

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**IRENE VIOLA BERMEL a/k/a IRENE BERMEL, dec'd.**

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

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

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HELENE JOHANNA COLON-RAPHAEL a/k/a HELENE C. RAPHAEL a/k/a HELENE J. RAPHAEL and HELENE COLON, dec'd.

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

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FRANCIS ALOYSIUS FAGAN, JR., dec'd.

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Ryan Massa a/k/a Marie R. Massa, 857
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Delaware County, PA.Extr.: Mark Alan Strollo (Named in
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Late of the Township of Nether
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19086.**DEBORAH A. KOKOSZKA a/k/a****DEBORAH KOKOSZKA, dec'd.**Late of the Borough of Marcus Hook,
Delaware County, PA.Admr.: Anthony Joseph Kokoszka, Jr.
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JOAN MARIE LEUNIS a/k/a JOAN M.**LEUNIS, dec'd.**Late of the Township of Nether
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Delaware County, PA.Extr.: Anne Myers, P.O. Box 303,
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THIRD AND FINAL PUBLICATION

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Late of the Township of Chadds Ford,
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**LIDDIE MAY DARBY a/k/a MAE
DARBY and LIDDIE MAE DARBY,
dec'd.**

Late of the Township of Darby,
Delaware County, PA.
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FRANCES P. DAY, dec'd.

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Late of the Borough of Brookhaven,
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Lane, Aston, PA 19014.

**ALEXANDRA WILHELMINE
HARDER a/k/a ALEXANDRA W.
HARDER, dec'd.**

Late of the Township of Radnor,
Delaware County, PA.
Extx.: Elizabeth Christensen, 1820 S.
5th Ave., Sioux Falls, SD 57105.

JEWEL HINMAN, dec'd.

Late of the City of Chester, Delaware
County, PA.
Admr.: Clifford Scranton c/o Dawn
Getty Sutphin, Esquire, 852 Eleventh
Ave., Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076

CATHERINE HOGAN, dec'd.

Late of the Township of Concord,
Delaware County, PA.
Extx.: Catherine Pescatore, 900 E. Fox
Hound Chase, Glen Mills, PA 19342.

TERRY W. LEWIS, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extx.: Mary Diane Hoag c/o Stephen
D. Molineux, Esquire, 227 MacDade
Blvd., Collingdale, PA 19023.
STEPHEN D. MOLINEUX, ATTY.
227 MacDade Blvd.
Collingdale, PA 19023

**JOHN PATRICK MAHONEY a/k/a
JOHN P. MAHONEY, dec'd.**

Late of the Township of Upper Darby,
Delaware County, PA.
Extx.: Frances M. Mahoney c/o Catania
Law Offices, LLC, P.O. Box 2029,
Media, PA 19063.

- CATANIA LAW OFFICES, LLC, ATTYS.
P.O. Box 2029
Media, PA 19063
- MICHAEL T. McKEE a/k/a MICHAEL THOMAS McKEE**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Admr.: Michael Patrick McKee, 5422
Cedar Ave., Philadelphia, PA 19143.
- DANIEL J. MELLOR**, dec'd.
Late of the Borough of Brookhaven,
Delaware County, PA.
Admx.: Donna L. Johnson c/o David
S. Daniel, Esquire, 319 West Front
Street, Media, PA 19063.
DAVID S. DANIEL, ATTY.
319 West Front Street
Media, PA 19063
- BEVERLY E. MURPHY a/k/a BEVERLY ESTELLE MURPHY**,
dec'd.
Late of the Township of Upper
Chichester, Delaware County, PA.
Extx.: Nancy Lou Murphy c/o Stephen
A. Wydrzynski, Esquire, 11 West Front
Street, Media, PA 19063.
STEPHEN A. WYDRZYNSKI, ATTY.
11 West Front Street
Media, PA 19063
- MARGUERITE M. NAULTY**, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extx.: Christa M. Bair c/o Dawn Getty
Sutphin, Esquire, 852 Eleventh Ave.,
Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 Eleventh Ave.
Prospect Park, PA 19076
- DIANA M. RICHETTI a/k/a DIANA RICHETTI**, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extx.: Ralph Richard Richetti c/o John
Jay Wills, Esquire, 4124 Chichester
Ave., Boothwyn, PA 19061.
JOHN JAY WILLS, ATTY.
4124 Chichester Ave.
Boothwyn, PA 19061
- SALA SAID**, dec'd.
Late of the Township of Upper Darby,
Delaware County, PA.
Admr.: Eltayeb Elhassan, 611
Township Line Rd., Elkins Park, PA
19027.
MARK FEINMAN, ATTY.
8171 Castor Avenue
Philadelphia, PA 19152
- THEODOROS SALONIDIS**, dec'd.
Late of the Township of Radnor,
Delaware County, PA.
Admx.: Lada Kyj-Salonidis, 219
Midland Ave., Wayne, PA 19087.
- RACHEL SANTOLERI**, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Admr.: Daniel J. Kearney c/o Robert
W. Hershman, Jr., Esquire, 6 East
Hinckley Avenue, 1st Floor, Ridley
Park, PA 19078.
ROBERT W. HERSHMAN, JR., ATTY.
6 East Hinckley Avenue
Ridley Park, PA 19078
- BARBARA FRANCES STELTZ**, dec'd.
Late of the Township of Edgmont,
Delaware County, PA.
Extx.: Paul Feuerstein, 503 Trotters
Court, Newtown, Square, PA 19073.
- AZIZ M. THABO a/k/a AZIZ MANDYLA THABO and ERIC L. ANITON**, dec'd.
Late of the Township of Darby,
Delaware County, PA.
Extx.: Evelyn McDowell, P.O. Box
5002, Trenton, NJ 08638.
- KARLIS RICHARDS ULMANIS a/k/a KARLIS ULMANIS**, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Linda Marie Ulmanis a/k/a
Linda M. Ulmanis, 5 Cider Mill Court,
Garnet Valley, PA 19060.
PETER S. GORDON, ATTY.
1925 Lovering Avenue
Wilmington, DE 19806
- PATRICIA J. WHALEN**, dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Kristen Whalen c/o Arthur
Pisani, Esquire, 164 N. Main St.,
Plymouth, MI 48170.
ARTHUR PISANI, ATTY.
164 N. Main St.
Plymouth, MI 48170
- JULIA ANN WILSON a/k/a JULIE WILSON**, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Admx.: Laura Foehl, 134 Trotters Lea
Lane, Chadds Ford, PA 19317.

