

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

JAMES FRANCIS CURLEY and

FRANCES E. CURLEY, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
James Francis Curley and Frances E.
Curley Revocable Living Trust dated
9/21/02.

Successor Trustee: Paul D. Curley c/o
Robert J. Breslin, Jr., Esquire, 3305
Edgmont Avenue, Brookhaven, PA
19015.

ROBERT J. BRESLIN, JR., ATTY.
Pappano & Breslin
3305 Edgmont Avenue
Brookhaven, PA 19015

**ALEX J. DELCANE, JR. a/k/a ALEX J.
DELCANE, dec'd.**

Late of the Township of Newtown,
Delaware County, PA.
Extr.: Stephen Delcane, 304 Buck
Lane, Haverford, PA 19041.

GLORIA M. DEMITIS, dec'd.

Late of the Township of Radnor,
Delaware County, PA.
Extxs.: Denise DiGiovanni and
Jeanette Welborn c/o Thomas O.
Hiscott, Esquire, 100 Four Falls, Ste.
300, West Conshohocken, PA 19428-
2950.

THOMAS O. HISCOTT, ATTY.
Heckscher, Teillon, Terrill & Sager,
P.C.
100 Four Falls
Ste. 300
West Conshohocken, PA 19428-2950

ELIZABETH ESSAF, dec'd.

Late of the Township of Upper Darby,
Delaware County, PA.
Admx.: Donna J. DiBuonaventura c/o
David W. Crosson, Esquire, 609 W.
Hamilton St., Suite 10, Allentown, PA
18101.
DAVID W. CROSSON, ATTY.
Crosson & Richetti, LLC
609 W. Hamilton St.
Suite 10
Allentown, PA 18101

THERESA M. GABRIEL, dec'd.

Late of the Township of Marple,
Delaware County, PA.
Extr.: Edward C. Weiss c/o William
Haburcak, Esquire, 900 North
Providence Rd., Media, PA 19063.
WILLIAM HABURCAK, ATTY.
900 North Providence Rd.
Media, PA 19063

**ROBERT C. GAINES a/k/a ROBERT
GAINES and ROBERT CLAYTON
GAINES, dec'd.**

Late of the Township of Upper
Chichester, Delaware County, PA.
Extrs.: Jerrold Randolph Gaines
(Named in Will As Jerrold R. Gaines)
and Joel Reginald Gaines (Named in
Will As Joel R. Gaines) c/o James M.
Pierce, Esquire, 125 Strafford Ave.,
Ste. 110, P.O. Box 312, Wayne, PA
19087.

JAMES M. PIERCE, ATTY.
Pierce, Caniglia & Taylor
125 Strafford Ave.
Ste. 110
P.O. Box 312
Wayne, PA 19087

WALTER W. KARLUNAS, dec'd.

Late of the Township of Ridley,
Delaware County, PA.
Extrs.: Walter J. Karlunas, 18 W.
3rd St., Media, PA 19063 and Ted R.
Karlunas, 1283 Kirkland Ave., West
Chester, PA 19380.

LINDA M. ANDERSON, ATTY.
Anderson Elder Law
206 Old State Rd.
Media, PA 19063

**SEBASTIAN JAMES LAZZAROTTI
a/k/a JAMES LAZZAROTTI, dec'd.**

Late of the Township of Marple,
Delaware County, PA.
Extx.: Carmel Lazzarotti Sabatini
c/o Dana M. Breslin, Esquire, 3305
Edgmont Avenue, Brookhaven, PA
19015.

DANA M. BRESLIN, ATTY.
3305 Edgmont Avenue
Brookhaven, PA 19015

CAROLYN R. MACARTNEY, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Alt. Extr.: Stephen D. Potts, Strafford
Office Bldg. #2, 200 Eagle Rd., Ste.
106, Wayne, PA 19087.
STEPHEN D. POTTS, ATTY.
Herr, Potts & Potts
Strafford Office Bldg. #2
200 Eagle Rd.
Ste. 106
Wayne, PA 19087

**P. DONALD MAIOCCO a/k/a
PASQUALE DONALD MAIOCCO**,
dec'd.
Late of the Township of Haverford,
Delaware County, PA.
Extx.: Diane T. Nelson.
RICHARD M. HELLER, ATTY.
200 West Front Street
Media, PA 19063-3101

JOSEPH W. MARSICH, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Co-Extrs.: Deborah M. Sweeney and
Gregory J. Marsich c/o Kevin J. Ryan,
Esquire, 220 W. Gay Street, West
Chester, PA 19380-2917.
KEVIN J. RYAN, ATTY.
Ryan, Morton & Imms LLC
220 W. Gay Street
West Chester, PA 19380-2917

GLORIA A. MATTIA, dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Jayne P. Lambert c/o William
Haburcak, Esquire, 900 North
Providence Rd., Media, PA 19063.
WILLIAM HABURCAK, ATTY.
900 North Providence Rd.
Media, PA 19063

LOUIS PULOS, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Extr.: Mark Pulos, 110 Browning Lane,
Rosemont, PA 19010.

CARL D. SPEER, dec'd.
Late of the Township of Aston,
Delaware County, PA.
Extx.: Alison Speer Simpson c/o Robert
C. Ewing, Esquire, 20 S. Olive Street,
Suite 205, Media, PA 19063.

ROBERT C. EWING, ATTY.
20 S. Olive Street
Suite 205
P.O. Box 728
Media, PA 19063

**ELIZABETH TINSLEY a/k/a
ELIZABETH C. TINSLEY**, dec'd.
Late of the Borough of Media,
Delaware County, PA.
Admx.: Wanda Elaine Tinsley c/o
Nichole M. Thompson, Esquire, Court
House Square East, 30 W. Third St.,
Media, PA 19063.
NICHOLE M. THOMPSON, ATTY.
Thompson & Donati Law
Court House Square East
30 W. Third St.
Media, PA 19063

JENNIFER WALLACE, dec'd.
Late of the Borough of Clifton Heights,
Delaware County, PA.
Extrs.: Ronald Wallace and Eileen
Wallace c/o Jeffrey J. Dodds, Esquire,
113 N. Olive St., 2nd Fl., Media, PA
19063.
JEFFREY J. DODDS, ATTY.
113 N. Olive St.
2nd Fl.
Media, PA 19063

SECOND PUBLICATION

**WALTER J. BUSH, SR. a/k/a WALTER
J. BUSH**, dec'd.
Late of the Borough of Clifton Heights,
Delaware County, PA.
Extx.: Marie L. Previti c/o Teresa A.
Miller, Esquire, 8 West Front Street,
Media, PA 19063.
TERESA A. MILLER, ATTY.
8 West Front Street
Media, PA 19063

HILDA COREN, dec'd.
Late of the Township of Springfield,
Delaware County, PA.
Extx.: Andrea Coren c/o Robert J.
Breslin, Jr., Esquire, 3305 Edgmont
Avenue, Brookhaven, PA 19015.
ROBERT J. BRESLIN, JR., ATTY.
Pappano & Breslin
3305 Edgmont Avenue
Brookhaven, PA 19015

DENNIS J. DELUTIS, dec'd.
Late of the Township of Ridley,
Delaware County, PA.
Extr.: Paul F. D'Emilio, 200 North
Belfield Avenue, Havertown, PA 19083.
PAUL F. D'EMILIO, ATTY.
200 North Belfield Avenue
Havertown, PA 19083

ROSEMARY J. GIANNONE, dec'd.
 Late of the Borough of Media,
 Delaware County, PA.
 Extx.: Margaret I. Evangelisti c/o
 Joseph E. Lastowka, Esquire, 300 West
 State Street, Suite 300, P.O. Box 319,
 Media, PA 19063.
JOSEPH E. LASTOWKA, ATTY.
 Eckell, Sparks, Levy, Auerbach, Monte,
 Sloane, Matthews & Auslander, P.C.
 Attorneys at Law
 300 West State Street
 Suite 300
 P.O. Box 319
 Media, PA 19063

BILLIE JUNE HATTON a/k/a B. J. HATTON, dec'd.
 Late of the Borough of Brookhaven,
 Delaware County, PA.
 Extx.: Janis Elaine Mehall c/o Dana
 M. Breslin, Esquire, 3305 Edgmont
 Avenue, Brookhaven, PA 19015.
DANA M. BRESLIN, ATTY.
 3305 Edgmont Avenue
 Brookhaven, PA 19015

JAMES J. HENDRICKS, dec'd.
 Late of the Borough of Morton,
 Delaware County, PA.
 Extx.: Alison Higgins c/o Nicholas M.
 Orloff, Esquire, 19 West Third Street,
 Media, PA 19063.
NICHOLAS M. ORLOFF, ATTY.
 Raffaele Puppio
 19 West Third Street
 Media, PA 19063

CAROLINE A. HETZEL a/k/a CAROLINE ANNE HETZEL, dec'd.
 Late of the Township of Middletown,
 Delaware County, PA.
 Extrs.: Ronald C. Unterberger (Named
 in Will As Ronald C. Unterberger,
 Esquire), 1028 Cox Avenue,
 Washington Crossing, PA 18977 and
 John P. Espenschade, Jr. (Named in
 Will As John P. Espenschade), 8320
 Water Tower Court, Lincoln, NE
 68516.
RONALD C. UNTERBERGER, ATTY.
 1028 Cox Avenue
 Washington Crossing, PA 18977

JOANN JACKSON, dec'd.
 Late of the Borough of Upland,
 Delaware County, PA.
 Extx.: Kathleen R. Newell c/o
 Catherine Mihalick, Esquire, 253
 South Franklin Street, Wilkes-Barre,
 PA 18701.

CATHERINE MIHALICK, ATTY.
 Vinsko & Associates, P.C.
 253 South Franklin Street
 Wilkes-Barre, PA 18701

RANDAL TIMOTHY JOYCE a/k/a RANDALL T. JOYCE, dec'd.
 Late of the Borough of Ridley Park,
 Delaware County, PA.
 Extr.: Timothy W. Joyce, 137 Latches
 Lane, Media, PA 19063.

GLORIA T. KAMINSKI, dec'd.
 Late of the Township of Springfield,
 Delaware County, PA.
 Extx.: Joan M. Kaminski c/o Kathleen
 A. Farrell, Esquire, 216 S. Orange
 Street, Media, PA 19063.
KATHLEEN A. FARRELL, ATTY.
 216 S. Orange Street
 Media, PA 19063

JANNIE MAE LEWIS a/k/a JANIE M. LEWIS and JANIE MAE LEWIS, dec'd.
 Late of the Township of Upper
 Chichester, Delaware County, PA.
 Extx.: Saadia P. Hollis-Allen (Named
 in Will As Saadia Hollis-Allen) c/o
 Hope Bosniak, Esquire, 600 Easton
 Rd., Willow Grove, PA 19090.
HOPE BOSNIAK, ATTY.
 Dessen, Moses & Rossitto
 600 Easton Rd.
 Willow Grove, PA 19090

RUTH M. LUONGO, dec'd.
 Late of the Township of Lower
 Chichester, Delaware County, PA.
 Extx.: Nancy L. Witherspoon c/o Robert
 J. Breslin, Jr., Esquire, 3305 Edgmont
 Avenue, Brookhaven, PA 19015.
ROBERT J. BRESLIN, JR., ATTY.
 Pappano & Breslin
 3305 Edgmont Avenue
 Brookhaven, PA 19015

DAVID F. LYNCH, JR., dec'd.
 Late of the Township of Radnor,
 Delaware County, PA.
 Extr.: Stephen H. Lynch 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

MARY B. MANGELSDORF, dec'd.
 Late of the Township of Edgmont,
 Delaware County, PA.
 Extr.: Paul C. Mangelsdorf, III, 545
 Trowbrook Road, Atlanta, GA 30350.

THOMAS H. BROADT, ATTY.
Tim Broadt & Associates, PC
216 S. Orange Street
Media, PA 19063

WILLIAM JOHN McCAY, dec'd.
Late of the Township of Nether
Providence, Delaware County, PA.
Admr.: William Lee McCay, 140 Locust
Ave., Springfield, PA 19064.

