenberg Martin Greenberg, LLP, Attorneys

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

**No. 008725 71. 2019**

**MORTGAGE FORECLOSURE**

Property in the City of Chester, County of Delaware, Commonwealth of PA on the Southeasterly side of Parkway Avenue.

Front: IRR Depth: IRR

BEING Premises: 31 West Parkway Avenue, aka 31 Parkway Avenue, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Dorsey Thomas Sr. aka Dorsey Thomas.

Hand Money \$10,316.25

KML Law Group, P.C., Attorneys

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

**No. 003409 72. 2019**

**MORTGAGE FORECLOSURE**

Property in the Borough of Folcroft, County of Delaware, Commonwealth of PA on the Southeasterly side of Taylor Drive.

Front: IRR Depth: IRR

BEING Premises: 1034 Taylor Road aka 1034 Taylor Drive, Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Stephanie M. Pavese.

Hand Money \$4,631.50

KML Law Group, P.C., Attorneys

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

**No. 008697 73. 2019**

**MORTGAGE FORECLOSURE**

Property in the Borough of Sharon Hill, County of Delaware, Commonwealth of PA on the Southerly side of Sharon Park Drive.

Front: IRR Depth: IRR

BEING Premises: 1435 Sharon Park Drive, Sharon Hill, PA 19079.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Susanne M. Malatesta as Executrix of the Estate of Harry J. Malatesta, deceased.

Hand Money \$3,000.00

KML Law Group, P.C., Attorneys

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



No. 009023 74. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected SITUATE in the Borough of Ridley Park, County of Delaware and Commonwealth of Pennsylvania and described according to a Plan thereof made by Damon and Foster, Civil Engineers of Sharon Hill, Pennsylvania, on November 06, 1953 and revised August 25, 1954 as follows:

SITUATE on the Southeasterly side of Rodgers Street (forty-four feet wide) at the distance of ninety feet measured South fifty-seven degrees, twenty-nine minutes West along the said side of Rodgers Street from its intersection with the Southwesterly side of Tasker Street (fifty-six feet wide) (both lines extended).

CONTAINING in front or breadth on the Southeasterly side of Rodgers Street measured South fifty-seven degrees, twenty-nine minutes West fifty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Rodgers Street, the Northeasterly line thereof passing through the party wall between these premises and the premises adjoining to the Northeast and the Southwesterly line thereof passing through the bed of a certain driveway laid out between these premises and the premises adjoining to the Southwest, one hundred feet.

TITLE to said Premises vested in Peter D. Wrangel by Deed from Mary L. Wrangel dated September 1, 2005 and recorded on September 16, 2005 in the Delaware County Recorder of Deeds in Book 03598, page 0703 as Instrument No. 2005088370.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Peter D. Wrangel.

Hand Money \$9,684.91

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 2072A 75. 2016

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lots or pieces of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Lansdowne, Delaware County, Pennsylvania, bounded and described according to a Plan of Lots of the Highland Mutual Land Association of Lansdowne, recorded in the Office for the Recording of Deeds in and for the said County of Delaware in Deed Book K-7 page 1 as follows:

SITUATE on the Southwest side of Green (formerly Fourth) Avenue at the distance of 175 feet Southeast from the Southeast side of Plumstead Avenue in the Borough of Lansdowne, aforesaid.

CONTAINING in front or breadth Southeastwardly along the said side of Green Avenue, 75 feet and extending of that width in length or depth Southwest between parallel lines to said Green Avenue 100 feet.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Sandra M. Brown.

Hand Money \$11,647.71

Powers Kirn, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008891 76. 2019

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in Springfield Township, Delaware County, Pennsylvania described according to a survey and plan made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, on November 21, 1951 and last received December 5, 1951, as follows, to wit:

BEGINNING at a point on the North-east side of Glendale Circle (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of two hundred ten feet the arc distance of forty-nine one-hundredths feet from a point, which point is measured North seventy-eight degrees, twenty-five minutes, forty seconds West three-hundred fifty-two and eighty nine one hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of forty-three and seventy-two one-hundredths feet from a point on the Northwest side of West Avenue (proposed width fifty-three feet); thence extending along the Northeast side of Glendale Circle along the arc of a circle curving to the left having a radius of two hundred ten feet the arc distance of sixty feet to a point, now on the Northwest side of Glendale; thence extending North four degrees, fifty-five minutes, fifty-seven seconds West one hundred thirty nine and forty one-hundredths feet to a point; thence extending South seventy-eight degrees, twenty-five minutes, forty seconds East ninety-eight and seventy-seven one-hundredths feet to a point; thence extending South eleven degrees, thirty-four minutes, twenty seconds West partly passing through the bed of a certain fourteen feet wide driveway which extends Southwest into Glendale Circle one hundred twenty-five feet to a point on the Northeast side of Glendale Circle, the first mentioned point and place of beginning.