CHANGE OF NAME

COURT OF COMMON PLEAS
DELAWARE COUNTY,
PENNSYLVANIA
NO. CV-2023-004746

NOTICE IS HEREBY GIVEN THAT the Petition of **LEIGH BORDEN** was filed in the above-named Court, praying for a Decree to change her name to **LEIGHA LENORE**.

The Court has fixed February 27, 2024 (postponed from January 19, 2024) at 9:00 a.m. in Courtroom "TBA", Delaware County Courthouse, Media, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

LINDA F. BERMAN, Solicitor
Atty. for Petitioner
630 Freedom Business Dr.
3rd Fl.
King of Prussia, PA 19406
(610) 205-2950

Feb. 2, 9

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2023-010609

NOTICE IS HEREBY GIVEN THAT on December 14, 2023, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **JESSALYN LEE THOMPSON COOL** to **JESSALYN LEE COOL**.

The Court has fixed Friday, March 15, 2024, at 10:00 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.

ROBERT ENGLERT, Solicitor
105 Rutgers Ave.
#249
Swarthmore, PA 19081

Feb. 2, 9

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW

NOTICE IS HEREBY GIVEN THAT on October 18, 2023, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Simran Preet Kamal** to **Simran Preet Singh**.

The Court has fixed Friday, March 15, 2024, at 10:00 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.

JANELL S. FOSTER, Solicitor
600 North Jackson Street
Suite 6
Media, PA 19063

Feb. 2, 9

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.

Limi Logistics, Inc.

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

LEVIN & COOPER, Solicitors
111 E. Township Line Road
Upper Darby, PA 19082

Feb. 2

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **ACNP Corp.**, with its registered office at One University Place, Chester, PA 19013, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

RONALD A. AMARANT, Solicitor
Lamb McErlane, PC
3405 West Chester Pike
Newtown Square, PA 19073
(610) 353-0740

Jan. 26; Feb. 2

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Boyne Corporation**, with its registered office at 2205 Glenspring Ln., P.O. Box 234, Broomall, PA 19008, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Feb. 2

FICTITIOUS NAME

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

ARDG Logistics

with its principal place of business at 1005 Pontiac Rd., Ste. 359, Drexel Hill, PA 19026.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Ahmir Gale, 101 Powelton Ave., Lansdowne, PA 19050.

The application has been/will be filed on or after Wednesday, September 13, 2023.

Feb. 2

SERVICE BY PUBLICATION

IN THE OFFICE OF THE
REGISTER OF WILLS OF
DELAWARE COUNTY,
PENNSYLVANIA
FILE NO. 2323-3915

IN RE: ESTATE OF MICHAEL
ZAMPITELLA, DECEASED

RE: PETITION FOR THE GRANT OF LETTERS OF ADMINISTRATION AND FOR A CITATION TO SHOW CAUSE WHY ADAM GILBERG, ESQ. SHOULD NOT BE APPOINTED AS ADMINISTRATOR OF THE ESTATE OF MICHAEL ZAMPITELLA, DECEASED

AND NOW, this 3rd day of January, 2024, upon consideration of the above-referenced Petition, it is hereby ORDERED and DECREED that a New Rule to Show Cause has been issued and directed upon Kathryn Rich, Michele D. Zampitella and Sal J. Zampitella to show cause why this Petition should not be granted. Since service was not properly effectuated for Sal J. Zampitella, Service of Process by Publication has been authorized pursuant to Rule 430(b) of the Pennsylvania Rules of Civil Procedure.

Respondent(s) shall submit a written response on or before the 14th day of February, 2024, via one or more of the following options: (1) U.S. mail at ATTN.: Register of Wills, 201 W. Front Street, Media, PA 19063; (2) In-Person or drop-box at the Office of the Register of Wills, First Floor, Government Center Building, Media, PA, 19063; and/or (3) fax at (610) 891-4812.

No Hearing is scheduled. If you fail to file a response, the averments in the Petition may be deemed admitted, and the Register of Wills may enter an appropriate Order pursuant to 23 Pa. R.C.P. 206.7.

BY THE FIRST DEPUTY REGISTER OF WILLS

/s/ Julie Everett

Julie Everett, First Deputy Register of Wills and Clerk of Orphans' Court Division

Feb. 2, 9

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS DELAWARE COUNTY CIVIL ACTION—LAW TERM NO. CV-2022-008384

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff

vs.

EDWARD ANDERSON, Solely in His Capacity as Heir of Leonard M. Anderson a/k/a Leonard M. Anderson, Jr., Deceased, DONNA BAXTER, Solely in Her Capacity as Heir of Leonard M. Anderson a/k/a Leonard M. Anderson, Jr., Deceased, DAWN CARROLL, Solely in Her Capacity as Heir of Leonard M. Anderson a/k/a Leonard M. Anderson, Jr., Deceased, KATHLEEN DOUGHERTY, Solely in Her Capacity as Heir of Leonard M. Anderson a/k/a Leonard M. Anderson, Jr., Deceased, UNKNOWN HEIRS OF LEONARD M. ANDERSON a/k/a LEONARD M. ANDERSON and PENNY WILSON, Solely in Her Capacity as Heir of Leonard M. Anderson a/k/a Leonard M. Anderson, Jr., Deceased, Mortgagor and Real Owner, Defendant

ACTION OF MORTGAGE FORECLOSURE

TO: EDWARD ANDERSON, Solely in His Capacity as Heir of Leonard M. Anderson a/k/a Leonard M. Anderson, Jr., Deceased, DONNA BAXTER, Solely in Her Capacity as Heir of Leonard M. Anderson a/k/a Leonard M. Anderson, Jr., Deceased, DAWN CARROLL, Solely in Her Capacity as Heir of Leonard M. Anderson a/k/a Leonard M. Anderson, Jr., Deceased, KATHLEEN DOUGHERTY, Solely in Her Capacity as Heir of Leonard M. Anderson a/k/a Leonard M. Anderson, Jr., Deceased, UNKNOWN HEIRS OF LEONARD M. ANDERSON

a/k/a LEONARD M. ANDERSON and PENNY WILSON, Solely in Her Capacity as Heir of Leonard M. Anderson a/k/a Leonard M. Anderson, Jr., Deceased, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 320 East 10th Street, Marcus Hook, PA 19061

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff Nationstar Mortgage LLC d/b/a Mr. Cooper, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Delaware County, Pennsylvania, docketed to No. CV-2022-008384 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 732 Bennington Road, Folcroft, PA 19032 whereupon your property will be sold by the Sheriff of Delaware.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

MICHAEL T. McKEEVER, ESQUIRE
KML Law Group, P.C.
Attorneys for Plaintiff
BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-1532
(215) 627-1322

Feb. 2

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS
DELAWARE COUNTY
CIVIL ACTION—LAW
TERM NO. CV-2023-001656

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

PENNYMAC LOAN SERVICES, LLC,
Plaintiff

vs.