THANH TAM NGUYEN, dec'd.
Late of the Borough of Glenolden,
Delaware County, PA.
Admx.: Thi Hue Nguyen c/o Lesley M.
Mehalick, Esquire, 30 Cassatt Avenue,
Berwyn, PA 19312.
LESLEY M. MEHALICK, ATTY.
McAndrews Law Offices, P.C.
30 Cassatt Avenue
Berwyn, PA 19312

DONALD W. SMITH, SR. a/k/a
DONALD WHITMAN SMITH a/k/a
DONALD SMITH and DONALD W.
SMITH, dec'd.

Late of the Borough of Norwood,
Delaware County, PA.
Extx.: Helen Irene Smith c/o John
Rendemonti, Esquire, 14 Regency
Plaza, Glen Mills, PA 19342.
JOHN RENDEMONTI, ATTY.
14 Regency Plaza
Glen Mills, PA 19342

EFTHIMIOS G. TSIOURIS, dec'd.
Late of the Township of Newtown,
Delaware County, PA.
Extx.: George E. Tsiouris c/o Anthony
J. Beldecos, Esquire, 450 N. Narberth
Ave., Suite 200, Narberth, PA 19072.
ANTHONY J. BELDECOS, ATTY.
Lundy Beldecos & Milby, PC
450 N. Narberth Ave.
Suite 200
Narberth, PA 19072

MICHAEL JOSEPH YOUNG, dec'd.
Late of the Borough of Norwood,
Delaware County, PA.
Admr.: Joseph M. Young.
MICHAEL G. CULLEN, P.C., ATTYS.
334 W. Front St.
Media, PA 19063

THIRD AND FINAL PUBLICATION

MYRTLE B. BINGHAM, dec'd.
Late of the Borough of Chester
Heights, Delaware County, PA.
Extx.: Samuel E. Bingham c/o Robert
J. Breslin, Jr., Esquire, 3305 Edgmont
Avenue, Brookhaven, PA 19015.

ROBERT J. BRESLIN, JR., ATTY.
Pappano & Breslin
3305 Edgmont Avenue
Brookhaven, PA 19015

ROBERT T. BRANSON, dec'd.
Late of the Township of Bethel,
Delaware County, PA.
Extx.: George Branson, Jr.
MICHAEL GILFEDDER, ATTY.
144 Morton Road
Springfield, PA 19064

ELIZABETH M. BURNS a/k/a
ELIZABETH MARY BURNS, dec'd.
Late of the Township of Middletown,
Delaware County, PA.
Extx.: Matthew J. Burns c/o Louis N.
Teti, Esquire, 17 W. Miner St., West
Chester, PA 19382.
LOUIS N. TETI, ATTY.
MacElree Harvey, Ltd.
17 W. Miner St.
West Chester, PA 19382

JAMES J. CALLAN, dec'd.
Late of the Borough of Lansdowne,
Delaware County, PA.
Admr.: Thomas J. Callan c/o Vincent
Carosella, Jr., Esquire, 882 South
Matlack Street, Suite 101, West
Chester, PA 19382.
VINCENT CAROSELLA, JR., ATTY.
Carosella & Associates, P.C.
882 South Matlack Street
Suite 101
West Chester, PA 19382

THERESA M. CAPRIOTTI-MERNA
a/k/a THERESA M. MERNA and
THERESA M. CAPRIOTTI, dec'd.
Late of the Township of Concord,
Delaware County, PA.
Extx.: Patricia J. Haynes c/o Michael
P. Pierce, Esquire, 17 Veterans Square,
P.O. Box 604, Media, PA 19063.
MICHAEL P. PIERCE, ATTY.
Pierce & Hughes, P.C.
17 Veterans Square
P.O. Box 604
Media, PA 19063

MORRIS J. CHERREY a/k/a MORRIS
J. CHERREY, D.O., dec'd.
Late of the Township of Marple,
Delaware County, PA.
Extx.: Robert M. Cherrey c/o Denise M.
Antonelli, Esquire, 17 E. Gay St., Ste.
100, West Chester, PA 19380.
DENISE M. ANTONELLI, ATTY.
17 E. Gay St.
Ste. 100
West Chester, PA 19380

ROGER M. CURLEY, dec'd.
Late of Township of Concord, Delaware County, PA.
Extx.: Robin L. Montgomery, 330 Ellis Lane, West Chester, PA 19380.
ROBERT R. KREITZ, ATTY.
Roland Stock, LLC
627 North Fourth Street
P.O. Box 902
Reading, PA 19603

WALTER L. DOSCH, dec'd.
Late of the Township of Newtown, Delaware County, PA.
Extr.: Albert DerMovsesian, P.O. Box 601, Willow Grove, PA 19090.
ALBERT DerMOVSESIAN, ATTY.
P.O. Box 601
Willow Grove, PA 19090

NANCY GOLDEN FINK a/k/a NANCY G. FINK and NANCY FINK, dec'd.
Late of Township of Haverford, Delaware County, PA.
Extx.: Evan Fink, 2024 Upland Way, #301, Philadelphia, PA 19131.
RYAN M. BORNSTEIN, ATTY.
Harvey Ballard & Bornstein, LLC
800 Lancaster Avenue
Ste. T-2
Berwyn, PA 19312

JOHN EDWARD FLYNN, dec'd.
Late of the Township of Tinicum, Delaware County, PA.
Admx.: Debra Ellen Flynn c/o Stephen M. Asbel, Esquire, 20 W. 3rd Street, Media, PA 19063.
STEPHEN M. ASBEL, ATTY.
20 W. 3rd Street
Media, PA 19063

DIANA J. GITT, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Extx.: Lorraine K. Leon, 3200 Township Line Rd., Apt. #108 E, Drexel Hill, PA 19026.

LINDA V. HAENTZE, dec'd.
Late of the Township of Springfield, Delaware County, PA.
Extx.: Julia Scott, 410 Nichols Avenue, Wilmington, DE 19803.

ANNE E. HOTZ, dec'd.
Late of the Township of Marple, Delaware County, PA.
Extx.: Patrick J. Hotz, 3 Worthington Dr., Media, PA 19063.

ALBERT O. KENNEALLY, dec'd.
Late of the Township of Upper Darby, Delaware County, PA.
Extx.: Kathryn Mary Conner c/o Charles E. McKee, Esquire, 1100 W. Township Line Road, Havertown, PA 19083.
CHARLES E. MCKEE, ATTY.
Donohue, McKee & Mattson, Ltd.
1100 W. Township Line Road
Havertown, PA 19083

PATRICK LEWIS, dec'd.
Late of the Township of Bethel, Delaware County, PA.
Extx.: Albert J. Lewis, 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

DAVID R. LIPPOLD a/k/a DAVID RALPH LIPPOLD and DAVID LIPPOLD, dec'd.
Late of the Township of Ridley, Delaware County, PA.
Extx.: Margaret Dixey Tyson c/o Dawn Getty Sutphin, Esquire, 852 11th Ave., Prospect Park, PA 19076.
DAWN GETTY SUTPHIN, ATTY.
852 11th Ave.
Prospect Park, PA 19076

THERESA LOREFICE, dec'd.
Late of the Borough of Clifton Heights, Delaware County, PA.
Extx.: Thomas Lorefice, 8 Chesterland Drive, Thornton, PA 19373.

EDWARD F. McGINLEY, III a/k/a E.F. McGINLEY, III a/k/a EDWARD F. McGINLEY and EDWARD McGINLEY, dec'd.
Late of the Township of Radnor, Delaware County, PA.
Extrs.: Kathleen McCauley McGinley (Named in Will As Kathleen M.E. McCauley-McGinley), Robert C. Whiteman and Edward F. McGinley, IV c/o Gregory G. Alexander, Esquire, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.
GREGORY G. ALEXANDER, ATTY.
Alexander & Pelli, LLC
1608 Walnut St.
Ste. 900
Philadelphia, PA 19103

JOSEPHINE L. MEALEY a/k/a JOSEPHINE MUZYK, dec'd.
 Late of the Township of Aston, Delaware County, PA.
 Extx.: Margaret M. Lisiewski c/o Gary W. Calvin, Esquire, 455 Pennsylvania Avenue, Suite 220, Fort Washington, PA 19034.
GARY W. CALVIN, ATTY.
 455 Pennsylvania Avenue Suite 220
 Fort Washington, PA 19034

MICHAEL C. NOTARFRANCESCO, JR., dec'd.
 Late of the Township of Upper Chichester, Delaware County, PA.
 Extx.: Mary S. Notarfrancesco c/o Toni Lee Cavanagh, Esquire, 112 W. Front Street, Media, PA 19063.
TONI LEE CAVANAGH, ATTY.
 112 W. Front Street
 Media, PA 19063

DALE F. NUPP, dec'd.
 Late of the Borough of Lansdowne, Delaware County, PA.
 Extxs.: Barbara A. Henry and Sarah L. Hess c/o Christopher H. Gadsden, Esquire, 1275 Drummers Lane, Suite 210, Wayne, PA 19087-1571.
CHRISTOPHER H. GADSDEN, ATTY.
 1275 Drummers Lane
 Suite 210
 Wayne, PA 19087-1571

MARGARET J. PATTON a/k/a MARGARET H. PATTON and MARGARET PATTON, dec'd.
 Late of the Township of Upper Darby, Delaware County, PA.
 Extr.: Michael Andrew Patton, 314 Lansdowne Rd., Havertown, PA 19083.

MARILYN C. PAULY a/k/a MARILYN PAULY, dec'd.
 Late of the Township of Edgmont, Delaware County, PA.
 Extr.: Stephen W. Pauly c/o Richard L. Colden, Jr., Esquire, 220 N. Jackson St., Media, PA 19063.
RICHARD L. COLDEN, JR., ATTY.
 Stapleton & Colden
 220 N. Jackson St.
 Media, PA 19063

MIRIAM RAFF a/k/a MIRIAM S. RAFF, dec'd.
 Late of the Township of Haverford, Delaware County, PA.
 Extrs.: Michael L. Raff and Daniel M.G. Raff c/o Jill R. Fowler, Esquire, 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2983.

JILL R. FOWLER, ATTY.
 Heckscher, Teillon, Terrill & Sager, P.C.
 100 Four Falls
 Ste. 300
 West Conshohocken, PA 19428-2983

DAVID RATAGNANI, dec'd.
 Late of the Township of Ridley, Delaware County, PA.
 Admr.: Michael V. Puppio, Jr., 19 W. Third St., Media, PA 19063.
MICHAEL V. PUPPIO, JR., ATTY.
 19 W. Third St.
 Media, PA 19063

ROBERT SMITH, dec'd.
 Late of the Borough of Darby, Delaware County, PA.
 Admr.: Michael V. Puppio, Jr., 19 W. Third St., Media, PA 19063.
MICHAEL V. PUPPIO, JR., ATTY.
 19 W. Third St.
 Media, PA 19063

JOHN E. WILLIAMS, dec'd.
 Late of the Township of Upper Darby (nonresident), Delaware County, PA.
 Admr.: Michael V. Puppio, Jr., 19 W. Third St., Media, PA 19063.
MICHAEL V. PUPPIO, JR., ATTY.
 19 W. Third St.
 Media, PA 19063

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
 OF DELAWARE COUNTY,
 PENNSYLVANIA
 CIVIL ACTION—LAW
 NO. 2018-009678

NOTICE IS HEREBY GIVEN THAT on December 5, 2018, the Petition of Kiera Ann Lamoreau, a minor, by and through her parent and natural guardian, Kathleen Short for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Kiera Ann Lamoreau** to **Kiera Ann Short**.

The Court has fixed March 7, 2019, at 8:30 A.M. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

ALICIA FASTMAN, Solicitor
 341 W. State Street
 Media, PA 19063

Jan. 4, 11

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2018-008195

NOTICE IS HEREBY GIVEN THAT on October 18, 2018, the Petition of Katelyn Mary Maiorine, a minor, by and through his parent and natural guardian, Jonathan Maiorine for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Katelyn Mary Maiorine** to **Kayden Thomas Maiorine**.