BEING Lot No. 286 on said plan and known as House No. 432.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Carol Mears and Leonard L. Mears.

Hand Money \$4,158.89

O'Hagan Meyer, Attorneys

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

**No. 007877A 77. 2017**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 131 Houston Road, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: A. Jen-nae Adams.

Hand Money \$10,957.23

KML Law Group, P.C., Attorneys

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

**No. 000772 78. 2019**

**MORTGAGE FORECLOSURE**

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

Front: IRR Depth: IRR

BEING Premises: 514 South Church Street aka 514 South Church Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Vincent D'Agostino.

Hand Money \$10,885.94

KML Law Group, P.C., Attorneys

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

**No. 009146 79. 2019**

**MORTGAGE FORECLOSURE**

Property in the Township of Ridley, County of Delaware, Commonwealth of PA on the Southeasterly side of Orchard Road.

Front: IRR Depth: IRR

BEING Premises: 120 Orchard Road, Ridley Park, PA 19078.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Katie A. Mikeska.

Hand Money \$19,642.18

KML Law Group, P.C., Attorneys

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

**No. 003630 80. 2019**

**MORTGAGE FORECLOSURE**

Property situated in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on July 5, 2004 in the Office of the Delaware County Recorder of Deeds in Deed Book Volume 3229, at page 1517.

Folio No. 16-08-01204-00.

BEING known as 977 Fairfax Road, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Maryanna Scarpato.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

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

**No. 009446 81. 2019**

**MORTGAGE FORECLOSURE**

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

Front: 75 Depth: 145

BEING Premises: 53 West Greenwood Avenue, Lansdowne, PA 19050-1530.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeff R. Carter.

Hand Money \$19,312.63

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 005069 82. 2019**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

BEING Premises: 455 Irvington Road Drexel Hill, PA 19026.

Parcel No. 16-09-00809-00.

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Andrew Rosenberger and Jacqueline Rosenberger.

Hand Money \$46,448.30

Andrew J. Marley, Esquire, Attorney

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

**No. 004176 83. 2019**

**MORTGAGE FORECLOSURE**

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

Front: Irregular Depth: Irregular

BEING Premises: 3 Bolling Circle, Chadds Ford, PA 19317.

Parcel No. 13000065600.

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Kimberly S. Rand.

Hand Money \$31,803.24

Andrew J. Marley, Esquire, Attorney

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

**No. 001089 85. 2018**

**MORTGAGE FORECLOSURE**

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

Front: 25 Depth: 100

BEING Premises: 1100 Chestnut Street, Collingdale, PA 19023-4135.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Salvatore L. Fusco a/k/a Salvatore Fusco, Anthony Fusco and Unknown Heirs, Successors, Assigns and All persons, firms or associations claiming right, title or interest from or under Constantino Fusco a/k/a Constantino Fusco a/k/a Constantino L. Fusco, deceased.

Hand Money \$13,518.77

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 006527C 86. 2017**

**MORTGAGE FORECLOSURE**

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

Front: 16 Depth: 140

BEING Premises: 2326 West 3rd Street, Chester, PA 19013-2522.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Karen J. Major a/k/a Karen J. Kea.

Hand Money \$5,549.96

Phelan Hallinan Diamond & Jones, LLP, Attorneys

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

**No. 007676A 87. 2018**

**MORTGAGE FORECLOSURE**

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

BEING more commonly known as: 54 West Forge Road, Glen Mills, PA 19342.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Annette Z. Fattori and Robert E. Fattori.

Hand Money \$3,000.00

M. Troy Freedman, Esquire, Attorney

**JERRY L. SANDERS, JR., Sheriff**  
Apr. 3, 10, 17