The Unknown Heirs of CECELIA O.
NYANDIBO a/k/a CECELIA NYANDIBO
a/k/a CECILIA NYANDIBO, Deceased,
Mortgagor and Real Owner, Defendant

ACTION OF MORTGAGE
FORECLOSURE

TO: The Unknown Heirs of CECE-
LIA O. NYANDIBO a/k/a CECE-
LIA NYANDIBO a/k/a CECILIA
NYANDIBO, Deceased, MORT-
GAGOR AND REAL OWNER,
DEFENDANT whose last known
address is 117 South 6th Street,
Darby, PA 19023

THIS FIRM IS A DEBT COLLECTOR
AND WE ARE ATTEMPTING TO COL-
LECT A DEBT OWED TO OUR CLIENT.
ANY INFORMATION OBTAINED FROM
YOU WILL BE USED FOR THE PURPOSE
OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff
PENNYMAC LOAN SERVICES, LLC, has
filed a Mortgage Foreclosure Complaint
endorsed with a notice to defend against you
in the Court of Common Pleas of Delaware
County, Pennsylvania, docketed to No.
CV-2023-001656 wherein Plaintiff seeks to
foreclose on the mortgage secured on your
property located, 117 South 6th Street,

Darby, PA 19023 whereupon your property
will be sold by the Sheriff of Delaware.

NOTICE

You have been sued in court. If you wish
to defend against the claims set forth in
the following pages, you must take action
within twenty (20) days after the Complaint
and notice are served, by entering a writ-
ten appearance personally or by attorney
and filing in writing with the court your
defenses or objections to the claims set forth
against you. You are warned that if you fail
to do so the case may proceed without you
and a judgment may be entered against
you by the Court without further notice for
any money claim in the Complaint of for
any other claim or 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 OR CANNOT AF-
FORD ONE, GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW. THIS OF-
FICE CAN PROVIDE YOU WITH INFOR-
MATION 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 PER-
SONS AT A REDUCED FEE OR NO FEE.

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

MICHAEL T. McKEEVER, ESQUIRE
KML Law Group, P.C.
Attorneys for Plaintiff
BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-1532
(215) 627-1322

Feb. 2

JUDGMENT NOTICES

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

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

The Judgment Index in the Judicial 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**

- Falade, Olugbenga, Borough of Sharon Hill, 5/9/2023, \$868.50
- Farmers Choice Grocery, Inc., Borough of Sharon Hill, 5/10/2023, \$1,335.80
- Farmers Investment Properties, LLC, Borough of Darby, 5/25/2023, \$535.50
- Farrell, Maureen R, Cmwlt of PA Department of Revenue, 5/5/2023, \$3,622.80
- Federal Realty Investment Trust, International Management Consultants, Inc., 5/4/2023, \$831,004.34
- Fehlandt, Teresa, Zheng, Yansong, 5/4/2023, \$2,245.63
- Fehrle, Andrew Thomas, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,701.81
- Feldmyer, Donna, Borough of Sharon Hill, 5/8/2023, \$997.96
- Fenton, Alan J., Township of Aston, 5/5/2023, \$516.50
- Ferguson et al, Anna, Township of Springfield, 5/2/2023, \$275.00
- Ferguson, Anna, Township of Springfield, 5/2/2023, \$236.50
- Ferguson, Anna, Springfield Township, 5/2/2023, \$343.62
- Ferguson, Anna, Township of Springfield, 5/3/2023, \$328.79
- Ferguson, Anna, Township of Springfield, 5/3/2023, \$302.61
- Ferguson, Anna, Township of Springfield, 5/3/2023, \$236.50
- Ferguson, Anna, Township of Springfield, 5/3/2023, \$236.50
- Ferguson, Anna, Springfield Township, 5/3/2023, \$220.00
- Ferguson, Anna, Township of Springfield, 5/2/2023, \$361.90
- Ferguson, Anna, Township of Springfield, 5/2/2023, \$236.50
- Ferguson, Anna, Springfield Township, 5/2/2023, \$220.00
- Ferguson, Anna, Township of Springfield, 5/3/2023, \$236.50
- Ferguson, Anna, Springfield Township, 5/3/2023, \$374.94
- Ferguson, Donna, Borough of Darby, 5/31/2023, \$628.70
- Ferguson et al., Anna, Springfield Township, 5/2/2023, \$236.50
- Ferguson et al., Anna, Springfield Township, 5/2/2023, \$408.87
- Fernandez, Glenn Aristides, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,117.75
- Fernandez, Lissette, Internal Revenue Service, 5/2/2023, \$17,553.85
- Ferrell, Titania L, Commonwealth Department of Revenue, 5/18/2023, \$1,703.37
- Ferriola, Michael J, Midland Credit Management, Inc, 5/3/2023, \$1,089.80
- Fields Fire Protection Inc, Accu-Fire Fabrication, 5/16/2023, \$12,177.08
- Fierman, Kristine L., the Bank of New York Mellon et al., 5/23/2023, \$327,905.10
- Fili, Anne M, Cavalry SPV I, LLC, 5/26/2023, \$2,682.33
- Fili, David, Cavalry SPV I, LLC, 5/2/2023, \$3,594.12
- Filipczyk, Celeste A, Cmwlt of PA Department of Revenue, 5/30/2023, \$4,419.83
- Finley, Francis, Darby Township, 5/2/2023, \$287.95
- Fitzgerald, Kimberly A., Borough of Sharon Hill, 5/9/2023, \$1,736.06
- Flanagan, Gavin Anthony, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,471.25
- Flanagan, Gavin Anthony, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,471.25
- Fleming, Michelle E, Capital One Bank, 5/30/2023, \$1,250.00
- Fleming, Michelle E, Capital One Bank, 5/30/2023, \$1,250.00
- Flomo, Veronica, Midland Credit Management, Inc, 5/2/2023, \$5,029.26
- Florio, Lisa M, Internal Revenue Service, 5/15/2023, \$34,726.94