The Court has fixed January 23, 2019, at 8:30 A.M. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jan. 11, 18

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2018-009679

NOTICE IS HEREBY GIVEN THAT on December 5, 2018, the Petition of Cecilia Paige Marziano, a minor, by and through her parent and natural guardian, Kathleen Short for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Cecilia Paige Marziano** to **Cecilia Paige Short-Marziano**.

The Court has fixed March 7, 2019, at 8:30 A.M. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

ALICIA FASTMAN, Solicitor
341 W. State Street
Media, PA 19063

Jan. 4, 11

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. cv-2018-006674

NOTICE IS HEREBY GIVEN THAT on August 20, 2018, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **Bonny Philip** to **Benny Philip**.

The Court has fixed January 23, 2019, at 8:30 A.M. in Courtroom TBA, Delaware County Courthouse, Media, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jan. 4, 11

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF DELAWARE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. CV-2018-002394

NOTICE IS HEREBY GIVEN THAT on March 29, 2018, a Petition for a Change of Name was filed in the above named Court, praying for a decree to change the name(s) of **WILLIAM STEPHEN PIETRAS** to **William Stephen Pietras**.

The Court has fixed January 23, 2019, 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.

Jan. 4, 11

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.

BEC Enterprise Service Inc

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

Jan. 11

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Advanced Pharmacy Concepts, Inc.**, with its registered office at 407 Elmwood Avenue, Sharon Hill, PA 19079, 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.

Jan. 11

NOTICE IS HEREBY GIVEN to all creditors and claimants of **ED'S AUTO BODY, INC.**, with its registered office at 775 Upland Avenue, Upland, PA 19015, 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.

MURRAY S. ECKELL, Solicitor
Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.
300 West State Street
Suite 300
Media, PA 19063

Jan. 11

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:

BG Vision Care

with its principal place of business at 31 S. Eagle Road, Havertown, PA 19083.

The name(s) and address(es) of the entity owning or interested in said business is (are): ECM Bethlehem, LLC, 31 S. Eagle Road, Havertown, PA 19083.

The application has been/will be filed on or after November 29, 2018.

Jan. 11

Inca Creations

with its principal place of business at 79 Spring Ave., Broomall, PA 19008.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Linnea Leah Roth, 79 Spring Ave., Broomall, PA 19008.

The application has been/will be filed on or after December 12, 2018.

Jan. 11

SERVICE BY PUBLICATION

COURT OF COMMON PLEAS
DELAWARE COUNTY,
CIVIL ACTION—LAW
NO. 18-3136

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

vs.

The Unknown Heirs of Lorraine T. Fitzgerald, Deceased, Harold Fitzgerald, Jr., Harold J. Fitzgerald Sr., Solely in His Capacity as Heir of Lorraine T. Fitzgerald, Deceased & Monica N. Fitzgerald, Solely in Her Capacity as Heir of Lorraine T. Fitzgerald, Deceased, Mortgagee and Real Owner, Defendants

TO: The Unknown Heirs of Lorraine T. Fitzgerald, Deceased and Harold Fitzgerald Jr., Mortgagor and Real Owner, Defendant(s), whose last known address is 2012 West 4th Street, Chester, PA 19013

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, PA, docketed to No. 18-3136, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2012 West 4th Street, Chester, PA 19013, whereupon your property will be sold by the Sheriff of Delaware County. 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 claimed in the Complaint 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 Assn.
335 W. Front Street
Media, PA 19063
610.566.6625
www.delcobar.org

MICHAEL T. McKEEVER
KML Law Group, P.C.
Atty. for Plaintiff
Mellon Independence Center
701 Market St.
Ste. 5000
Philadelphia, PA 19106-1532
215.627.1322

Jan. 11

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

- Armstrong, Patricia L; Township of Radnor; 03/23/18; \$871.52
- Armstrong, Patricia L; Township of Radnor; 03/23/18; \$874.45
- Armstrong, Patricia L; Township of Radnor; 03/23/18; \$67.28
- Armstrong, Patricia L; Radnor Township; 03/23/18; \$770.45
- Armstrong, Patricia L; Radnor Township; 03/23/18; \$920.22
- Armstrong, Patricia L.; Township of Radnor; 03/23/18; \$819.32
- Asbury, Aaron R; Commonwealth of PA Dept of Revenue; 03/14/18; \$61.34
- Ashford, Sarah P; Americredit Financial Services Inc d/b/a GM Financial; 03/13/18; \$10,804.34
- Atkinson, Bettyann; Americredit Financial Services Inc; 03/09/18; \$4,290.71
- Atkinson, Bettyann; Americredit Financial Services Inc; 03/09/18; \$4,290.71
- Atkinson, Shamar Stephan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,098.25
- Augello, Michael S; Township of Springfield; 03/26/18; \$1,401.40
- Aungst, Jason L; Commonwealth of PA Dept of Revenue; 03/14/18; \$1,148.85
- Austin, Mary T; Upper Providence Township Sewer Authority; 03/01/18; \$597.37
- Austin, Walter; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,128.00

- Auto Mart LLC; Matkov, Michael; 03/26/18; \$12,180.63
- Babatunde, Sia; Commonwealth of PA Dept of Revenue; 03/14/18; \$1,184.40
- Badey, George J., IV; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$862.00
- Badin, James, Jr.; Commonwealth of Pennsylvania; 03/28/18; \$6,750.00
- Badin, James, Jr.; Commonwealth of Pennsylvania; 03/28/18; \$6,750.00
- Bailey-Dawson, Barbara A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$2,928.50
- Baird, Jamirah A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$301.50
- Baldwin, Bradley A.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$946.25
- Ballard, Ciani; Delaware County Juvenile Court; 03/28/18; \$371.42
- Ballard, Corey; Township of Darby; 03/05/18; \$268.88
- Banfield, Caroline; Upper Darby Township; 03/09/18; \$176.18
- Banfield, Caroline; Upper Darby Township; 03/09/18; \$176.18
- Banfield, Caroline; Upper Darby Township; 03/09/18; \$188.33
- Bank of America, NA; Southern Delaware County Authority; 03/23/18; \$422.09
- Bank of NY Mellon; Township of Ridley; 03/29/18; \$1,047.31
- Bank of NY Mellon; Township of Ridley; 03/29/18; \$584.65
- Bank of NY Mellon; Township of Ridley; 03/29/18; \$1,079.65
- Bank of NY Mellon; Township of Ridley; 03/29/18; \$1,079.65
- Barbieri, Michael J; Township of Springfield; 03/26/18; \$236.50
- Barbieri, Michael J; Township of Springfield; 03/26/18; \$815.43
- Barbieri, Michael J; Township of Springfield; 03/26/18; \$815.43
- Barksdale-Propst, Eric R.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$2,491.25
- Barnes, Raymond E; Upper Darby Township; 03/09/18; \$128.10
- Barnes, Dante D; Barclays Bank Delaware; 03/15/18; \$6,296.89
- Barnes, Jessica; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,088.25
- Barrett, Suzanne G; Tornetta Realty Corp; 03/14/18; \$31,800.00
- Barvitskie, Jennifer; Discover Bank; 03/12/18; \$3,097.07
- Bates /DCD/EST, Doris; Santander Bank N.A.; 03/16/18; \$141,482.10
- Battista, Maria; Township of Upper Darby; 03/09/18; \$176.90
- Baxter, Carlos Nathan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$926.25
- Baxter, Keyshonna Marae; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,002.50
- Baxter, Keyshonna Marae; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,002.50
- Bayview, Loan Servicing LLC; Township of Upper Darby; 03/09/18; \$210.38
- Bayview, Loan Servicing LLC; Township of Upper Darby; 03/09/18; \$210.38
- Bayview, Loan Servicing LLC; Township of Upper Darby; 03/09/18; \$261.38
- Beans for Life Inc.; Singh, Mona; 03/02/18; \$0.01
- Beans for Life Inc.; Singh, Mona; 03/02/18; \$0.01
- Beans for Life Inc.; Singh, Mona; 03/02/18; \$0.01
- Beck, Derrick; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,190.25
- Belgrave, Damier Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$5,314.50
- Bell, Katon; Midland Funding LLC; 03/19/18; \$1,539.06
- Bell, Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,290.50
- Bell, Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,290.50
- Bell, Richard; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$2,361.50
- Bellinger, Charles; Ridley Brook Gardens, LLC; 03/12/18; \$2,000.00
- Bellinger, Danyelle; GM Financial, d/b/a; 03/13/18; \$12,112.53
- Belotserkovets, Phillip; Internal Revenue Service; 03/19/18; \$7,862.60

- Benavides, Zachary; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$2,406.00
- Benavides, Zachary; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$2,603.30
- Bender, Thomas; Township of Upper Chichester; 03/20/18; \$7,259.50
- Bender, Thomas; Upper Chichester Township; 03/20/18; \$769.06
- Bennett, Keia; Yeadon Borough; 03/14/18; \$899.66
- Benton, James Ernest, Jr.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$2,425.25
- Benton, James Ernest, Jr.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$2,425.25
- Bernhardt, Benjamin; Harmar Mobility LLC; 03/20/18; \$33,019.83
- Bernhart, Bridgett; Township of Darby; 03/05/18; \$268.88
- Bernhart, Bridgette; Township of Darby; 03/12/18; \$267.31
- Bertolino, Jr Joseph P; Township of Upper Darby; 03/09/18; \$210.38
- Best, Eugene; Southwest Delaware County Municipal Authority; 03/12/18; \$705.99
- Betancourt, Jacqueline E; Internal Revenue Service; 03/19/18; \$58,756.32
- Bethea, Joshua; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$622.25
- Bhatti, Dost; Lopes, Maria; 03/01/18; \$7,000.00
- Bhuiyan, Nahid; Township of Upper Darby; 03/09/18; \$210.38
- Bhuiyan, Nahid; Township of Upper Darby; 03/09/18; \$261.38
- Bhuiyan, Sultan A; Township of Upper Darby; 03/09/18; \$420.75
- Bhuiyan, Sultan A; Township of Upper Darby; 03/09/18; \$522.75
- Bhuiyan, Sultan A; Township of Upper Darby; 03/09/18; \$522.75
- Bianchi, Mark; Commonwealth of PA Dept of Revenue; 03/14/18; \$1,176.23
- Bianchi, Mark; Commonwealth of PA Dept of Revenue; 03/14/18; \$1,176.23
- Billbrough, Marguerite R; PNL Newco II LLC; 03/23/18; \$864,068.34
- Binnig, Steven T; Township of Springfield; 03/26/18; \$412.72
- Binnig, Steven T; Township of Springfield; 03/26/18; \$236.50
- Binnig, Steven T; Township of Springfield; 03/26/18; \$236.50
- Binnig, Steven T; Township of Springfield; 03/26/18; \$412.72
- Bishop, Anthony; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,756.84
- Bishop, Jamal; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$2,110.50
- Bishop, Joan O; Township of Darby; 03/05/18; \$268.88
- Bishop, Joan O; Township of Darby; 03/05/18; \$268.88
- Bishop, Terrance; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,631.00
- Bishop, Terrance; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,631.00
- Blackwell, Jean; Borough of Yeadon; 03/12/18; \$1,015.02
- Blackwell, Jean; Borough of Yeadon; 03/12/18; \$1,015.02
- Blanco, Maurice A; Upper Darby Township; 03/09/18; \$176.18
- Blythe, Joanne; Delcora; 03/02/18; \$289.23
- Blythe, Joanne; Delcora; 03/02/18; \$289.23
- Blythe, Joanne M; Delcora; 03/05/18; \$307.49
- Blythe, Robert W; Delcora; 03/05/18; \$307.49
- Blythe, Robert W; Delcora; 03/05/18; \$307.49
- Boccella, Joseph R; Kaplan, Jason A., M.D.; 03/19/18; \$0.01
- Bolshakov, Ivan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,082.75
- Bolshakov, Ivan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,082.75
- Bond, Cameron L; Valley Forge Military Academy & College; 03/05/18; \$3,225.88
- Bond, Cameron L; Valley Forge Military Academy & College; 03/05/18; \$3,225.88
- Bond, Pamela; Valley Forge Military Academy & College; 03/05/18; \$3,225.88
- Bond, Pamela; Valley Forge Military Academy & College; 03/05/18; \$3,225.88
- Bonhom, Debra Theophille; Commonwealth of PA Dept of Revenue; 03/14/18; \$1,163.33

- Bonhom, Debra Theophille; Commonwealth of PA Dept of Revenue; 03/14/18; \$1,163.33
- Bost, Daina; LVNV Funding LLC; 03/08/18; \$698.46
- Bowen, Paul A; Upper Darby Twp; 03/09/18; \$256.20
- Bowers Jr, Robert; Cavalry SPV I LLC; 03/09/18; \$4,470.93
- Bowers, Thomas A; LNV Corporation; 03/26/18; \$230,652.51
- Boyce, William a/k/a Bill; LVNV Funding LLC; 03/12/18; \$834.38
- Boyd, Eddie; Commonwealth of PA Dept of Revenue; 03/14/18; \$1,173.37
- Boyer, Tiffany L; Midland Funding LLC; 03/16/18; \$1,389.65
- Bradley, Lionel Jennings; Nationstar Mortgage LLC; 03/27/18; \$123,503.95
- Branch, Bernard; Township of Darby; 03/05/18; \$268.88
- Brayham, Karen Ann; Middletown Township Delaware County Sewer Authority; 03/20/18; \$447.50
- Brennan, Kimberly A; Commonwealth of PA Department of Revenue; 03/14/18; \$1,107.26
- Brigandi, Richard J, Jr; M&T Bank; 03/06/18; \$282,021.54
- Brister, Jahad; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$326.00
- Brister, Jahad; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$346.50
- Brister, Jahad; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$346.50
- Brittingham, Elisha; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,038.25
- Brookside Clinical Laboratory Inc; Internal Revenue Service; 03/19/18; \$28,823.32
- Brooks-Keeylocko, Gail; Midland Funding LLC; 03/22/18; \$5,529.55
- Brown, Frederick Curtis; Upper Darby Township; 03/09/18; \$508.48
- Brown, Phyllis R; Upper Darby Township; 03/12/18; \$128.10
- Brown, Phyllis R; Upper Darby Township; 03/12/18; \$158.60
- Brown, Phyllis R; Upper Darby Township; 03/09/18; \$176.18
- Brown, Phyllis R; Upper Darby Township; 03/09/18; \$176.90
- Brown, Phyllis R; Upper Darby Township; 03/09/18; \$188.33
- Brown, Phyllis R; Upper Darby Township; 03/09/18; \$189.10
- Brown, Phyllis R; Upper Darby Township; 03/12/18; \$128.10
- Brown, Anthony Mark; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,705.28
- Brown, Anthony Mark; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,705.28
- Brown, Aysia Irene; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,295.60
- Brown, Aysia Irene; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$1,295.60
- Brown, Cecily; Nationstar Mortgage LLC; 03/20/18; \$139,848.12
- Brown, Frederick Curtis; Township of Upper Darby; 03/09/18; \$183.43
- Brown, Frederick Curtis; Township of Upper Darby; 03/09/18; \$518.65
- Brown, Georgina Lashan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$2,557.50
- Brown, Georgina Lashan; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$2,557.50
- Brown, Morgan B; Commonwealth of PA Dept of Revenue; 03/14/18; \$1,271.59
- Brown, Paula A; Cavalry SPV I LLC; 03/26/18; \$6,308.15
- Brown, Paula A; Cavalry SPV I LLC; 03/26/18; \$6,308.15
- Brown, Phyllis R; Township of Upper Darby; 03/09/18; \$210.38
- Brown, Phyllis R; Township of Upper Darby; 03/09/18; \$183.43
- Brown, Phyllis R; Township of Upper Darby; 03/09/18; \$259.33
- Brown, Waltina M; Township of Upper Darby; 03/09/18; \$259.33
- Brown, Waltina M.; Township of Upper Darby; 03/09/18; \$208.73
- Buchanan, Kevin J; Commonwealth of PA Dept of Revenue; 03/14/18; \$1,154.80
- Buchanan, Kevin J; Commonwealth of PA Dept of Revenue; 03/14/18; \$1,154.80
- Buckner, Curtis L.; Commonwealth of Pennsylvania—for the Benefit of the County of Delaware; 03/29/18; \$6,140.50

**LOCALITY INDEX
SHERIFF'S SALES
OF REAL ESTATE
COUNTY COUNCIL
MEETING ROOM
COURTHOUSE, MEDIA, PA
January 18, 2019
11:00 A.M. Prevailing Time**

BOROUGH

- Aldan 94
- Brookhaven 93
- Collingdale 6, 46, 56, 66, 72
- Colwyn 24, 28, 47
- Darby 7, 12, 86
- East Lansdowne 40
- Eddystone 61
- Folcroft 16, 30
- Glenolden 5, 63
- Lansdowne 1, 3, 29, 45
- Marcus Hook 48, 84
- Morton 51
- Norwood 31, 69
- Ridley Park 53
- Sharon Hill 91, 92
- Trainer 74
- Yeadon 33, 44, 64

CITY

- Chester 22, 43, 62, 65, 70, 71, 77, 83

TOWNSHIP

- Aston 2, 90
- Chester 38
- Concord 88
- Darby 4, 41, 42
- Haverford 11, 18, 76, 80, 85, 95
- Lower Chichester 57
- Marple 54, 59, 68
- Middletown 60
- Newtown 32
- Radnor 8
- Ridley 35, 67, 96
- Springfield 13, 82, 89
- Tinicum 58
- Upper Chichester 10
- Upper Darby 9, 15, 19, 20, 21, 23, 26, 34, 36, 37, 39, 73, 78, 87

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. 002186 1. 2018

MORTGAGE FORECLOSURE

Property in the Lansdowne Borough, County of Delaware, Commonwealth of PA on the East Stewart Avenue.

Front: IRR Depth: IRR

BEING Premises: 32 Stewart Avenue aka 32 East Stewart Avenue, Lansdowne, PA 19050.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Agnes Acosta Bantawan aka Agnes A. Bantawan and Yoshiko Phouts.

Hand Money \$17,668.25

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 009236 2. 2017

MORTGAGE FORECLOSURE

Property in the Aston Township, County of Delaware, Commonwealth of PA on the Southeast Valley Green Drive.

Front: IRR Depth: IRR

BEING Premises: 106 Valley Green Drive, Aston, PA 19014.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Fred-
erick A Cubler.

Hand Money \$23,564.92

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005368 3. 2018

MORTGAGE FORECLOSURE

292 Jackson Avenue
Lansdowne, PA 19050

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: James
E. Small, III; Joann Small.

Hand Money \$6,296.29

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001915 4. 2018

MORTGAGE FORECLOSURE

730 Rively Avenue
Glenolden (Darby), PA 19036

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

IMPROVEMENTS CONSIST OF: resi-
dential dwelling.

SOLD AS THE PROPERTY OF: Betsy
Ann D'Alessandro a/k/a Elizabeth A.
D'Alessandro.

Hand Money \$15,671.25 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000640A 5. 2018

MORTGAGE FORECLOSURE

Property in the Borough of Glenolden,
County of Delaware, Commonwealth of
PA on the Southwesterly Summit Avenue.

Front: IRR Depth: IRR

BEING Premises: 237 Summit Avenue,
Glenolden, PA 19036.

IMPROVEMENTS CONSIST OF: a
single family residential dwelling.

SOLD AS THE PROPERTY OF: An-
thony D'Angelo.

Hand Money \$20,049.97

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 4436 6. 2018

MORTGAGE FORECLOSURE

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

BEING Folio Number: 11-00-00649-00

BEING Premises: 602 Clifton Avenue,
Collingdale, Pennsylvania 19023.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Darlene S. Dampman.

Hand Money \$15,871.60

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005481 7. 2018

MORTGAGE FORECLOSURE

Property in the Darby Borough, County of Delaware, Commonwealth of PA on the Easterly side of Hamilton Avenue.

Front: IRR Depth: IRR

BEING Premises: 211 Hamilton Avenue, Darby, PA 19023.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Tenay Casey aka Tenay E. Casey.

Hand Money \$7,380.66

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000762 8. 2018

MORTGAGE FORECLOSURE

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

Dimensions: 28 x 152 x 159.43

BEING Premises: 236 Willow Avenue, Wayne, PA 19087-3524.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Kimberley A. Bryer a/k/a Kimberley Bryer and Arthur G. Bryer a/k/a Arthur Bryer.

Hand Money \$20,270.78

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002242 9. 2018

MORTGAGE FORECLOSURE

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

Front: IRR Depth: IRR

BEING Premises: 432 Arlington Avenue, Upper Darby, PA 19082.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Kathleen Gualtieri.

Hand Money \$5,154.84

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008515 10. 2017

MONEY JUDGMENT

ALL THAT TRACT or parcel of land and premises with the buildings and IMPROVEMENTS thereon erected, situate, lying and being in the Township of Upper Chichester, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Vallen Safety Supply Co. Lot No. 5", made by NePo Associates, Inc., Consulting Civil Engineers, West Chester, PA dated 2/10/1993.

TAX Parcel No. 09-00-01147-91

Location of property: 5 Creek Parkway, Boothwyn, PA 19061.

IMPROVEMENTS CONSIST OF: Commercial one story building.

SOLD AS THE PROPERTY OF: AJS Cranes, LLC.

Hand Money \$384,791.06

Mark J. Dorval, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003364A 11. 2016

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Southeasterly Walnut Hill Lane.

Front: IRR Depth: IRR

BEING Premises: 317 Walnut Hill Lane, Havertown, PA 19083.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Joanne Galligan.

Hand Money \$32,699.36

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000165 12. 2018

MORTGAGE FORECLOSURE

33 Mermont Circle
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: 2 Sty Hse Gar 16 x 78.

SOLD AS THE PROPERTY OF: Rose Marie Robinson a/k/a Rosemarie Robinson a/k/a Rose Maire Robinson.

Hand Money \$8,801.46

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 008078A 13. 2016

MORTGAGE FORECLOSURE

758 Kelli Lane
Springfield, PA 19064

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

IMPROVEMENTS CONSIST OF: 2 Sty Hse 2c Gar 13,112 sf Lot 9.

SOLD AS THE PROPERTY OF: Kenneth Sexton a/k/a Kenneth M. Sexton and Denise Sexton.

Hand Money \$30,432.07

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 001478 15. 2014

MORTGAGE FORECLOSURE

774 Garrett Road
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: 2 Sty Str Apt 16.6 x 90.

SOLD AS THE PROPERTY OF: Mo-
hamed Saddick and Lydia John.

Hand Money \$15,934.18

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006090 16. 2017

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: 20-00-00546-00

Property: 904 Delview Drive, Folcroft,
PA 19032.

BEING the same premises which Samuel
L. McClay and Patricia A. McClay, by Deed
dated February 27, 2009 and recorded
March 17, 2009 in and for Delaware County,
Pennsylvania in Deed Book Volume 04508,
page 0629, granted and conveyed unto Da-
Nel L. Euwings.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Da-Nel
L. Euwings.

Hand Money \$17,002.95

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 1520A 18. 2017

MORTGAGE FORECLOSURE

ALL THOSE CERTAIN lots or pieces
of ground, Situate in Haverford Township,
Delaware County, Pennsylvania and de-
scribed and known as Lots Nos. 576, 577,
578 and 579 in a certain plan of lots called
'Pennfield' surveyed for Clifford B. Harmon
and Company by Hess Engineering Com-
pany, which is duly recorded in the Office
for the Recording of Deeds, etc. in and for
the County of Delaware in Deed Book L-13
page 624 and bounded and described as
follows, to wit:

BEGINNING at a point on the Easterly
side of Lawson Avenue at the distance of
325 feet measured Northwardly from the
point in the Easterly side of the said Lawson
Avenue, being the dividing line between
Lots Nos. 562 and 563 on said Plan and
also being at or near a point of curve in the
Easterly side of the said Lawson Avenue;
thence extending Northwardly along the
Easterly side of the said Lawson Avenue,
100 feet and extending in depth between
parallel lines with the said Lawson Avenue,
Eastwardly 125 feet.