- Floyd, Kelvin C., Portfolio Recovery Associates LLC, 5/5/2023, \$7,490.32
- Floyd, Kim, Upper Darby Township, 5/26/2023, \$2,141.01
- Foot Locker, Inc., Mcgee, Latavia, 5/17/2023, \$100,000,000.00
- Ford, Jennifer, TD Bank USA NA, 5/26/2023, \$1,550.63
- Forte Construction, Borough of Darby, 5/30/2023, \$262.85
- Forte, Stefania, Borough of Darby, 5/30/2023, \$1,087.16
- Forte, Stefania, Borough of Darby, 5/26/2023, \$1,194.22
- Fox, Robert A, Bank of America NA, 5/10/2023, \$8,551.45
- Fralin, Nanette, Valley Forge Military Academy and College, 5/4/2023, \$8,243.20
- Francis Patrick Ellis d/b/a FPE Enterprises, Key Bank National Association, 5/26/2023, \$39,140.73
- Francois, Darlyne, Upper Darby Township, 5/19/2023, \$1,016.14
- Frederick, Roman Michael, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,384.13
- Frederico, Michael A., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/26/2023, \$536.25
- Fredrick, Danielle M, TD Bank USA NA as Successor in Interest to Target National Bank, 5/30/2023, \$491.10
- Freeman, Emilio J., Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$1,777.25
- Freeman, Jasmin, Portfolio Recovery Associates, LLC, 5/4/2023, \$1,177.57
- Friel Drain & Sewer LLC, Smith, Gladys, 5/8/2023, \$9,113.50
- Fritz, Ross, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$2,082.75
- Fusco, Michael, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,025.75
- Fusco, Michael, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$3,025.75
- Gallo Brothers Devel LLC, Delcora, 5/11/2023, \$574.60
- Gao, Shou Ming, Upper Darby Township, 5/24/2023, \$1,233.23
- Gardner, Michael, Midland Credit Management, Inc, 5/1/2023, \$2,167.10
- Garr, John, Upper Darby Twp, 5/5/2023, \$128.10
- Garr, John, Upper Darby Township, 5/5/2023, \$128.10
- Garr, John, Upper Darby Township, 5/5/2023, \$158.60
- Garr, John, Upper Darby Township, 5/5/2023, \$128.10
- Garr, John, Upper Darby Twp, 5/5/2023, \$128.10
- Garr, John, Upper Darby Twp, 5/5/2023, \$128.10
- Garrahan Masters, Mary Pat, Marshall Road Properties, LLC, 5/24/2023, \$30,000.00
- Garrels, Tate, Commonwealth of PA Dept of Revenue, 5/5/2023, \$6,346.71
- Garrick, Mark, Citibank, 5/31/2023, \$5,553.05
- Gauthier, Sandra, Borough of Darby, 5/10/2023, \$464.00
- Gauthier, Sandra, Borough of Darby, 5/10/2023, \$502.50
- Gauthier, Sandra, Borough of Darby, 5/10/2023, \$464.00
- Gauthier, Sandra, Borough of Darby, 5/10/2023, \$519.00
- Gavin, James, Township of Upper Darby, 5/16/2023, \$1,332.10
- Gbakamara, Amadu, Midland Credit Management, Inc, 5/2/2023, \$2,745.88
- Gehret, David, Lakeview Loan Servicing, LLC, 5/8/2023, \$142,096.85
- Gem Property Solutions, LLC, Borough of Darby, 5/24/2023, \$1,423.45
- Gerace, Richard, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$7,393.13
- Gerard, Tujuauana, Stormwater Authority of the City of Chester, 5/5/2023, \$951.29
- Giangiacoamo a/k/a Rino B Giangiacoamo, Reno, American Express National Bank, 5/16/2023, \$6,804.44
- Gibson, Keith Barnell, Commonwealth of Pennsylvania—for the Benefit of the County of Delaware, 5/31/2023, \$374.25
- Gifford, Terrance, Borough of Darby, 5/24/2023, \$1,449.24
- Gillyard, Jeffrey A, Upper Darby Township, 5/3/2023, \$128.10
- Gillyard, Jeffrey A, Upper Darby Township, 5/3/2023, \$158.60

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

**February 16, 2024
11:00 A.M. Prevailing Time**

BOROUGH

- Brookhaven 9
- Clifton Heights 11, 14, 34, 43
- Collingdale 5
- Folcroft 15, 35
- Lansdowne 30
- Norwood 7, 28
- Ridley Park 4, 10, 20, 26
- Upland 41
- Yeadon 32

CITY

- Chester 3, 18, 19, 29

TOWNSHIP

- Aston 13, 33, 42
- Concord 36
- Haverford 8, 16
- Middletown 6
- Newtown 37
- Radnor 39, 40
- Ridley 12, 23
- Springfield 2
- Upper Darby 1, 17, 21, 24, 25, 27, 31, 38

Conditions: \$ 3,000.00 cash or certified check at time of sale (unless otherwise stated in advertisement), balance in ten days. Other conditions on day of sale.

To all parties in interest and claimants:

TAKE NOTICE that a Schedule of Distribution will be filed within thirty (30) days from the date of sale and distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the Schedule of Distribution will be given.

No. 004146 1. 2019

MORTGAGE FORECLOSURE

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, SITUATE in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, designated and known as lots numbered 171 and 172 on a certain plan of lots called "Highland Park", surveyed for Wood, Harmon Real Estate Trustees by Joseph W. Hunter, Civil Engineer, Jenkintown, PA, dated May 19, 1904, which is duly recorded in the Office for the Recording of Deeds & c., in and for the County of Delaware, PA, in Deed Book L. No. 7 page 620, and described as follows, to wit:

BEGINNING at a point on the South-easterly side of Madison Avenue (fifty feet wide) at the distance of forty-eight and forty-five one-hundredths feet North-eastwardly from the Northeastly side of Beverly Boulevard (formerly Forest Avenue); thence extending Northeastwardly along the Southeastly side of Madison Avenue, fifty feet and extending of that width in length or depth Southeastwardly (erroneously described in prior Deeds as Southwestwardly between parallel lines at right angles to said Madison avenue one hundred thirty feet.