BEING Lots Nos. 576, 577, 578 and 579
on said Plan of Lots.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Kath-
leen M. Loney.

Hand Money \$6,158.96

Law Office of Gregory Javardian, LLC,
Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004998 19. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Hereditaments and Appurtenances, SITUATE in the Upper Darby Township, County of Delaware and State of Pennsylvania, bounded and described according to a Plan made for Joseph B. Bauml, dated April 10, 1928, as follows, to wit:

BEGINNING at a point on the Southeasterly side of State Road (50 feet wide) at the distance of 150 feet Southwestwardly from the Southwesterly side of Clarendon Road.

CONTAINING in front or breadth on the said State Road 25 feet and extending of the width in length or depth Southeastwardly between parallel lines at right angles to the said State Road 150 feet.

ALSO ALL THAT CERTAIN strip of ground, SITUATE in Upper Darby Township, County of Delaware and State of Pennsylvania, being known and designated as portion of Lot No. 23 Block D on Plan of Aronimink Farms, Section 2, surveyed by Damon and Foster, Civil Engineers, on August 4, 1942 and described according thereto, as follows, to wit:

BEGINNING at a point on the Southeasterly side of State Road (50 feet wide) at the distance of 145 feet measured South 60 degrees 12 minutes 30 seconds West from the intersection of said side of State Road with the Westerly side of Clarendon Road, (40 feet wide); thence leaving said side of State Road South 29 degrees 47 minutes 30 seconds East 150 feet to a point; thence South 60 degrees 12 minutes 30 seconds West 5 feet to a point; thence North 29 degrees 47 minutes 30 seconds West 150 feet to a point; thence North 60 degrees 12 minutes 30 seconds East 5 feet to the first mentioned point and place of beginning.

TITLE to said Premises vested in Michael J. LoBiondo by Deed from Edward J. O'Donnell, Jr. and Stella L. O'Donnell dated July 30, 2004 and recorded on August 6, 2004 in the Delaware County Recorder of Deeds in Book 03257, page 2201 as Instrument No. 2004099122.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Michael J. LoBiondo.

Hand Money \$11,180.25

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 04402 20. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Township of Upper Darby, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Plan of Drexel Park Gardens No. 5, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated October 19th, 1942 and revised December 7th, 1942 as follows, to wit:

BEGINNING at a point on the Southwest side of Argyle Road (40 feet wide), which point is at the distance of 580.21 feet measured Southeast along the said side of Argyle Road from a point of curve, which point of curve is measured on a radius round corner whose radius is 15 feet, the arc distance of 23.56 feet from a point of tangent on the Southeast side of Bond Avenue (40 feet wide).

CONTAINING in front or breadth South 39 degrees 3minutes 19 seconds East along the said side of Argyle Road, 16 feet and extending of that width in length or depth South 50 degrees 56 minutes 41 seconds West between parallel lines at right angles to the said Argyle Road crossing a 12 feet wide driveway as shown plan, 121 feet, the Northwest and Southeast lines thereon partly passing through party walls separating these premises from premises adjoining on the Northwest and Southeast.

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

SUBJECT however to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter, forever.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James M. Young.

Hand Money \$11,087.74

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004708 21. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the building and IMPROVEMENTS thereon erected, Situate on the Southeasterly side of Shirley Road at the distance of 412.61 feet Southwestward from the Southwesterly side of Walnut Street in the Township of Upper Darby in the County of Delaware, and Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Shirley Road 25.5 feet and extending of that width in length or depth Southeastward between parallel lines at right angles to the said Shirley Road 73.54 feet to a point in the middle of a certain 10 feet wide private driveway extending Southwestward into Locust Street and Northeastward into Walnut Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon or to any other properties to which the use of said driveway may be extended by John H. McClatchy.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: John J. Devlin, personal representative of the Estate of Thomas C. Devlin a/k/a Thomas C. Devlin, Jr., deceased.

Hand Money \$3,000.00

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004841 22. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS to be thereon erected, SITUATE on the Northerly side of Ninth Street at the distance of 110 feet measured Eastwardly from the Northeasterly corner of said Ninth Street and Lamokin Street in the City of Chester, County of Delaware and State of Pennsylvania.

CONTAINING in front along the North-erly side of said Ninth Street measured thence Eastwardly 15 feet and extending in depth of that width Northwardly between lines parallel with said Lamokin Street 63 feet to the Southerly side of a 16 feet wide alley, which connects with a 10 feet wide alley which opens into Pennell Street and connects also with a 4 feet wide alley which opens into said Lamokin Street. The Easterly and Westerly lines of said lot passing through the middle of the party wall between the message herein described and the message adjoining on the East and West, respectively.

BEING now known and designated as No. 1220 West Ninth Street.

BOUNDED on the East by lands now or late of Walter A. Mitchell and wife and on the West by lands now or late of Herbert B. Wood, and wife.

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

TITLE to said Premises vested in Thom-as Tokarczyk and Anna-Maria Tokarczyk a/k/a Anna Maria Tokarczyk by Deed from Thomas C. McAllister and Gloria McAllister dated September 13, 2006 and recorded on October 26, 2006 in the Delaware County Recorder of Deeds in Book 03942, page 1231 as Instrument No. 2006099996.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Anna-Maria Tokarczyk a/k/a Anna Maria Tokar-czyk and Thomas Tokarczyk.

Hand Money \$4,988.42

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002305 23. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVE-MENTS thereon erected, designated as Lot No. 231 on the recorded Plan No 1 of Lans-downe Heights, SITUATE in Upper Darby Township, Delaware County, Pennsylvania and described according to a survey and plan thereof made by Danton and Foster, Civil Engineer of Upper Darby, Pennsylva-nia, on October 20, 1925, as follows, to wit:

SITUATE on the Southeasterly side of Plumstead (formerly Brighton) Avenue (50 feet wide) at the distance of one hun-dred fifty feet Southwestwardly from the Southwesterly side of Abbey Terrace (50 feet wide).

CONTAINING in front or breadth on the said side of Plumstead Avenue twenty five feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Plumstead Avenue one hundred twenty five feet to Lot No. 230.

TITLE to said Premises vested in Rodney J. Gardiner by Deed from Margaret M. Casey dated August 10, 2005 and recorded on August 30, 2005 in the Delaware County Recorder of Deeds in Book 03582, page 1314 as Instrument No. 2005082362.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Rodney J. Gardiner.

Hand Money \$14,716.67

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 064610 24. 2016

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, described according to a survey and plan of property of Albert F. and Katherine T. Calhoun made by Thomas W. Burns, Surveyor dated July 18, 1970, SITUATE in the Borough of Colwyn, County of Delaware and State of Pennsylvania, as follows, to wit:

BEGINNING at a point on the Easterly side of Fourth Street (50 feet wide) at the distance of 125.58 feet measured North 10 degrees 11 minutes East from the Northerly side of Pine Street (50 feet wide); thence along the said side of Fourth Street North 10 degrees 11 minutes East 52.67 feet to a drill hole on Wall, thence extending North 56 degrees 51 minutes 50 seconds East 108.60 feet to a pipe on the Westerly side of Apple Street; thence extending along said side of Apple Street South 10 degrees 11 minutes West 93.02 feet to a pipe; thence leaving said Apple Street and extending North 79 degrees 49 minutes West 100 feet to the first mentioned point and place of beginning.

Location of Property: 319 S. 4th Street, Colwyn, Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Maxwell N. Gooding and Bendu K. Gooding.

Hand Money \$3,000.00

Robert P. Daday, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 2613 26. 2018

MORTGAGE FORECLOSURE

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

Dimensions: 60 x 175

BEING Premises: 655 Shadeland Avenue, Drexel Hill, PA 19026-1434.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Richard M. Jernegan, Jr. a/k/a Richard Jernegan and Heather A. Jernegan a/k/a Heather Jernegan a/k/a Heather Walter Jernegan.

Hand Money \$27,615.33

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 062527 28. 2016

MORTGAGE FORECLOSURE

ALL THAT CERTAIN brick message and lot or piece of ground, SITUATE at the Northeasterly corner of Chestnut and Second Streets in the Borough of Colwyn, County of Delaware and State of Pennsylvania.

CONTAINING in front or breadth on the said Chestnut Street twenty feet seven and one-half inches and extending of that width in length or depth Northwardly along the Easterly side of Second Street ninety-seven feet the Easterly line of said lot passing through the middle of the party wall between the said message and the one adjoining to the East.

BEING known as 127 Chestnut Street.

Location of Property: 127 Chestnut Street, Colwyn, Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Orlando Spence.

Hand Money \$3,000.00

Robert P. Daday, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004773 29. 2018

MORTGAGE FORECLOSURE

Judgment Amount: \$59,235.58

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

Front: Irregular Depth: Irregular

BEING Premises: 266 Richards Avenue, Lansdowne, PA 19050.

Folio Number: 23-00-02791-15

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: James Josiah.

Hand Money \$5,923.56

Katherine M. Wolf, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009139 30. 2017

MORTGAGE FORECLOSURE

Judgment Amount: \$143,336.08

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

Front: Irregular Depth: Irregular

BEING Premises: 1008 Taylor Drive, Folcroft, PA 19032.

Folio Number: 20-00-01529-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Archileen Ayo-Davies.

Hand Money \$14,333.61

Katherine M. Wolf, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002275 31. 2017

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the building and IMPROVEMENTS thereon erected, hereditaments and appurtenances, Situate in the Borough of Norwood, County of Delaware, and Commonwealth of Pennsylvania and described according to a plan of a portion of "Winona Homes" made by Damon and Foster, Civil Engineers, dated May 20, 1954, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Winona Avenue, (38.5 feet wide) at the distance of 168.22 feet measured on a bearing of South 57 degrees, 23 minutes East along the said side of Winona Avenue from a point of tangent in the same, said point of tangent being at the distance of 38.68 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point on the Southeasterly side of Lee Road, (50 feet wide); thence extending from said point of beginning South 57 degrees, 23 minutes East along the said side of Winona Avenue, 35 feet to a point on the center line of a certain joint driveway; thence extending South 32 degrees, 37 minutes West partly along the center of the aforesaid joining driveway partly on these premises and partly on the premises adjoining to the Southeast 100 feet to a point; thence extending North 57 degrees, 23 minutes West, 35 feet to a point; thence extending North 32 degrees, 37 minutes East partly through the party wall, 100 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 167 on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid joining driveway as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lot of ground bounding thereon the Southeast, and subject to the proportionate part of the expense of keeping the same in good order and repair.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Eugene R. Sushko and Linda H. Sushko.

Hand Money \$12,377.36

Martha E. Von Rosenstiel, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006742 32. 2016

MORTGAGE FORECLOSURE

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Green Countrie Village Condominium located on Earles Lane, Newtown Township, County of Delaware, and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 07/03/63 P.L. > 136 by the Recording in the Office of the Recording of Deeds in and for the County of Delaware, Pennsylvania of a Declaration dated 08/31/76 recorded 09/16/76 in Deed Book 2583, page 0066 being and designated on said Declaration Plan as Unit No. 299, Building No. 25 and more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest (as defined in such Declaration of 4964).

BEING Folio Number: 30-00-00636-10.

UNDER AND SUBJECT to any restrictions, rights of way, easements and agreements of record. BEING known as 299 Belpaire Court.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Dennis P. Martin and Susan L. Martin.

Hand Money \$16,080.43

Martha E. Von Rosenstiel, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005842B 33. 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, Commonwealth of Pennsylvania and bounded and described in accordance with a Survey and Plan thereof made for De Vincentis Construction Company by Franklin and Lindsey Borough Engineers, Philadelphia, Pennsylvania, dated November 22, 1940 revised November 30, 1940 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Darnell Avenue (50 feet wide) at the distance of 255 feet measured Northeasterly along the said side of Darnell Avenue from its intersection with the Northeasterly side of Church Lane (50 feet wide).

CONTAINING in front or breadth in a Northeasterly direction along the said Southeasterly side of Darnell Avenue 31.97 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said side of Darnell Avenue 89 feet to the Northwesterly side of a certain 12 feet wide driveway running parallel with the said Darnell Avenue communicating at its Southwesternmost end thereof with a certain other driveway extending Northwestwardly from Connell Avenue to the said Darnell Avenue and its Northeasternmost end extending Northwardly on an angle into the said Darnell Avenue.

BEING known as premises No. 812 Darnell Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveways as and for driveways and passageways at all times hereafter forever.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: William B. Mahn, a/k/a William Mahn and the United States of America.

Hand Money \$18,420.29

Martha E. Von Rosenstiel, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004979A 34. 2017

MORTGAGE FORECLOSURE

Judgment Amount: \$78,957.68

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

Front: Irregular Depth: Irregular

BEING Premises: 6924A Ruskin Lane, Upper Darby, PA 19082.

Folio Number: 16-03-01491-00

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Margaret M. Stanley a/k/a Margaret Stanley; unknown heirs, successors, assigns and all persons, firms or associations claiming right title or interest from or under Nathaniel Wainwright, deceased; and Queen Wainwright, known heir of Nathaniel Wainwright, deceased.

Hand Money \$7,895.77

Katherine M. Wolf, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002823 35. 2018

MORTGAGE FORECLOSURE

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

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

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

BEING Lot No. 23 on said Plan.

AND BEING known as 229 Derwood Drive.

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

BEING Folio No. 38-02-00631-00

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

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

IMPROVEMENTS CONSIST OF: a residential dwelling.

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

Hand Money \$9,526.17

Parker McCay P.A., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006626 36. 2017

MORTGAGE FORECLOSURE

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

BEING Folio No. 16-09-01483-00

BEING Premises: 354 Windermere Avenue, Lansdowne, Pennsylvania 19050.

IMPROVEMENTS CONSIST OF: Residential Dwelling.

SOLD AS THE PROPERTY OF: Esther Yeboah Awusi and Douglas Yeboah Awusi.

Hand Money \$27,773.04

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003688 37. 2018

MORTGAGE FORECLOSURE

Judgment Amount: \$97,879.28

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

Front: Irregular Depth: Irregular

BEING Premises: 3202-B Marshall Road, Drexel Hill, PA 19026.

Folio Number: 16-12-00492-00

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 Barbara J. Halpin, deceased; William Halpin, known heir of Barbara J. Halpin, deceased; Joseph Paul Halpin, known heir of Barbara J. Halpin, deceased; and Diane Sherman, known heir of Barbara J. Halpin, deceased.

Hand Money \$9,787.93

Katherine M. Wolf, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 002412 38. 2018

MORTGAGE FORECLOSURE

1370 Powell Road
Brookhaven, PA 19015

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Hilda Johnson.

Hand Money \$7,292.03 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010575A 39. 2017

MORTGAGE FORECLOSURE

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

Front: 22 Depth: 80

BEING Premises: 252 Wiltshire Road, Upper Darby PA 19082-4113.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Liliana Alvarez.

Hand Money \$10,631.73

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 5221A 40. 2016

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 130

BEING Premises: 130 Hirst Avenue, East Lansdowne, PA 19050-2523.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Arnold Covington and Belinda Covington.

Hand Money \$13,479.64

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004890 41. 2018

MORTGAGE FORECLOSURE

9 Briarcliffe Road
Glenolden, PA 19036

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Rose V. Verruno.

Hand Money \$14,772.36

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006365 42. 2018

MORTGAGE FORECLOSURE

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

Front: 16 Depth: 92

BEING Premises: 626 Magnolia Avenue, Glenolden, PA 19036-1004.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: William J. Dougherty.

Hand Money \$11,265.83

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006006 43. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS to be thereon erected, Situate in the City of Chester, in the County of Delaware and State of Pennsylvania described according to an as-built Plan of Lots for Wellington Homes, Inc., made by Robert W. Mattox, Registered Surveyor, dated November 20, 1970 and revised July 15, 1971 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sixth Street (60 feet wide) measured the two following courses and distances from the Northeasterly side of Bradley Street (20 feet wide): (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Northwesterly side of Sixth Street; (2) North 62 degrees 18 minutes 47 seconds East 255.50 feet to the point of beginning.

CONTAINING in front or breadth along the said Northwesterly side of Sixth Street measured North 62 degrees 18 minutes 47 seconds East 18 feet and extending of that width in length or depth between parallel lines at right angles to said Sixth Street measured North 27 degrees 41 minutes 13 seconds West passing through the party walls, 119.81 feet to a 20 feet wide alley,

BEING Lot No. 14 on said Plan.

TITLE to said Premises vested in Karen M. Scott by Deed from Lenora Fulani, Executrix of the Estate of Shirley Mae Jackson, deceased and Lenora Fulani Specific Devisee under the will of Shirley M. Jackson dated October 20, 2006 and recorded on December 15, 2006 in the Delaware County Recorder of Deeds in Book 03982, page 1338 as Instrument No. 2006115090.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Karen M. Scott.

Hand Money \$13,616.59

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 3620 44. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Yeadon, County of Delaware, Commonwealth of Pennsylvania bounded and described according to a Survey and Plan thereof made by Franklin and Lindsey, Civil Engineers, Registered, Philadelphia, Pennsylvania on the 5th day of October, A.D. 1943, as follows, to wit:

BEING the same premises which Druzella Bustion, widow, by deed dated 1/19/2011 and recorded 3/23/2011 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 4911, page 146, granted and conveyed unto Nancy Childs.

TAX ID No. 48-00-01500-00

BEING known as 1112 Duncan Avenue, Yeadon, PA 19050.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Nancy Childs.

Hand Money \$3,000.00

Sarah A. Elia, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006187 45. 2018

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 23-00-01952-00

Property: 1 Mansfield Road, Township of Lansdowne, aka Lansdowne, PA 19050.

BEING the same premises which Wells Fargo Bank, N.A., as Trustee, Asset-Backed Pass-Through Certificates Series 2006-SHL 1, Under the Pooling and Servicing Agreement dated as of October 1, 2006, by its Attorney-In-Fact, Litton Loan Servicing L.P., by Deed dated June 2, 2008 and recorded July 22, 2008 in and for Delaware County, Pennsylvania in Deed Book Volume 4403, page 1274, granted and conveyed unto Kimberly Lawton.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Kimberly Lawton.

Hand Money \$17,766.79

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 5441B 46. 2015

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 115.41

BEING Premises: 609 Andrews Avenue, Collingdale, PA 19023-3421.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Troy Wilkins.

Hand Money \$11,358.89

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 061471 47. 2011

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE on the Northwesterly side of Third Street at the distance of 155 feet Northeastwardly from the Northwesterly corner of the said Third Street and Chestnut Street in the Borough of Colwyn, County of Delaware and Commonwealth of Pennsylvania.

CONTAINING in front or breadth measured thence Northeastwardly along the Northwesterly side of said Third Street 35 feet to the Southwesterly side of Francis Street and extending in depth of that width Northwestwardly along the Southwesterly side of said Francis Street between parallel lines at right angles to the said Third Street 1235 feet to a 15 feet wide alley which extends from said Chesnut Street to said Francis Street. Bounded on the Southwesterly side thereof by lands now or late of William S. Robinson (formerly of William C. Taylor).

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

Delaware County Folio Number 12-00-00720-00

Location of Property: 22 S. 3rd Street, Colwyn, Pennsylvania.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Carolyn Jenkins.

Hand Money \$3,000.00

Robert P. Daday, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004883 48. 2017

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Marcus Hook, County of Delaware and Commonwealth of Pennsylvania and known as Lot No. 1236 on Plan of Marcus Hook Village made by Over and Tingley, Civil Engineers, Havertown, Pennsylvania, on September 30, 1947 and revised March 1, 1948, April 29, 1948, July 9, 1948, August 17, 1948 and September 20, 1948 and recorded at Media as aforesaid on the 11th day of October A.D. 1948, in Plan File Case No. 7, page 11 and also known as House No. 33 Maple Street.

BEGINNING at a point on the Southwesterly side of Maple Avenue (50 feet wide) at the distance of 136.50 feet measured North 30 degrees, 8 minutes, 56 seconds West from the Northwesterly side of Pine Street (50 feet wide); thence extending South 59 degrees, 51 minutes, 4 seconds West crossing over 2 sanitary sewer easement and 2 storm water sewer easements, 115 feet to a point; thence extending North 30 degrees, 8 minutes, 36 seconds West, 20 feet to a point; thence extending North 59 degrees, 51 minutes, 4 seconds East recrossing said sanitary sewer and storm water easements 115 feet to a point on the Southwesterly side of Maple Avenue; thence extending along same South 30 degrees, 8 minutes, 56 seconds East 20 feet to the first mentioned point and place of beginning.

TOGETHER with free and common use, right, liberty and privilege of the alleys and extensions thereof, into and from the streets or outlets as shown on the above referred plan, and for passageways 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, nevertheless to the proportionate part of the expense of keeping such alleys in good order and repair.

UNDER AND SUBJECT to restrictions as of record.

TAX ID No. 24-00-00327-00.

For information purposes only—property a/k/a 33 Maple Street, Marcus Hook, PA 19061.

TITLE to said Premises vested in Ron Johnson by Deed from Stephen M. Giusti and Pamela J. Giusti, his wife dated 04/29/005 and recorded 07/13/05 in Book 03537, page 2079, Instrument Number 2005064676.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Ron Johnson.

Hand Money \$7,075.21

Parker McCay P.A., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 060028 51. 2017

MONEY JUDGMENT

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, hereditaments and appurtenances, SITUATE in the Borough of Morton, County of Delaware and State of Pennsylvania, described according to a survey and plan made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on February 13, 1952 and last revised February 20, 1953 as follows, to wit:

BEGINNING at a point on the Southwest side of Locust Road (50 feet wide) which point is measured South 69 degrees 58 minutes 30 seconds East 259.77 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 270 feet the arc distance of 168.15 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 35.01 feet from a point on the Southeast side of Rose Lane (50 feet wide); thence extending along the Southwest side of Locust Road South 69 degrees 58 minutes 30 seconds East 60 feet to a point; thence extending South 20 degrees 1 minute 30 seconds West 91.87 feet to a point; thence extending South 62 degrees 11 minutes 30 seconds West 44.69 feet to a point; thence extending North 69 degrees 58 minutes 30 seconds West 30 feet to a point; thence extending North 20 degrees 1 minute 30 seconds East 125 feet to a point on the Southwest side of Locust Road, the first mentioned point and place of beginning.

BEING Lot No. 116 on said plan and known as House No. 6.

Location of Property: 6 Locust Road, Morton, Pennsylvania.

BEING Folio No. 24-00-00854-00

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Sheraz Ahmad Sheikh.

Hand Money \$3,000.00

Robert P. Daday, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 008002 53. 2017

MORTGAGE FORECLOSURE

Property in the Borough of Ridley Park, County of Delaware, Commonwealth of Pennsylvania on the Southwesterly side of Michell Street.

BEING Folio No. 37-00-01320-00

BEING Premises: 416 Michell Street, Ridley Park, Pennsylvania 19078.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Kimberly Pollard, known surviving heir of Jay R. Pollard a/k/a Jay Pollard, Kristen Clark, known surviving heir of Jay R. Pollard a/k/a Jay Pollard, and unknown surviving heirs of Jay R. Pollard a/k/a Jay Pollard.

Hand Money \$15,952.21

McCabe, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002790 54. 2018

MORTGAGE FORECLOSURE

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

PARCEL/FOLIO No. 25-00-05586-00

BEING more commonly known as: 2036 Woodside Lane, Broomall, PA 19008.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Unknown Heirs of the Estate of John E. Croce.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000715 56. 2018

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 11-00-02298-00

Property: 100 Rhodes Avenue, Darby, PA 19023.

BEING the same premises which Diana Davis and Richard S. Davis by Deed dated June 9, 1999 and recorded June 16, 1999 in and for Delaware County, Pennsylvania in Deed Book Volume 1889, page 1609, granted and conveyed unto Diana Davis.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Diana Davis.

Hand Money \$5,587.35

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 016463A 57. 2009

MORTGAGE FORECLOSURE

107 National Avenue
Linwood, PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: James A. Hinchliffe; Yong S. Hinchliffe.