CONTAINING in front along the North-erly side of Seventh Street measured West-wardly 40 feet and extending of that width in length or depth Northwardly along lines at righty angles to Seventh Street, 122 feet 2 and 13/16ths inches to a 15 feet wide alley leading Eastwardly into Pennell Street, the Westerly line of said Lot passing through the middle of a party wall separating mes- sage on premises herein described from another contiguous message on premises an adjoining on the West.

BEING the same premises which Olivia S. Hammett, Executrix of the Will of Henry Smolens, by Indenture bearing date the 23rd day of August A.D. 1971, and recorded in the Office of the Recorder of Deeds & c., in and for the County of Delaware aforesaid, in Deed Book 2409 page 910, granted and conveyed unto Henry Smolens in fee.

BEING the same premises which Robert Clark, widower, by deed, dated July 22, 1999 and recorded August 2, 1999 in the Delaware County Recorder of Deeds, Book 1910 and page 787 as Instrument No. 1999061093, granted and conveyed unto Robert Clark. Upon the death of Robert Clark, title to the premises vested in: Donald Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; Michael Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; Kimberly Whoriskey, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; James Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Clark a/k/a Robert T. Clark, III, deceased.

PARCEL 16-07-000629-00

KNOWN as: 325 South Madison Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Donald Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; Michael Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; Kimberly Whoriskey, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; James Clark, known heir of Robert Clark a/k/a Robert T. Clark, III, deceased; unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Clark a/k/a Robert T. Clark, III, deceased.

Hand Money \$3,000.00

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008925 2. 2014

MORTGAGE FORECLOSURE

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

Situate in the Township of Springfield, County of Delaware and State of Pennsylvania bounded and described according to a plan of Beatty Hills made for S. Franklin Pancoast, under date of 11/19/1952 and last revised 12/31/1953 as follows, to wit:

BEGINNING at a point on the North-easterly side of Barry Drive (55 feet wide) at the Southeasterly end of a 25 foot radius which connects the said side of Barry Drive with the Southeasterly side of Collins Drive (55 feet wide); thence from said point of beginning and extending Southeastwardly along the said side of Barry Drive on the arc of a circle curving to the left having a radius of 1035.88 feet the arc distance of 108.02 feet to a point; thence leaving same and extending North 37 degrees 3 minutes East 124.91 feet to a point; thence extending North 52 degrees 57 minutes West 123.35 feet to the Southwest side of Collins Drive; thence extending along the same South 37 degrees 3 minutes West 16.82 feet to a point of curve; thence continuing along the said side of Collins Drive on the arc of a circle curving to the right having a radius of 427.5 feet the arc distance of 72.36 feet to a point of reverse circle; thence extending on the arc of a circle curving to the left having a radius of 25 feet (said curve line connecting the said side of Collins Drive the Northeast side of Barry Drive) the arc distance of 40.57 feet to the mentioned point and place of beginning.

BEING the same premises which Jerome Mauze and Harriet Mauze by deed, dated April 5, 2007 and recorded April 16, 2007, in Delaware County, Book 4076 and page 74, at Instrument No. 2007033051, granted and conveyed unto William R. ORangers and Safri J. Ridolfi, as joint tenants with the right of survivorship, in fee.

PARCEL 42-00-01297-00

BEING Lot No. 19 on the aforesaid plan, House No. 499 Collins Drive.

KNOWN AS: 499 Collins Drive, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: William R. Orangers and Sarfi J. Ridolfi.

Hand Money \$11,684.88

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000823 3. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the City of Chester, County of Delaware and Commonwealth of Pennsylvania, more fully described as follow, to wit:

BEGINNING at a point on the North-erly side of Seventh Street, at the distance of 20 feet measured Westerly from the Northwesterly corner of Seventh Street and Pennell Street.

CONTAINING in front along the North-erly side of Seventh Street measured West-wardly 40 feet and extending of that width in length or depth Northwardly along lines at righty angles to Seventh Street, 122 feet 2 and 13/16ths inches to a 15 feet wide alley leading Eastwardly into Pennell Street, the Westerly line of said Lot passing through the middle of a party wall separating mes- sage on premises herein described from another contiguous message on premises an adjoining on the West.

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

BEING the same premises which Thom- as L. Bing et al, by Deed, dated May 24, 1994 and recorded June 6, 1994 in the Delaware County Recorder of Deeds, Book 1263 and page 981, as Instrument No. 1994050061, granted and conveyed to Juanita P. Carter and upon the death of Juanita P. Carter, title to the premises vested in: the Estate of Juanita P. Carter.

Parcel 49-08-00363-00

KNOWN as: 1206 West 7th Street (West Seventh Street), Chester, PA 19013.

IMPROVEMENTS CONSIST OF: Resi- dential dwelling.

SOLD AS THE PROPERTY OF: The Estate of Juanita P. Carter.

Hand Money \$3,730.93

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001259 4. 2023

MORTGAGE FORECLOSURE

Property in Ridley Park Borough, Coun- ty of Delaware and State of Pennsylvania.

Front: Depth:

BEING Premises: 319 Sloan Street, Crum Lynne, PA 19022.

IMPROVEMENTS CONSIST OF: Resi- dential Property.

SOLD AS THE PROPERTY OF: Law- rence F. McFadden.

Hand Money \$16,345.92

Brock & Scott, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005869 5. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the two story brick dwelling erected thereon. Situate on the South- westerly side of Cherry Street at the dis- tance of 53.57 feet Southeasterly from the Southeasterly side of Pusey Avenue in the Borough of Collingdale, County of Delaware and Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Cherry Street 25 feet and extending of that width in length or depth South-westwardly between parallel lines at right angles to said Cherry Street 115 feet.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Sharon
L. Shank.

Hand Money \$9,558.39

Law Office of Gregory Javardian, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007233 6. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the Township of Middletown, County of Delaware and Commonwealth of Pennsylvania and bounded and described according to a revised portion of Plan of Middletown Heights, as follows, to wit:

BEGINNING at a point on the Southerly side of Oak Street (40 feet wide), a corner of revised Lot No. 158-A on said Plan of Middletown Heights, and at the distance of 78.24 feet measured Westwardly along the Southerly side of Oak Street from the Southwesterly corner of same and Fairview Avenue; thence by line of revised Lot No. 158-A, South 11 degrees 22 minutes East, 128.3 feet to a point in line of Lot No. 159 on said Plan; thence by line of said Lot No. 159, South 78 degrees 38 minutes West, 75 feet to a point; thence North 11 degrees 22 minutes West, 150.57 feet to a point on the Southerly side of Oak Street, and thence by the Southerly side of said Oak Street, South 84 degrees 50 minutes East, 78.23 feet to the first mentioned point and place of BEGINNING.

BEING known and designated as lot No. 157-A on said Plan as revised.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Charles
A.J. Halpin, III, Esquire, Personal Rep-
resentative of the Estate of Donald R.
McBride, deceased.

Hand Money \$13,829.63

Law Office of Gregory Javardian, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007265 7. 2024

MORTGAGE FORECLOSURE

Judgment Amount: \$141,461.46

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

Front: Irregular Depth: Irregular

BEING Premises: 530 Mohawk Avenue,
Norwood, PA 19074.

Folio Number: 31-00--00988-00

IMPROVEMENTS CONSIST OF: Res-
idential Property.

SOLD AS THE PROPERTY OF: Kevin
Michael Terry a/k/a K. Michael Terry.

Hand Money \$14,146.15

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000153 8. 2019

MORTGAGE FORECLOSURE

Judgment Amount: \$367,836.32

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

Front: Irregular Depth: Irregular

BEING Premises: 1252 Fairview Avenue, Havertown, PA 19083.

Folio Number: 22-09-00842-00

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Robby J. Wiemer.

Hand Money \$36,783.63

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 000185 9. 2022

MORTGAGE FORECLOSURE

Judgment Amount: \$168,810.46

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

Front: Irregular Depth: Irregular

BEING Premises: 6307 Hilltop Drive, No. 43 assessed as 6307 Hilltop Drive, Brookhaven, Pennsylvania 19015.

Folio Number: 05-00-00626-77

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Edward Rich, III and Karen Rich a/k/a Karen Craig.

Hand Money \$16,881.05

Christopher A. DeNardo, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006873 10. 2023

MORTGAGE FORECLOSURE

Judgment Amount: \$215,769.63

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

Front: Irregular Depth: Irregular

BEING Premises: 546 East Hinckley Avenue, Ridley Park, PA 19078.

Folio Number: 37000100100

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Michael Ferriola and Amanda Kelly.

Hand Money \$21,576.96

Samantha Gable, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003863 11. 2015

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 5 Harrison Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Jean McKeon, solely in her capacity as Heir of Elizabeth Cox, Joseph Trafficante and Amy Trafficante, individually and in her capacity as Heir of Elizabeth Cox.

Hand Money \$17,216.55

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007986 12. 2022

MORTGAGE FORECLOSURE

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

PARCEL/FOLIO No. 38-06-00854-07

BEING more commonly known as: 425 North Lane, Ridley Park, PA 19078.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Raychell L. Love and Matthew W. Love.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007321 13. 2023

MORTGAGE FORECLOSURE

Property in the Township of Aston, County of Delaware, Commonwealth of PA on the beginning at a point in the middle of the public road leading from Crozierville.

Front: IRR Depth: IRR

BEING Premises: 647 Convent Road, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Julian Poeta and Skyler Ross.

Hand Money \$29,208.40

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006405 14. 2022

MORTGAGE FORECLOSURE

Property in the Borough of Clifton Heights, County of Delaware, Commonwealth of PA on the beginning at a point on the Southeasterly side of Broadway Avenue.

Front: IRR Depth: IRR

BEING Premises: 326 East Broadway Avenue, Clifton Heights, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Unknown Heirs of Joseph B. Beasten.

Hand Money \$9,947.65

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009766 15. 2022

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of Folcroft, County of Delaware and State of Pennsylvania,

BEING the same premises which Alice Bell, unmarried, on June 12, 1991, recorded on July 1, 1991, in the Office of the Recorder of Deeds in and for the County of Delaware in Book 0860, page 1191 granted and conveyed unto Alice Bell, unmarried and David A. Bell, son of Alice Bell. Alice Bell departed this life on or about May 17, 2020.

BEING Premises: 431 Crotzer Ave., Folcroft, PA 19032.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: David A. Bell, as owner and as heir to the Estate of Alice Bell, deceased, John Barone as heir to the Estate of Alice Bell, deceased and the unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Alice Bell, deceased.

Hand Money \$7,551.80

Hill Wallack LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001758 16. 2014

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on January 7, 2003, in the Office of the Delaware County Recorder of Deed in Deed Book Volume 2638, at page 909.

Folio No. 22-09-00363-18.

BEING known as 21 Colonial Road, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: single family residential dwelling.

SOLD AS THE PROPERTY OF: Patrick G. Gillespie and Michelle L. Gillespie, husband and wife.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004613 17. 2019

MORTGAGE FORECLOSURE

905 Springfield Road
Aldan, PA 19018

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Sheila Bright.

Hand Money \$21,202.76

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008591 18. 2022

MORTGAGE FORECLOSURE

2 East 17th Street
Chester, PA 19013

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Henry J. Skipwith a/k/a Henry John Skipwith.

Hand Money \$18,711.18

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006297 19. 2022

MORTGAGE FORECLOSURE

316 Townsend Street
Chester, PA 19013

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Valaida Andrea Henry a/k/a Valaida A. Henry.

Hand Money \$7,716.14

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006833 20. 2022

MORTGAGE FORECLOSURE

422 Bartlett Avenue
Ridley Park, PA 19078

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Dawn R. Vitale.

Hand Money \$13,768.78

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007723 21. 2022

MORTGAGE FORECLOSURE

3816 Marshall Road
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Sharon Nutley; Edward Nutley.

Hand Money \$9,420.58

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001869 23. 2022

MORTGAGE FORECLOSURE

541 Darby Road
Ridley Park, PA 19078

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Jaclyn M. Kirshner f/k/a Jaclyn M. Fritze.

Hand Money \$21,522.42

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007374 24. 2023

MORTGAGE FORECLOSURE

139 Lexington Avenue
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Jeffrey A Pegram.

Hand Money \$16,479.14

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003350 25. 2023

MORTGAGE FORECLOSURE

1 Whalens Court
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: Residential dwelling.

SOLD AS THE PROPERTY OF: Shirlene R. Cotton a/k/a Shirlene Cotton.