Hand Money \$46,097.62 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002659 58. 2017

MORTGAGE FORECLOSURE

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

CONTAINING

Folio: 45-00-00654-00

Property: 315 Jansen Avenue, Essington, PA 19029.

BEING the same premises which Estate of Betty L. Clark, by David M. Clark, Co-executor and Thomas P. Clark, Co-executor, by Deed dated October 25, 2011 and recorded November 9, 2011 in and for Delaware County, Pennsylvania in Deed Book Volume 5017, page 328, granted and conveyed unto Richard M. Molina, as Administrator of the Estate of Richard Molina, aka Ricardo M. Molina, deceased mortgagor.

IMPROVEMENTS CONSIST OF: house.

SOLD AS THE PROPERTY OF: Richard M. Molina, as Administrator of the Estate of Richard Molina, aka Ricardo M. Molina, deceased mortgagor.

Hand Money \$11,612.82

Justin F. Kobeski, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006767 59. 2018

MORTGAGE FORECLOSURE

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

Front: 62 Depth: 135

BEING Premises: 529 South Central Boulevard, Broomall, PA 19008-4104.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Marylynn V. Bonkoski.

Hand Money \$27,707.67

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006762 60. 2018

MORTGAGE FORECLOSURE

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

Description: 1 1/2 sty hse gar 140 x 195

BEING Premises: 2 Highpoint Drive, Media, PA 19063.

PARCEL No. 27-00-01201-00

IMPROVEMENTS CONSIST OF: residential real estate.

SOLD AS THE PROPERTY OF: Joseph Anthony Froio and Shannon Elizabeth Krohmer.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 7001 61. 2018

MORTGAGE FORECLOSURE

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

Dimensions: 16 x 62

BEING Premises: 1046 Toll Street, Eddystone, PA 19022-1450.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Krystal Manuel and Patrick Stewart.

Hand Money \$7,746.91

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 7430A 62. 2016

MORTGAGE FORECLOSURE

Property in Chester City, County of Delaware, Commonwealth of Pennsylvania on the Easterly side of Worrell Street.

BEING Folio No. 49-01-03061-00

BEING Premises: 129 Worrell Street, Chester, Pennsylvania 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Damola A. Odesanya.

Hand Money \$9,654.55

McCade, Weisberg & Conway, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006844 63. 2018

MORTGAGE FORECLOSURE

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

Front: 35 Depth: 127.33

BEING Premises: 22 E. Rambler Road, a/k/a 22 Rambler Road, Glenolden, PA 19036-1417.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Danielle Meehan.

Hand Money \$13,637.79

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000881 64. 2018

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 Yeadon, County of Delaware and State of Pennsylvania, described according to a Plan of Lots made for Joseph J. Kelly by William W. Reeder, Registered Engineer, dated 2/14/1947 as follows, to wit:

SITUATE on the Northeasterly side of Church Lane (50 feet wide) at the distance of 332.74 feet measured South 28 degrees 39 minutes 28 seconds East from the intersection of the said Northeasterly side of Church Lane with the Southeasterly side of Parmley Avenue (50 feet wide).

CONTAINING in front or breadth along the said Northeasterly side of Church Lane South 28 degrees 39 minutes 28 seconds East, 33 feet and extending of that width in length or depth North 61 degrees 20 minutes 32 seconds East, 76.40 feet to the center line of a certain 15 feet wide driveway which extends Southeastwardly from the said Parmley Avenue into Darnell Avenue (50 feet wide) the Southeasterly line thereof passing partly through the center of a party wall between these premises and the premises adjoining to the Southeast.

TITLE to said Premises vested in Kadatema Yague and Mehessa Alekero by Deed from Thomas Fontaine and Tamitra Fontaine dated December 30, 2004 and recorded on January 12, 2006 in the Delaware County Recorder of Deeds in Book 03391, page 1398 as Instrument No. 2005004187.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Mehessa Alekero and Kadatema Yague.

Hand Money \$11,617.96

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 005680 65. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, Hereditaments and Appurtenances, City of Chester, County of Delaware and State of Pennsylvania.

SITUATE on the Northwesterly side of 21st Street at the distance of 151 feet Northeast from Madison Street.

CONTAINING in front or breadth on the said 21st Street measured thence Northeast 18.5 feet and extending of that width in length or depth Northwest 132.5 feet to a 15 feet wide alley which opens into two other 15 feet wide alleys.

TITLE to said Premises vested in Vincent W. Della Vella by Deed from Robert S. Clark and Carolanne Clark dated September 21, 2005 and recorded on October 27, 2005 in the Delaware County Recorder of Deeds in Book 03636, page 1340 as Instrument No 2005103775.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Vincent W. Della Vella.

Hand Money \$3,420.04

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006893 66. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the message thereon erected, Situate on the Southwesterly side of Clifton Avenue at the distance of 50 feet Northwestwardly from Spruce Street, in the Borough of Collingdale in the County of Delaware and State of Pennsylvania, being known us 1108 Clifton Avenue.

CONTAINING in front along said Southwesterly side of Clifton Avenue measured thence Northwestwardly 100 feet, a corner of lands now or late of William L. Crothers and wife; extending thence Southwestwardly along said lands at right angles to said Clifton Avenue 100 feet to a point in line of lands now or late of Frederick A. Till and wife; extending thence Southeastwardly by said lands and parallel with said Clifton Avenue 50 feet to a point a corner of the last mentioned lands; extending thence Southwestwardly by said last mentioned lands and at right angles to said Clifton Avenue 25 feet to a point, a corner of lands now or late of Thomas Butterworth and wife; extending Southeastwardly by the last mentioned lands and parallel with said Clifton Avenue 50 feet to a point, a corner of lands now or late of Francis Ingham; and extending Northeastwardly by (be said last mentioned lands and parallel with Spruce Street 125 feet to the point and place of beginning.

TITLE to said Premises vested in Raymond D. Baldwin by Deed from Thanh Xuan Thi Nguyen dated April 11, 2006 and recorded on June 8, 2006 in the Delaware County Recorder of Deeds in Book 03821, page 0191 as Instrument No. 2006052904.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Raymond D. Baldwin.

Hand Money \$21,019.07

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004183 67. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS to be thereon erected, SITUATE in the Township of Ridley, County of Delaware and State of Pennsylvania bounded and described according to a topographic Survey and Plan of Paul Lanni made by R. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, PA dated December 5, 1975, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Green Avenue (formerly Weiss Avenue 40 feet wide) which point is at the distance of 290 feet measured South 19 degrees, 56 minutes East along the said side of Green Avenue from its intersection with the original side of MacDade Boulevard (50 feet wide); thence extending South 70 degrees, 04 minutes West 122.21 feet to an iron pipe; thence extending North 24 degrees 47 minutes West 25.09 feet to a point in line of Lot No. 4 on said Plan; thence extending along same measured North 70 degrees 04 minutes East passing partly through the building erected on the herein described premises and the premises adjoining to the Northwest 124.34 feet to a point on the said side of Green Avenue aforesaid; thence extending along the said side of Green Avenue measured South 19 degrees 56 minutes East 25 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 3 on said plan.

TITLE to said Premises vested in Kenneth H. Jones and Mary L. Jones by Deed from Paul G. Lanni and Constance G. Lanni dated October 1, 1976 and recorded on October 4, 1976 in the Delaware County Recorder of Deeds in Book 2584, page 721.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Kenneth H. Jones, deceased and Mary L. Jones, deceased.

Hand Money \$35,597.09

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 006588 68. 2018

MORTGAGE FORECLOSURE

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

SITUATE in the Township of Marple, County of Delaware, State of Pennsylvania, and described according to a conveyance Plan thereof known as "Lawrence Park, Section Number 1-C" made by Damon and Foster, Civil Engineers, dated July 1, 1955, as follows, to wit:

BEGINNING at a point in the Southwesterly side of Carlton Drive (fifty feet wide) at the distance of twenty-one and forty-five one-hundredths feet measured on a bearing of North thirty seconds West along the said side of Carlton Drive from a point of tangent in the same, said point of tangent being at right distance of one hundred sixteen and seventy-nine one-hundredths feet Northwestwardly measured still along the said side of Carlton Drive on the arc of a circle curving to the right having a radius of one thousand five hundred twenty-two minutes measured on a bearing of North forty-two degrees twenty-two minutes forty-seven seconds West still along the said side of Carlton Drive from a point of tangent in the same, said point of tangent being at the distance of thirty-nine and twenty-seven one-hundredths feet measured on the arc of a circle curving to the left having a radius of twenty-five feet from a point of curve on the Northwesterly side of North Central Boulevard (sixty feet wide).

CONTAINING in front or breadth on the said side of Carlton Drive sixty-five feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Carlton Drive one hundred twenty feet.

BEING known as Lot No. 345 as shown on the above-mentioned Plan. House No. 212 Carlton Drive.

TITLE to said premises vested in Noel J. Gallen and Laurie G. Gallen by deed from Noel J. Gallen dated December 30, 2003 and recorded on December 30, 2003 in the Delaware County Recorder of Deeds in Book 03050, page 1137 as Instrument No. 2003170868.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Laurie G. Gallen and Noel J. Gallen a/k/a Noel Gallen.

Hand Money \$37,718.09

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 6072 69. 2018

MORTGAGE FORECLOSURE

311 Urban Avenue
Norwood, PA 19074

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Thomas Corsey.

Hand Money \$13,500.85 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005690 70. 2018

MORTGAGE FORECLOSURE

Property in the City of Chester, County of Delaware, Commonwealth of PA on the North 7th Street.

Front: IRR Depth: IRR

BEING Premises: 1402 West 7th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Anna-Maria Tokarczyk and Thomas Tokarczyk.

Hand Money \$4,456.99

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000538 71. 2016

MORTGAGE FORECLOSURE

1300 Sun Drive
Chester, PA 19013

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

IMPROVEMENTS CONSIST OF: 2 Sty Hse Add 17 x 56 x 37 x 45.

SOLD AS THE PROPERTY OF: Gregory Hammond.

Hand Money \$8,102.81

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 02688 72. 2018

MORTGAGE FORECLOSURE

826 Broad Street
Darby, PA 19023

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

IMPROVEMENTS CONSIST OF: 3 sty hse 25 x 100.

SOLD AS THE PROPERTY OF: Raymond N. Taddeo, III and Stephanie A. Taddeo.

Hand Money \$11,338.45

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003406 73. 2017

MORTGAGE FORECLOSURE

8321 Delaware Avenue
Upper Darby, PA 19082

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

IMPROVEMENTS CONSIST OF: 2 1/2 Sty Hse 50 x 94.

SOLD AS THE PROPERTY OF: Kelly Damiano a/k/a Kelly A. Damiano.

Hand Money \$11,372.86

Duane Morris LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 000325 74. 2018

MORTGAGE FORECLOSURE

3531 W. 13th Street
Marcus Hook, PA 19061

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

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Bonnie J. Merkert; Thomas F. Merkert.

Hand Money \$20,351.61 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 010199A 76. 2014

MORTGAGE FORECLOSURE

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

Front: 50 Depth: 150

BEING Premises: 3 East Wilmot Avenue, Havertown, PA 19083-4721.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Jennifer L. Morris and Patrick J. Morris.

Hand Money \$28,930.41

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003075 77. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of land with the buildings and IMPROVEMENTS thereon erected situate in the City of Chester, County of Delaware, Commonwealth of Pennsylvania and bounded and described as follows:

BEGINNING at a point on the South-erly side of 19th Street at the distance of 230.29 feet measured Westwardly from the Southwesterly corner of 19th Street at the distance of 230.29 feet measured Westwardly from the Southwesterly corner of 19th Street and Hyatt Street, in the City of Chester, aforesaid.

CONTAINING in front on the said side of 19th Street measured; thence West-wardly 25 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to the said 19th Street 130 feet to a certain 20 feet wide alley extending from Hyatt Street to Chestnut Street; thence Westerly line of the property passing through the middle of a party wall separating this message from that adjoining on the West.

HAVING erected thereon a residential dwelling.