Hand Money \$20,703.42

RAS Citron, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005935 26. 2023

MORTGAGE FORECLOSURE

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

Front: 95 Depth: 42

BEING Premises: 924 Village Road, Folsom, a/k/a Ridley Township, PA 19033.

PARCEL No. 38-03-02870-00

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Judith M. Boettger.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001472 27. 2023

MORTGAGE FORECLOSURE

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

Front: 3 sty House Depth: 3,350 sq ft

BEING Premises: 50 Blanchard Road, Drexel Hill, PA 19026.

PARCEL No. 16-13-00708-00

IMPROVEMENTS CONSIST OF: Residential Real Estate.

SOLD AS THE PROPERTY OF: Amber L. Aldridge f/k/a Amber L. Collins.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005572 28. 2019

MORTGAGE FORECLOSURE

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

Front: 133 Depth: 168

BEING Premises: 145 Ridgeway Avenue, Norwood, PA 19074.

PARCEL No. 31000117400

IMPROVEMENTS CONSIST OF: Residential.

SOLD AS THE PROPERTY OF: Jesse Wyatt and Joan Wyatt and Patrick Martin, as Trustee of the Ridgeway Ave Trust, Trust Number 145.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002280 29. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 49070043900

Property: 816 West 6th Street, Chester, PA 19013.

BEING the same premises which Elmore Spear and Sarah Spear, husband and wife, by Deed dated October 19, 1995 and recorded October 30, 1995 in and for Delaware County, Pennsylvania in Deed Book Volume 1412, page 2089, granted and conveyed unto Corinne M. Anderson.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Corinne M. Anderson.

Hand Money \$2,807.52

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001725 30. 2020

MORTGAGE FORECLOSURE

Property in the Borough of Lansdowne, County of Delaware, Commonwealth of Pennsylvania.

BEING Folio No. 23000006200

BEING Premises: 231 West Albemarle Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Rudolph Nash Jr. and Tanya L. Nash.

Hand Money \$16,140.50

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000508 31. 2023

MORTGAGE FORECLOSURE

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

BEING Folio No. 16-06-00626-00

BEING Premises: 7505 Lennox Road, Upper Darby, Pennsylvania 19082.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Sandra L. Satchell.

Hand Money \$10,721.65

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009454 32. 2021

MORTGAGE FORECLOSURE

Property in the Borough of Yeadon, County of Delaware, Commonwealth of Pennsylvania.

BEING Folio No. 48-00-03274-00

BEING Premises: 429 S. Wycombe Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Barbara Johnson.

Hand Money \$32,178.40

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003584 33. 2018

MORTGAGE FORECLOSURE

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

BEING Folio No. 02-00-01503-00

BEING Premises: 106 Marianville Road, Aston, Pennsylvania 19014.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Carol Edonick, known surviving Heir of Albert Warren, David Edonick, known surviving Heir of Albert Warren, Don Edonick, known surviving Heir of Albert Warren, and unknown surviving Heirs of Albert Warren.

Hand Money \$23,075.66

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001998 34. 2022

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 10000196200

Property: 37-39 South Sycamore Avenue, Clifton Heights, PA 19018.

BEING the same premises which Esther Olive, by Deed dated April 4, 2008 and recorded April 14, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 04341, page 2113, granted and conveyed unto Lefort J. Petit and Lefort Petit, Sr.

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: Lefort
J. Petit and Lefort Petit, Sr.

Hand Money \$13,960.41

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 010176 35. 2018

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 20000069402

Property: 116 Folcroft Avenue, Folcroft,
PA 19032.

BEING the same premises which Na-
than Much, by Deed dated April 20, 2004
and recorded May 10, 2004 in and for Dela-
ware County, Pennsylvania in Deed Book
Volume 03168, page 2200, granted and
conveyed unto Brian L. Marshall.

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: Brian
L. Marshall.

Hand Money \$17,356.24

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001980 36. 2023

MORTGAGE FORECLOSURE

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

CONTAINING

FOLIO: 13000051556

Property: 3 Maple Lane, Glen Mills, PA
19342.

BEING the same premises which Pulte
Home Corporation of the Delaware Val-
ley, by Deed dated January 24, 1997 and
recorded January 29, 1997 in and for
Delaware County, Pennsylvania in Deed
Book Volume 1554, page 1524, granted
and conveyed unto Michael C. Juliano and
Kathleen M. Juliano.

IMPROVEMENTS CONSIST OF:
house.

SOLD AS THE PROPERTY OF: Michael
C. Juliano and Kathleen M. Juliano

Hand Money \$15,425.36

Katherine M. Wolf, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004275 37. 2023

MONEY JUDGMENT

ALL THAT CERTAIN unit located in the property known, named and identified as Hollybrook Condominium, located in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Delaware, Pennsylvania recorded on 10/04/1981 in Deed Book 2807, page 549, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. A-43-1BR, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

FOLIO NO. 30-00-02807-26

IMPROVEMENTS CONSIST OF: Residential Condominium Unit.

SOLD AS THE PROPERTY OF: Shogher Amyan.

Hand Money \$3,000.00

Michelle J. Cunningham, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005766 38. 2023

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, being Lot No. 607 on Plan No. 5 of Westbrook Park made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated December 28, 1948, which plan is recorded in the Office for the Recorder of Deeds in and for the County of Delaware, aforesaid, at Media, in Plan Case No. 7, page as follows:

BEGINNING at a point on the Northwesterly side of Whitehall Drive (50 feet wide) at the distance of 351.01 feet measured North 70 degrees East along said side of Whitehall Drive from a point of curve in the name which point is at the distance of 41.30 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 North-easterly side of Oak Avenue (50 feet wide); thence extending from said beginning point North 14 degrees West passing through the party wall between theses premises and the premises adjoining to the Southwest and crossing a certain 12 feet wide driveway, which extends Northwestwardly into Whitehall Drive and Southwestwardly into another 12 feet wide driveway which extends Northeastwardly into Gramercy Drive and Southeastwardly into Whitehall Drive 163.98 feet to a point; thence extending North 79 degrees 20 minutes East 16.02 feet to a point; thence extending South 14 degrees East recrossing the aforesaid 12 feet driveway and passing partly through the party wall between theses premises and the premises adjoining to the Northeast 163.05 feet to a point on the Northwesterly side of Whitehall Drive aforesaid; thence extending along the same South 70 degrees West 16 feet to the first mentioned point and place of beginning.