BEING the same premises as Josephine B. Williams and Marlowe C. Williams by Deed dated August 18, 2006 and recorded on May 22, 2007, by the Delaware County Recorder of Deeds in Deed Book 4106, page 1466, as Instrument No. 2007044944, granted and conveyed unto Josephine B. Williams and Marlowe C. Williams, as Tenants by the Entireties.

AND THE SAID Josephine B. Williams departed this life on February 3, 2016, whereupon title to premises became vested in Marlowe C. Williams, an Individual, by Right of Survivorship.

BEING known and numbered as 409 East 19th Street, Chester, PA 19013.

FOLIO no. 49010028300

IMPROVEMENTS CONSIST OF: resi-dential dwelling.

SOLD AS THE PROPERTY OF: Mar-lowe C. Williams.

Hand Money \$12,045.47

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 002080 78. 2017

MORTGAGE FORECLOSURE

726 Blythe Avenue
Drexel Hill, PA 19026

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

IMPROVEMENTS CONSIST OF: resi-dential dwelling.

SOLD AS THE PROPERTY OF: Thomas J. Matsinger, as Administrator of the Estate of Charles M. Matsinger, deceased.

Hand Money \$16,836.70 (10% of Judgment)

RAS Citron, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 2961A 80. 2017

MORTGAGE FORECLOSURE

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

Front: 55 Depth: 114

BEING Premises: 415 East Manoa Road, Havertown, PA 19083-5509.

IMPROVEMENTS CONSIST OF: Resi-dential property.

SOLD AS THE PROPERTY OF: James J. Gilmore, Roseann M. Gilmore Lake and Unknown heirs, successors, assigns and all persons firms or associations claiming right, title or interest from or under Catherine Gilmore a/k/a Catherine F a/k/a Catherine F. Gilmore, deceased.

Hand Money \$27,090.90

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 004125 82. 2018

MORTGAGE FORECLOSURE

Property situated in the Township of Springfield, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on May 1, 1998 in the Office of the Delaware County Recorder of Deeds in Deed Book Volume 1711, at page 136.

Folio No. 42-00-05113-00, Map No. 42-17-442:000

BEING known as 136 Rambling Way, Springfield, PA 19064.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Franco Tommarelli, Jr. and Amy Tommarelli, husband and wife, as joint tenants with rights of survivorship.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 003524 83. 2018

MORTGAGE FORECLOSURE

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

PARCEL/FOLIO No. 49-06-00214-00

BEING more commonly known as: 218 West 4th Street, Chester, PA 19013.

IMPROVEMENTS CONSIST OF: residential dwelling.

SOLD AS THE PROPERTY OF: Nicole Smith a/k/a Nicole D. Smith.

Hand Money \$3,000.00

Richard M. Squire & Associates, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005014 84. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, SITUATE in the Borough of Marcus Hook, County of Delaware and State of Pennsylvania, being Lot No. 39 on a certain plan of Lots of "Marcus Hook Village", made by Over and Tingley, Civil Engineers, Havertown, Pennsylvania, September 30, 1947 and last revised September 20, 1948 and which plan is recorded at Media in the Office for the Recording of Deeds, in and for the County and State aforesaid, on October 11, 1948, in Plan File Case No. 7, page 11, and bounded and described as follows, to wit:

BEGINNING at a point on the North-easterly side of Walnut Street (40 feet wide) at the distance of 277 feet measured Northwestwardly along the said side of Walnut Street from its intersection with the middle line of Post Road (60 feet wide).

CONTAINING in front or breadth North 30 degrees 11 minutes 56 seconds West along the said side of Walnut Street, 20 feet and extending of that width in length or depth North 59 degrees 48 minutes 4 seconds East between parallel lines at right angles to the said Walnut Street 87.50 feet to the Northeasterly side of a 4 feet wide alley (as shown on Plan). The Southeasterly and Northwesterly line thereof extending partly through the party walls separating these premises from premises adjoining to the Southeast and Northwest respectively.

TOGETHER with free and common use, right, liberty and privilege of the alleys and extensions thereof into and from the street or outlets as shown on above referred plan as and for passageways at all times hereafter forever, in common with the owners, and occupiers of other lots of ground bounding thereon and entitled to the use thereof, subject nevertheless to the proportionate part of the expense of keeping such alleys in good order and repair.

HAVING ERECTED THEREON a residential dwelling.

BEING the same premises as Wayne G. Roberts and Georgette P. Roberts by Deed dated October 7, 1982 and recorded on October 21, 1983, by the Delaware County Recorder of Deeds in Deed Book 115, page 14, as Instrument No. 1983043194, granted and conveyed unto Wayne G. Roberts, an individual.

BEING known and numbered as 20 Walnut Street, Marcus Hook, PA 19061.

BEING Folio No. 24-00-00854-00

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Wayne G. Roberts.

Hand Money \$3,035.83

Stern & Eisenberg, PC., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005495 85. 2018

MORTGAGE FORECLOSURE

Property in the Township of Haverford, County of Delaware, Commonwealth of PA on the Southwestward Aubrey Street.

Front: IRR Depth: IRR

BEING Premises: 815 Aubrey Avenue, Ardmore, PA 19003.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: William Henry Brightful, III and Cori Marie Brightful.

Hand Money \$12,006.26

KML Law Group, P.C., Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 005806 86. 2018

MORTGAGE FORECLOSURE

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

Dimensions: 25 x 166

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

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Devon McGrath.

Hand Money \$19,523.97

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 1467 87. 2016

MORTGAGE FORECLOSURE

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

Front: 25 Depth: 100

BEING Premises: 4012 Sommers Avenue, Drexel Hill, PA 19026.

IMPROVEMENTS CONSIST OF: Residential property.

SOLD AS THE PROPERTY OF: Harry F. Ancone, III.

Hand Money \$12,769.72

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 007015 88. 2018

MORTGAGE FORECLOSURE

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

Dimensions: 1,051 SF

BEING Premises: 6307 Lydia Hollow Drive, Glen Mills, PA 19342-1071.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Ryan Mahoney a/k/a Ryan W. Mahoney.

Hand Money \$17,505.48

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 003183 89. 2018

MORTGAGE FORECLOSURE

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

Front: 62 Depth: 263

BEING Premises: 411 Garden Road, Springfield, PA 19064-3506.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Jeremiah Sullivan.

Hand Money \$25,968.47

Phelan Hallinan Diamond & Jones, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

**No. 8975 90. 2015
and 8941**

MORTGAGE FORECLOSURE

Property is 11.49 acres situated on Old Pennell Road, in Aston Township, Delaware County, State of Pennsylvania with TAX Parcel ID Numbers 02-00-01906-00 and 02-00-01902-01.

IMPROVEMENTS CONSIST OF: none.

SOLD AS THE PROPERTY OF: Grace Real Estate Investment Partners.

Hand Money \$220,000.00

Ballard Spahr, LLP, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006009 91. 2018

MORTGAGE FORECLOSURE

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

IMPROVEMENTS CONSIST OF: 2 story house on a 3,000 square foot lot.

SOLD AS THE PROPERTY OF: Neville Palmer.

Hand Money \$20,679.84

William F. Saldutti, III, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 009085 92. 2017

MORTGAGE FORECLOSURE

ALL THAT CERTAIN lot or piece of ground with the buildings and IMPROVEMENTS thereon erected, Situate in the Borough of Sharon Hill, County of Delaware and Commonwealth of Pennsylvania, described according to a Survey and Plan made by Damon and Foster, Civil Engineers, Sharon Hill, PA, on September 19, 1950 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Brainerd Boulevard (50 feet wide) which point is measured South 29 degrees 58 minutes 30 seconds East, 200.55 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.40 feet from a point on the Southeasterly side of Roberts Avenue (40 feet wide); thence extending North 60 degrees 1 minutes 30 seconds East partly passing through the party wall between this premises and the premises adjoining on the Northwest and crossing the bed of a certain proposed 12 feet wide driveway which extends Northwestwardly; thence Southwestwardly into Brainerd Boulevard and Southeastwardly; thence Southwestwardly into Brainerd Boulevard 103.32 feet to a point in the center line of a certain 15 feet wide driveway which extends Northwestwardly into Roberts Avenue and Southeastwardly into West Spring Street (40 feet wide); thence extending along the center line of said 15 feet wide driveway, South 29 degrees 52 minutes, East, 26.34 feet to a point; thence extending South 60 degrees 1 minutes 30 seconds West re-crossing the bed of the aforesaid property 12 feet wide driveway 103.27 feet to a point on the Northeasterly side of Brainerd Boulevard; thence extending along the Northeasterly side of Brainerd Boulevard North 29 degrees 58 minutes 30 seconds West, 26.34 feet to the first mentioned point and place of BEGINNING.

TOGETHER with and reserving therefrom and thereout the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse 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 and repair.

BEING Lot No. 18.

IMPROVEMENTS CONSIST OF: residential property.

SOLD AS THE PROPERTY OF: Christopher J. Wisher, Personal Representative of the Estate of Valerie D. Jones a/k/a Valerie Denise Jones-Wisher, deceased.

Hand Money \$8,681.36

Law Office of Gregory Javardian, LLC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006085 93. 2018

MORTGAGE FORECLOSURE

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to herein as "Hilltop No. III" a Condominium located at 5200 Hilltop Drive Brookhaven, Pennsylvania 19015 in the Borough of Brookhaven, County of Delaware, Commonwealth of Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3rd, 1963 P.L. 196 by the Recording in the Office for the Recording of Deeds in and for the County of Delaware, Commonwealth of Pennsylvania, of a Declaration dated August 17, 1977 and recorded on August 18, 1977 in Deed Book No. 2619 page 352 a Declaration Plan dated February 10, 1977 and last revised August 17, 1977 and recorded August 18, 1977 in Condominium Drawer No. 2 and a Code of Regulations dated August 17, 1977 and recorded August 18, 1977 in Deed Book No. 2619 page 150, being designated on such Declaration Plan as Unit No. W-15 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and as shown on such Declaration Plan) of 13.7%.

TITLE to said Premises vested in Mindi A. Gavaghan by Deed from James V. Gavaghan and Marcella A. Mays dated July 31, 2006 and recorded on August 3, 2006 in the Delaware County Recorder of Deeds in Book 3871, page 433 as Instrument No. 2006072660.

IMPROVEMENTS CONSIST OF: a residential dwelling.

SOLD AS THE PROPERTY OF: Mindi A. Gavaghan.

Hand Money \$3,000.00

Roger Fay, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 004580 94. 2018

MORTGAGE FORECLOSURE

Property situated in the Borough of Aldan, County of Delaware and Commonwealth of Pennsylvania, being more fully described in Deed recorded on August 13, 2007 in the Office of the Delaware County Recorder of Deeds in Deed Book Volume 04176, at page 1083 and Instrument No. 2007072075.

Folio No. 01-00-01223-00

BEING known as 112 Walnut Avenue, Aldan, PA 19018.

IMPROVEMENTS CONSIST OF: a single family residential dwelling.

SOLD AS THE PROPERTY OF: Daniel J. Allen.

Hand Money \$3,000.00

Stephen M. Hladik, Esquire, Attorney

JERRY L. SANDERS, JR., Sheriff

No. 9145 95. 2017

MORTGAGE FORECLOSURE

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

Description: 100 x 120 x 110 x 97

BEING Premises: 998 City Avenue a/k/a
998 Township Line Road, Wynnewood, PA
19096.

Parcel No. 22-08-01063-00

IMPROVEMENTS CONSIST OF: resi-
dential real estate.

SOLD AS THE PROPERTY OF: Addisu
Habte and Khamphiene Habte.

Hand Money \$3,000.00

Stern & Eisenberg, PC, Attorneys

JERRY L. SANDERS, JR., Sheriff

No. 006732 96. 2018

MORTGAGE FORECLOSURE

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

Front: 52 Depth: 100.3

BEING Premises: 2525 Secane Road,
Secane, PA 19018-2815.

IMPROVEMENTS CONSIST OF: resi-
dential property.

SOLD AS THE PROPERTY OF: Fannie
Mimi Dougan.

Hand Money \$18,042.52

Phelan Hallinan Diamond & Jones, LLP,
Attorneys

JERRY L. SANDERS, JR., Sheriff

Dec. 28; Jan. 4, 11