HAVING thereon erected a dwelling house known and numbered as: 5160 Whitehall Drive, Clifton Heights, PA 19018.

PARCEL No. 16-13-03813-00

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Danielle Arizzi.

Hand Money \$10,047.62 (10% of total judgment)

Leon P. Haller, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 007689 39. 2016

MORTGAGE FORECLOSURE

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

Dimensions: 1 1/2 Sty Hse Add Gar/Gar.

BEING Premises: 438 Conestoga Road, Wayne, PA 19087.

IMPROVEMENTS CONSIST OF: Residential Property.

SOLD AS THE PROPERTY OF: Francis J. Cassidy, Jr. aka Francis Cassidy, Jr.

Hand Money \$67,372.51

Pincus Law Group, PLLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002698 40. 2023

MONEY JUDGMENT

ALL THAT CERTAIN unit designated as Unit Number 2 being a Unit in Building Number F of "Roberts Hill" Condominium, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania as designated in Declaration of Condominium bearing date the 6th day of June A.D. 1974 and designated in Declaration of Condominium bearing date the 6th day of June A.D. 1974 and recorded in the Office of the Recording of Deeds in and for the County of Delaware at Media, Pennsylvania on the 18th day of June A.D. 1974 in Deed Book 2506 page 1021 and Code of Regulations bearing date the 6th day of June A.D. 1974 and recorded in Deed Book 2506 page 1047.

BEING Unit No. 2 in Building No. F "Robert Hill". par

TOGETHER with all right, title and interest to the undivided interest of, in to the Common Elements as defined by Section 102 of the Unit Property Act 1963 July 3, P.L. 196 and as set forth in the aforesaid Declaration of Condominium and Declaration Plan.

TAX ID/Parcel No. 36-05-03213-26.

BEING the same premises which Anne Cautreels and Werner Cautreels by Deed dated 04/05/2010 and recorded 04/22/2010 in Delaware County in Volume 4729 page 603 conveyed unto Kim Cautreels, in fee.

IMPROVEMENTS CONSIST OF: one family dwelling.

SOLD AS THE PROPERTY OF: Mary Beth Heilmann.

Judgment Amount: \$21,245.13

Hand Money \$5,212.45

Glenn M. Ross, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 001689 41. 2022

MORTGAGE FORECLOSURE

Property in the Borough of Upland, County of Delaware, Commonwealth of PA on the beginning at a point on the Easterly side of Woodside Avenue.

Front: IRR Depth: IRR

BEING Premises: 1001 Woodside Avenue, Upland, PA 19015.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Colleen Germscheid, solely in her capacity as Heir of Agnes R. Meyers, deceased; James Germscheid, solely in his capacity as Heir of Agnes R. Meyers, deceased; Alice Meyers, solely in her capacity as Heir of Agnes R. Meyers, deceased; Cathleen Meyers, solely in her capacity as Heir of Agnes R. Meyers, deceased; Charles Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; George Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; John Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; John Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; Robert Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; Robert Meyers, solely in his capacity as Heir of Agnes R. Meyers, deceased; The Unknown Heirs of Agnes R. Meyers, deceased; Jennifer Peragine, solely in her capacity as Heir of Agnes R. Meyers, deceased and Suzanne Yust, solely in her capacity as Heir of Agnes R. Meyers, deceased.

Hand Money \$8,014.77

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007709 42. 2022

MORTGAGE FORECLOSURE

2601 Market Street
Aston, PA 19014

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

Folio No. 09-00-01925-00

IMPROVEMENTS CONSIST OF: Commercial Building.

SOLD AS THE PROPERTY OF: B&M Associates, Inc.

Hand Money \$60,664.64

2617 Market Street
Aston, PA 19014

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

Folio No. 09-00-01926-00

IMPROVEMENTS CONSIST OF: Ground.

SOLD AS THE PROPERTY OF: B&M Associates, Inc.

Hand Money \$60,664.64

0 Market Street
Aston, PA 19014

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

Folio No. 09-00-01927-00

IMPROVEMENTS CONSIST OF: Ground.

SOLD AS THE PROPERTY OF: B&M Associates, Inc.

Hand Money \$60,664.64

Smith Kane Holman, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000744 43. 2020

MORTGAGE FORECLOSURE

ALL THAT CERTAIN property situated in the Borough of Clifton Heights in the County of Delaware and Commonwealth of Pennsylvania, BEING more fully described in a deed dated 8/26/1974 and recorded 8/28/1974, among the land records of the county and state set forth above, in deed Volume 2513 and age 521. Tax map or parcel ID No.: 10-00-01616-00.

FOLIO NO. 10-00-01616-00

BEING known as: 303S Penn Street, Clifton Heights, PA 19018.

BEING the same premises which Anthony O. Coia and Kathleen J. Coia, his wife, by indenture dated August 26, 1974 and recorded August 28, 1974 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 2513 page 521, granted and conveyed unto Russell A. Goetz and Geraldine M. Goetz, his wife.

IMPROVEMENTS CONSIST OF: n/a.

SOLD AS THE PROPERTY OF: Estate of Geraldine M. Goetz, deceased, etal Russell Goetz known Heir of Geraldine M. Goetz, deceased mortgagor, unknown heirs, devisees and personal representatives of James Goetz and his her their or any of their successors in right title and interest; Stephen Goetz, known heir of Geraldine M. Goetz, deceased mortgagor; Geraldine Bodnar, known heir of Geraldine M. Goetz, deceased mortgagor; Barbara Hance known

heir of Geraldine M. Goetz, deceased mortgagor; Mary Gentile known heir of Geraldine M. Goetz, deceased mortgagor; Denise Riddle known heir of Geraldine M. Goetz, deceased mortgagor; unknown heirs, successor assigns and all persons, firms of associations claiming right title or interest from or under Estate of Geraldine M. Goetz, Christopher Goetz known heir of James Goetz, deceased known heir of Geraldine M. Goetz, deceased mortgagor; Joseph Goetz, known heir of James Goetz, deceased known Heir of Geraldine M. Goetz, deceased mortgagor Antonino Prestipino Administrator of the Estate of Joseph J. Goetz, Sr. known heir of Geraldine M. Goetz, deceased.

Hand Money \$3,000.00

Romano, Garubo & Argentieri, Attorneys

JERRY L. SANDERS, JR., Sheriff

Jan. 26; Feb. 2, 9

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